



City of  
Ville d' **Ottawa**

October 8, 1998

ACS1998-1301-129

PD1BO227

(File: OZS-98-006)

Department of Urban Planning and Public  
Works

Ward/Quartier

City Wide

- Planning and Economic Development  
Committee / Comité de l'urbanisme et de  
l'expansion économique
- City Council / Conseil municipal

Action

### **Snow Disposal Facilities - RMOC Appeal**

### **Dépôts de neige - Appel de la MROC.**

### **Recommendation**

That an amendment to the Zoning By-law, 1998 be APPROVED to allow snow disposal facilities as detailed in Document 3 and as shown in Documents 4 -9.

October 14, 1998 (2:08p)

Edward Robinson  
Commissioner of Urban Planning and Public  
Works

DRP:drp

Contact: David Powers - 244-5300 ext. 1-3989

October 14, 1998 (3:45p)

Approved by  
John S. Burke  
Chief Administrative Officer

### ***Planning and Economic Development Committee Action - October 27, 1998***

- The Committee deferred Submission dated October 8, 1998 for two weeks.

### ***Planning and Economic Development Committee Recommendation - October 27, 1998***

- The Committee approved the following staff initiated technical amendments:

**WHEREAS** the departmental submission recommends that certain sites as described in the submission be designated as exception zones where snow disposal facility would be a permitted use;

**AND WHEREAS**, since the time of the preparation of the departmental submission, additional information has become available such that the location of the lands to which the exception zoning is being recommended may be more accurately described;

**THEREFORE BE IT RESOLVED** that,

- Document 6 be replaced with a Revised Document 6,
- Document 8 be replaced with a Revised Document 8.

**AND BE IT FURTHER RESOLVED** that no further notice be provided pursuant to Section 34(17) of the Planning Act.

*Record of Proceedings is attached.*

## **Financial Comment**

Inspections will be performed by existing staff on a complaint basis. Therefore there is no additional cost to the City.



October 14, 1998 (1:56p)

for Mona Monkman  
City Treasurer

BH:cds

## **Executive Report**

### **Reasons Behind Recommendation**

The recommendation of this report is intended to address an outstanding appeal to the Zoning By-law, 1998, by the Regional Municipality of Ottawa-Carleton (RMOC), which requests the recognition of snow disposal facilities as a land use. The appeal is made on the basis of Regional Official Plan, policy 10.5.2, which stipulates that local municipalities recognize publicly and privately operated snow disposal facilities in local municipal zoning by-laws on a site specific basis. This report was also initiated on the basis of a Councillor's concerns regarding the proliferation of snow disposal sites within the City of Ottawa wherein there currently is no means in which to regulate their location and measure their environmental impact on the community.

The purpose of the staff recommendation is to recognize permanent snow disposal facilities as a land use in the Zoning By-law, 1998, which are specifically designed for the storage and melting of snow. As well, this recommendation is intended to provide a linkage between the distinct zoning and environmental review processes.

Concern in regard to the environment and where snow disposal facilities are located has prompted municipal authorities to move towards the regulation of snow disposal facilities. A study, conducted by McNeely-Tunnock Ltd. on snow disposal facilities, was completed for the Regional Municipality of Ottawa-Carleton (RMOC) in 1994, wherein it was recommended that area municipalities modify their comprehensive zoning by-laws to include snow disposal facilities as a specified use. The need for zoning controls and associated environmental evaluation processes was based on a number of issues associated with snow disposal facilities such as:

- The impact of meltwater on the sanitary sewage system
- Regulating the location of snow disposal facilities
- Screening snow disposal facilities from adjacent land uses
- Hours of operation
- Noise
- Truck traffic
- Access to site
- Property values
- The need for public consultation
- The need for performance standards in the selection, design and development of snow disposal facilities

#### Snow Disposal Facility

In considering snow disposal as a land use, it is important to determine how the land use is to be evaluated and whether it is reasonable for a municipality to zone for all related snow storage activities or to zone for specifically designed permanent snow storage facilities. Snow disposal activities may be public or private, or permanent or temporary and include lands on which snow is placed after being transported from on-site or off-site locations. In addition to the storage of snow, associated operations at a site may include snow berming, grading, equipment storage and access control facilities. The characteristics of a snow disposal operation are similar to that of an industrial use which includes outdoor storage, the use of heavy equipment such as bulldozers, trucks and snow blowers and requiring a moderate to large land area.

#### Existing Snow Disposal Facilities to be Recognized

The Department is proposing that six permanent snow disposal facilities be recognized as permitted uses in the Zoning By-law, 1998. Five of the six permanent facilities are operated by the Regional Municipality of Ottawa-Carleton (RMOC) or jointly with the City of Ottawa, in the case of the Bayview site, and one is a privately owned facility that is located on St. Laurent Boulevard (see Document 2). The RMOC maintains that their sites, in addition to another facility in Gloucester, are necessary to meet the snow disposal requirements for the area inside the Greenbelt and were identified as part of the Strategic Plan, for Snow Disposal Inside the Greenbelt, 1994 that was prepared by McNeely-Tunnock Ltd. A public participation process

was followed in developing the strategic plan where recommendations were made to phase out a number of snow disposal sites over time until operations were restricted to the six suggested sites, five of which are located in the City of Ottawa. Further recommendations were made to upgrade these facilities to establish sites which are environmentally sound, reflect community standards for public safety and are minimally obtrusive to the residents of nearby neighbourhoods. The strategy was to phase in improvements over a period of years within the financial means of the RMOC. The bulk of these improvements now have been completed. The facility located at 2285 St. Laurent Boulevard is the only privately-operated permanent snow disposal facility that has established a meltwater management facility which has been reviewed and met the standards of the Ministry of Environment and Energy (M.O.E.E.).

#### Non-Recognized Snow Disposal Sites

There may be a number of other sites where snow has been brought in from off-site locations and stored on a regular seasonal basis that will not be recognized under the proposed zoning. These sites are not being recognized in the Zoning By-law, 1998 to permit snow disposal facilities as an additional land use for the following reasons:

- There is concern with respect to zoning suspected snow disposal sites without support studies analysing their environmental impact and mitigation measures.
- They are vacant sites often for sale that are conveniently used for snow storage but are not established to be permanent snow disposal facilities.
- There are no access control facilities or meltwater control measures that have been put in place.
- They are sites where snow is being stored on a temporary emergency basis only. (The RMOC may waive their policy for municipalities to identify their snow disposal facilities if the Province, the RMOC or a local municipality must respond to a snow emergency).

As a result of the amendments to the Zoning By-law, 1998 resulting from this study, some of these facilities may be placed in a legally non-conforming status. The Office of the City Solicitor has advised that where there is a claim for non-conforming rights for a snow storage facility, the person asserting a claim must provide an affidavit(s) which can support non-conforming rights which will be reviewed on a case-by-case basis. If a case is made which supports non-conforming rights, the land can be used for that purpose without a rezoning provided the operation does not discontinue for any given winter season or provided the site is not developed to support an alternative land use. To be recognized as a legal permitted use, an application to rezone the property will be required which will trigger a Municipal Environmental Evaluation Report (see Document 10 for applicable environmental review processes).

#### On-site snow storage

On-site storage of snow (snow that is stored on one's own property and is not transported from another site) is not proposed to be regulated through the Zoning By-law, 1998 for the following reasons:

- Snow is being stored on a temporary basis in an area that is already recognized and functioning as a legal land use (e.g. shopping centre, sports arena). In these cases, snow storage is an accessory function rather than a principal use.

- The Zoning By-law, 1998 already requires that a buffer area around parking lots be provided to allow for such activities.
- Complaints regarding associated garbage and debris can only be investigated by way of the property standards by-law, and is not a zoning matter.
- Snow storage on-site can be regulated indirectly through the Zoning By-law where snow storage interferes with the use of required parking spaces.
- Staffing costs would result from the active enforcement of on-site snow storage which would stress limited budgets and staff resources.
- Snow must be removed from the property and taken to a permanent snow disposal facility when on-site capacity is reached.
- On-site snow storage in varying degrees occurs throughout the city (residential, institutional, commercial and industrial areas) depending on the amount of snowfall.

### Zoning Regulations

The Planning Act allows zoning by-laws to be passed that may prohibit the use of land and regulate lot dimensions. Zoning by-laws may also regulate the type of construction, height, bulk, location size, character and use of buildings on the land. However, there are also environmental issues associated with snow disposal facilities that zoning cannot address. Therefore, in order to initiate the separate environmental review process, it is proposed that a site specific exception zone be applied to those sites recognized as permanent snow disposal facilities. As a result, a proposed future snow disposal facility will not be permitted as of right in a particular zone (e.g. industrial zone). Instead, a zoning application will be required, regardless of the proposed location, to apply the site specific exception (see Document 3). In this manner, the zoning application in association with the technical review will trigger the environmental review process and the Municipal Environmental Evaluation Report (MEER) pursuant to the policies in the City of Ottawa Official Plan, as well as provide an opportunity for public input through the zoning amendment process.

In addition, a minimum lot area requirement equivalent to that of heavy industrial land uses is proposed for snow disposal facilities. Similar activities such as trucking, dumping and the use of heavy equipment occur at these operations. There is also late night noise, potential flooding onto adjacent lands and the potential for unsightly garbage and debris. For this reason, a minimum lot area is required to accommodate these activities. It is also proposed that the snow disposal operation be prohibited from locating within 50 metres of a residential zone. A 50 metre separation distance is suggested on the basis of existing standards which were adopted by the City of Nepean for regulating snow disposal facilities and which has been effective to date. It will be the City's responsibility to monitor and enforce any zoning regulations that are established for snow disposal facilities. The Ministry of Environment and Energy will not involve themselves in enforcement unless the certificate of approval for the meltwater facility is being violated or there are grounds for suspicion that deleterious substances that are harmful to humans and/or wildlife are being released into the environment (see Document 10 - Environmental Protection Act).

### Municipal Environmental Evaluation Report (M.E.E.R.)

As a result of the site specific zoning approach, zoning applications for new snow disposal facilities will automatically trigger the Municipal Environmental Review Process (M.E.E.P.) via the City's technical review circulation. The City of Ottawa Official Plan , Policy 6.21.2a) requires that a M.E.E.R be undertaken as part of the M.E.E.P. process for any proposed disposal site or waste management system. The M.E.E.P. is a planning and management tool that identifies potential environmental impacts and determines suitable mitigation measures and monitoring. A M.E.E.R. is a report that is required which must describe the existing environment, environmental impacts, mitigation of impacts and the monitoring plan. All relevant information is then reviewed internally and circulated to the appropriate external agencies whose comments are used in the formulation of recommendations which are forwarded to the relevant Standing Committee and City Council.

### Impact of Recommendations

In conclusion, this proposed amendment:

- Provides the ability to control the development of snow disposal facilities.
- Recognizes existing permanent facilities
- Subjects proposed facilities to the public review process
- Prohibits the land use from locating within a specific distance of a residential area.
- Ensures that new snow disposal facilities will be subject to a zoning application which will trigger a Municipal Environmental Evaluation Report (MEER).

### Environmental Impact

The report recommendations will assist in ensuring that potential impacts on both the biophysical and social environments can be addressed for both existing and future snow disposal facilities. As stated, a M.E.E.R. will be required for any rezoning application to permit a snow disposal facility. The M.E.E.R. will enable the identification of potential impacts early in the planning process which will allow modifications or mitigation measures to be stipulated prior to approval. A monitoring plan will be required to assess the effectiveness of the mitigation measures during construction and operation of the facility.

### Consultation

#### DEPARTMENTS CONSULTED

The National Capital Commission, the Regional Municipality of Ottawa Carleton, the City of Ottawa Environmental Management Branch, City of Ottawa Operations Branch, the Ministry of Environment and Energy and Transport Canada were consulted. Some of the local snow removal contractors were also approached for information ( Refer to Document 11 - Consultation Details).

## Disposition

Department of Corporate Services, Statutory Services Branch to notify the National Capital Commission, and Regional Municipality of Ottawa-Carleton, Plans Administration Division of City Council's decision (see notification list).

Office of the City Solicitor to forward the implementing Zoning by-law to City Council for approval.

Department of Urban Planning and Public Works to prepare and circulate the implementing zoning by-law.

## List of Supporting Documentation

Document 1	-	Explanatory Note
Document 2	-	City Wide Location Map for Sites Affected by Proposed Zoning
Document 3	-	Zoning Details
Documents 4-9	-	Site Specific Location Maps for Sites Affected by Proposed Zoning
Document 10	-	Environmental Controls
Document 11	-	Consultation Details

**Part II - Supporting Documentation****Document 1**

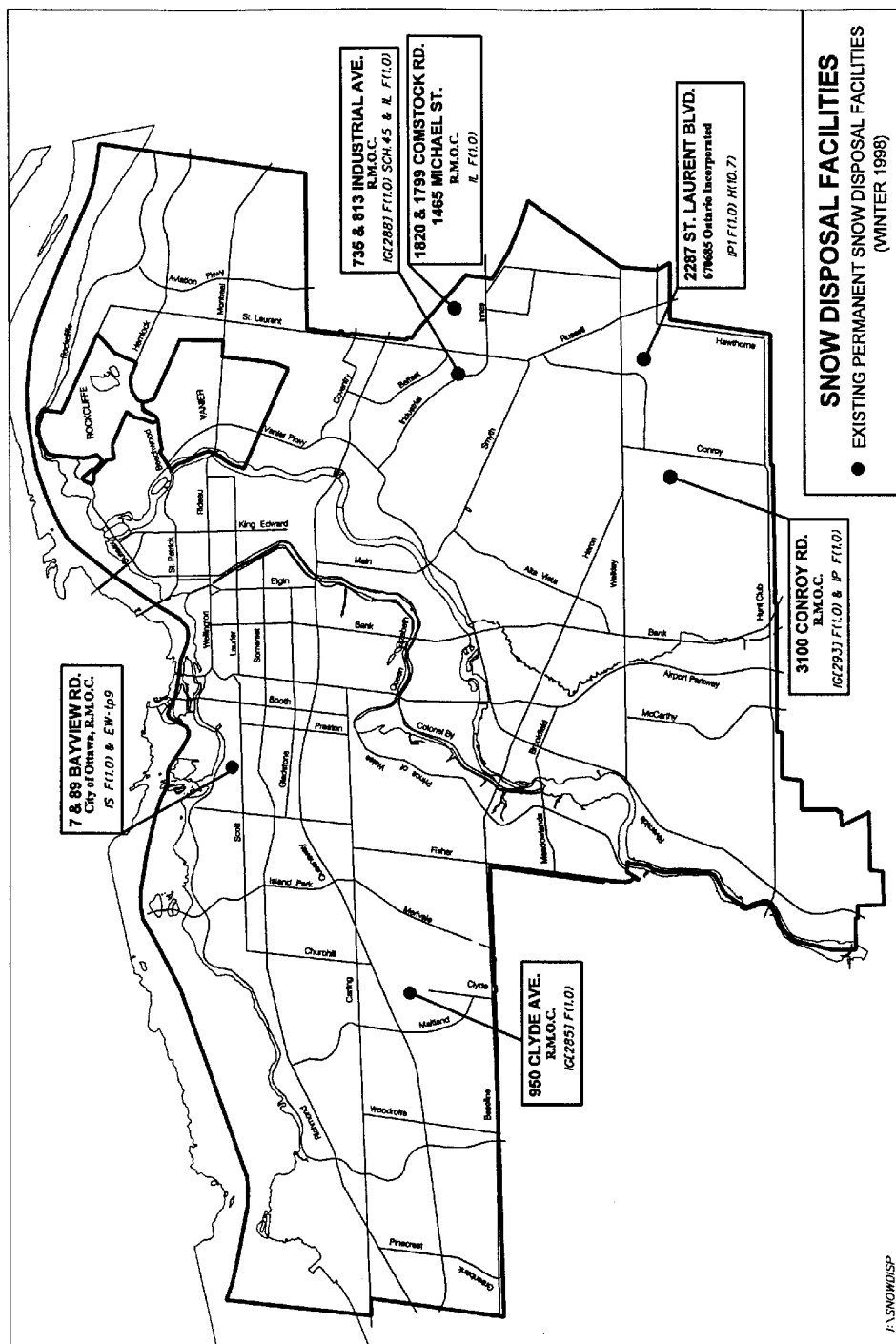
THE FOLLOWING IS AN EXPLANATORY NOTE TO BY-LAW NUMBER -98

By-law Number -98 amends the Zoning By-law, 1998, the City's Comprehensive Zoning By-law. This amendment will:

1. Amend the by-law to recognize snow disposal facilities as a permitted land use.
2. Amend the by-law to apply a site specific exception zone to recognize snow disposal facilities as permitted land uses which are subject to special regulations which prohibit the snow disposal operation from locating within 50 metres of a residential zone and which require a minimum lot area of 4000 square metres.

For further information with respect to the proposed amendment, please contact Dave Powers at 244-5300 ext. 3989.

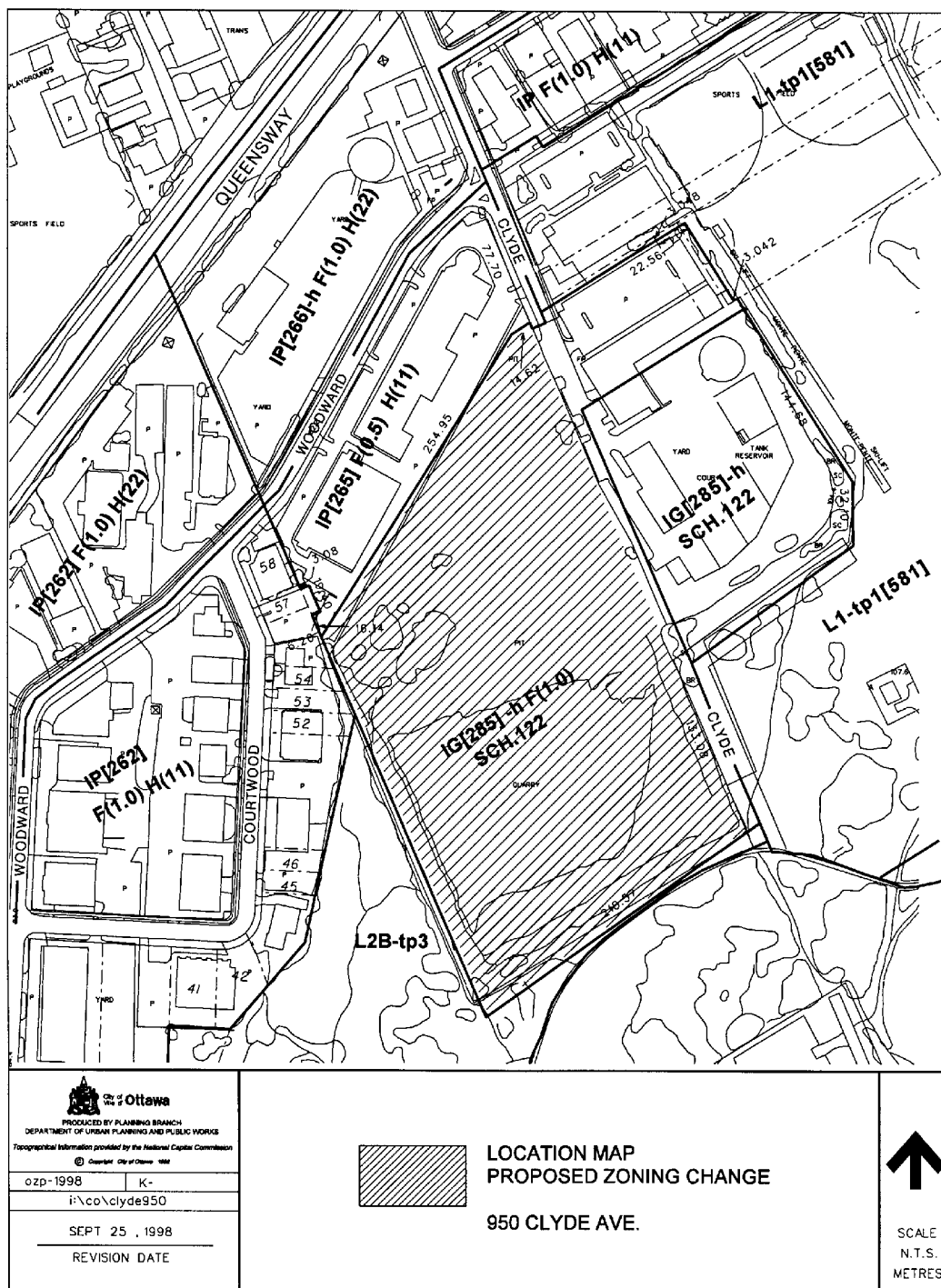




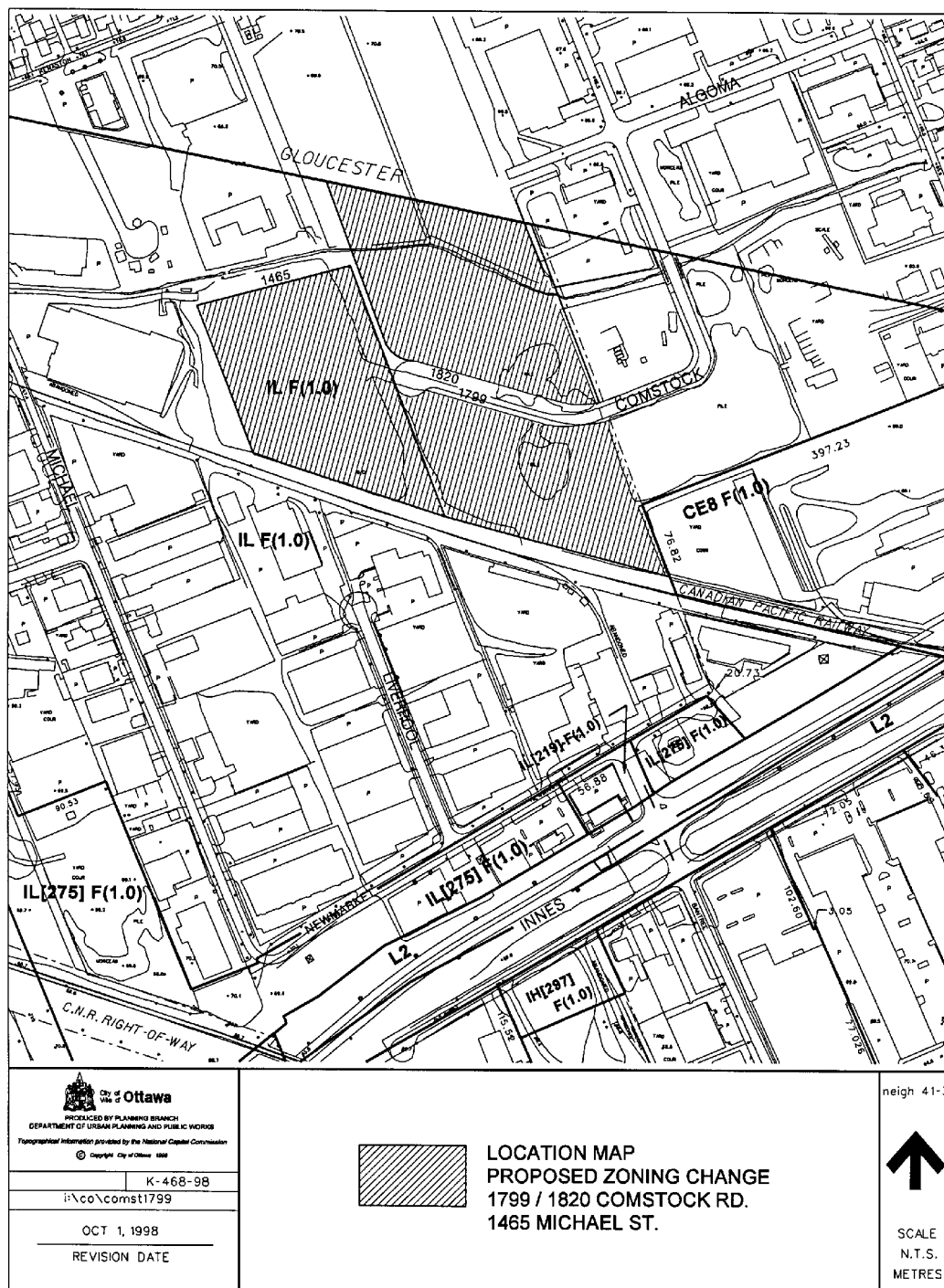
**DETAILS OF PROPOSED AMENDMENTS TO THE  
ZONING BY-LAW, 1998**

Document 3

1. Amend the Zoning By-law, 1998 to,
  - a) adopt a new exception which would include “snow disposal facility” as an additional permitted land use subject to the provisions that the snow disposal operation must not be located within 50 metres of a residential zone and that the site must have a minimum lot area of 4000 square metres,
  - b) apply the exception zone to permit a snow disposal facility at the following locations:
    1. 950 Clyde Avenue, as shown on Document 4,
    2. 7 and 89 Bayview Road, as shown on Document 5,
    3. 1465 Michael Street, as shown on Document 6,
    4. 735 and 813 Industrial Avenue, , as shown on Document 7,
    5. 3100 Conroy Avenue, as shown on Document 8, and
    6. 2287 St. Laurent Boulevard, as shown on Document 9, and
  - c) add the term “snow disposal facility” to Appendix A- Appendix of Land Uses.

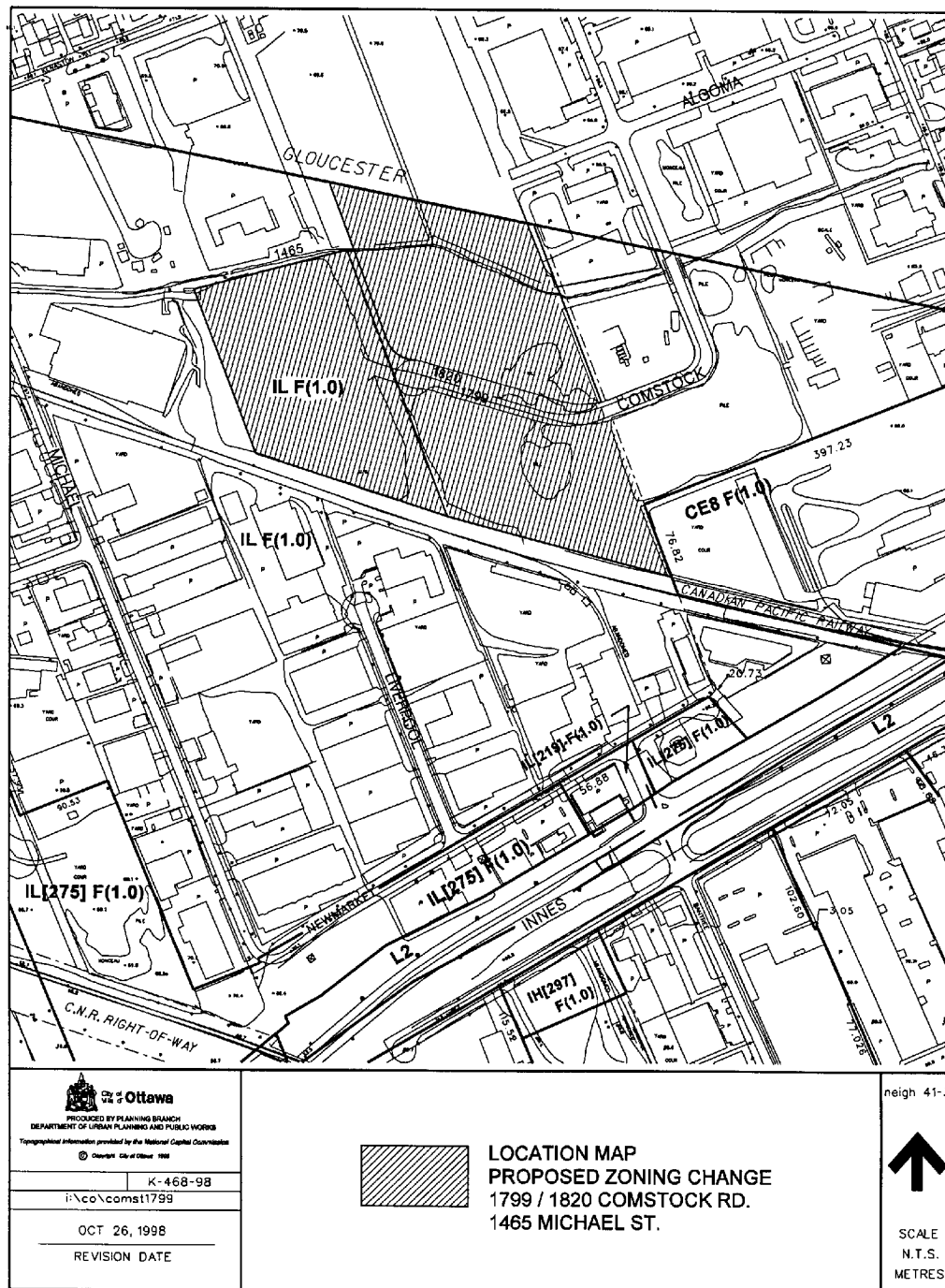


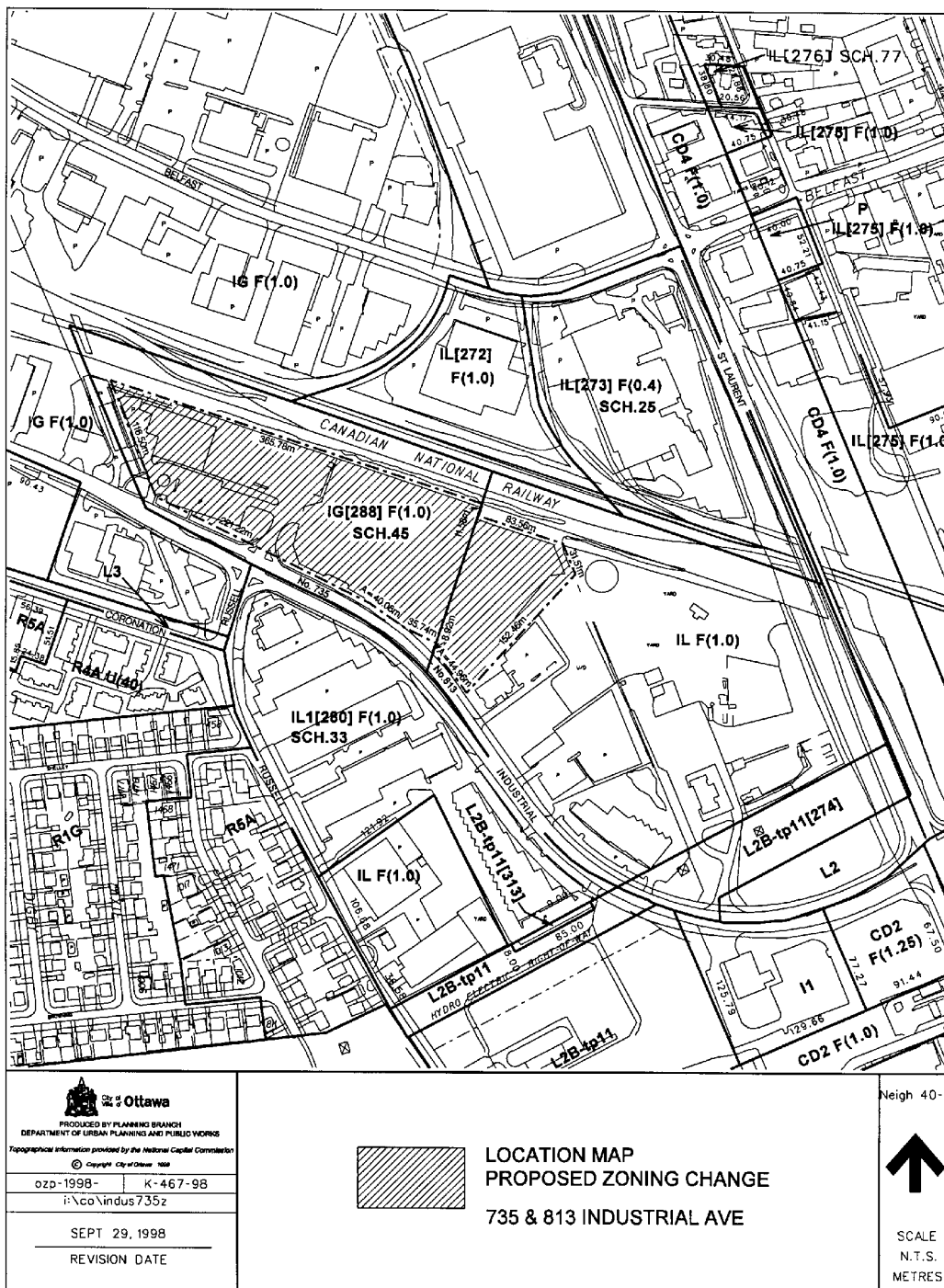


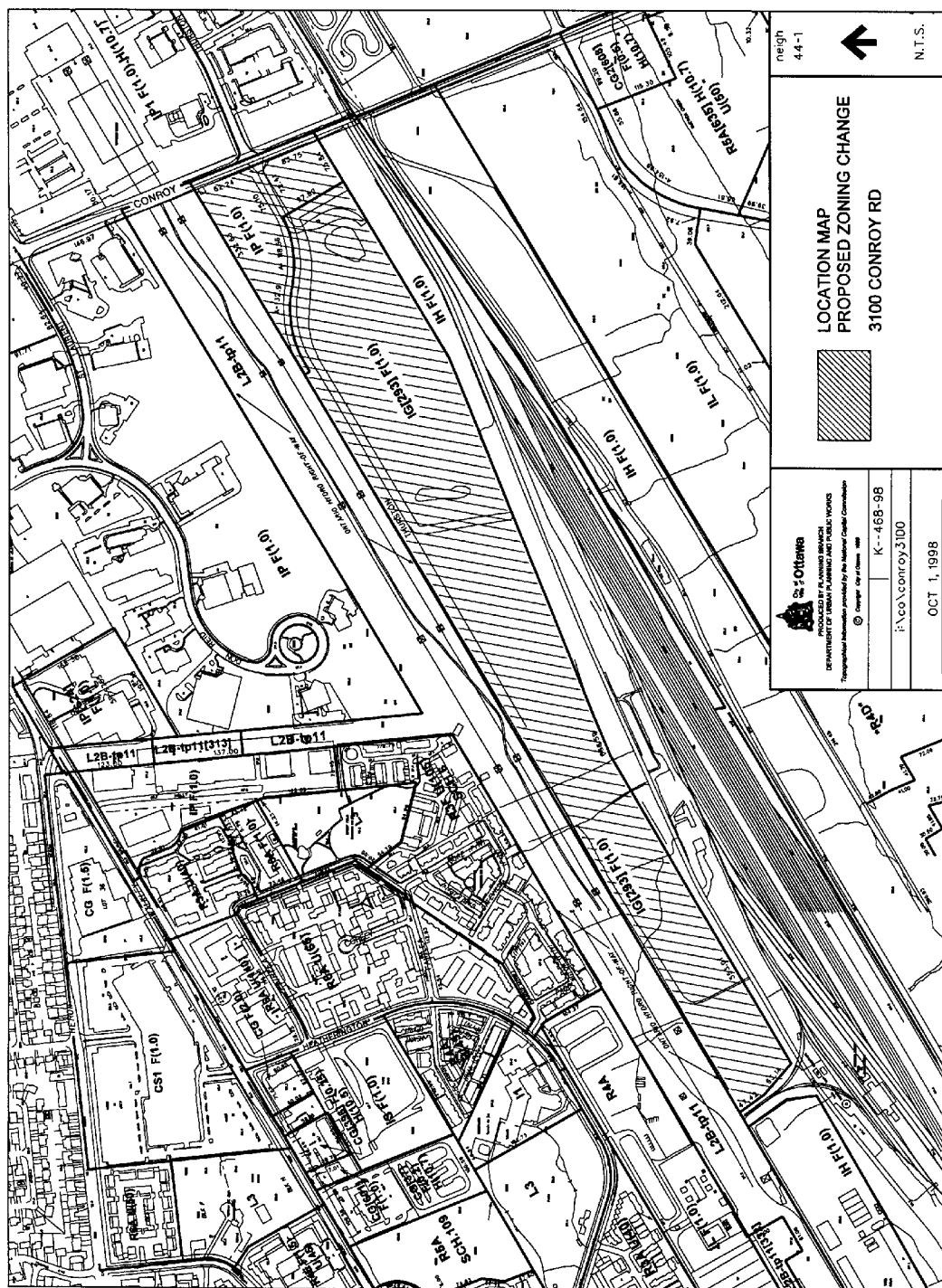


As approved by the Committee on October 27, 1998 - **REVISED DOCUMENT 6**

REVISED DOCUMENT 6

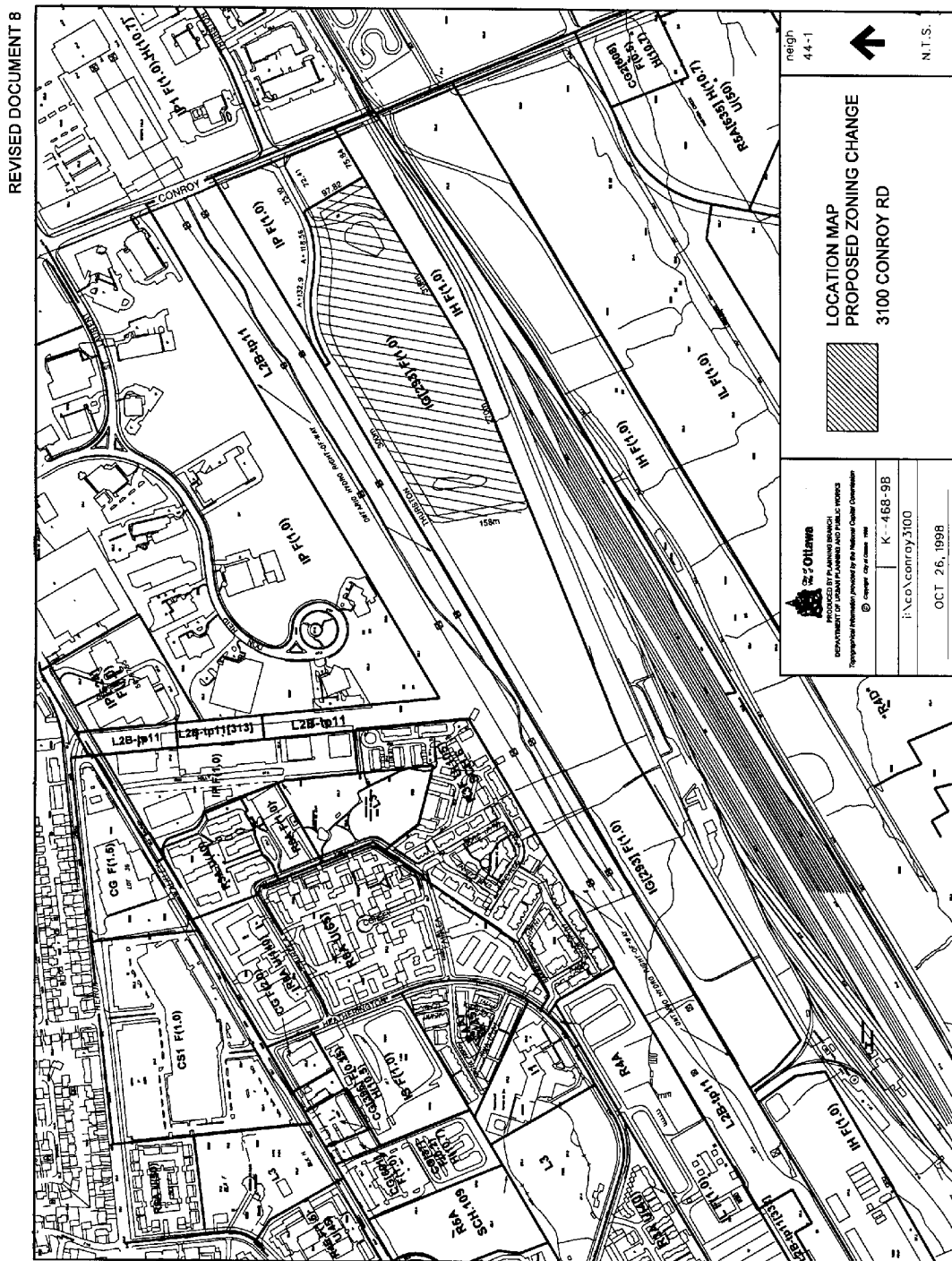


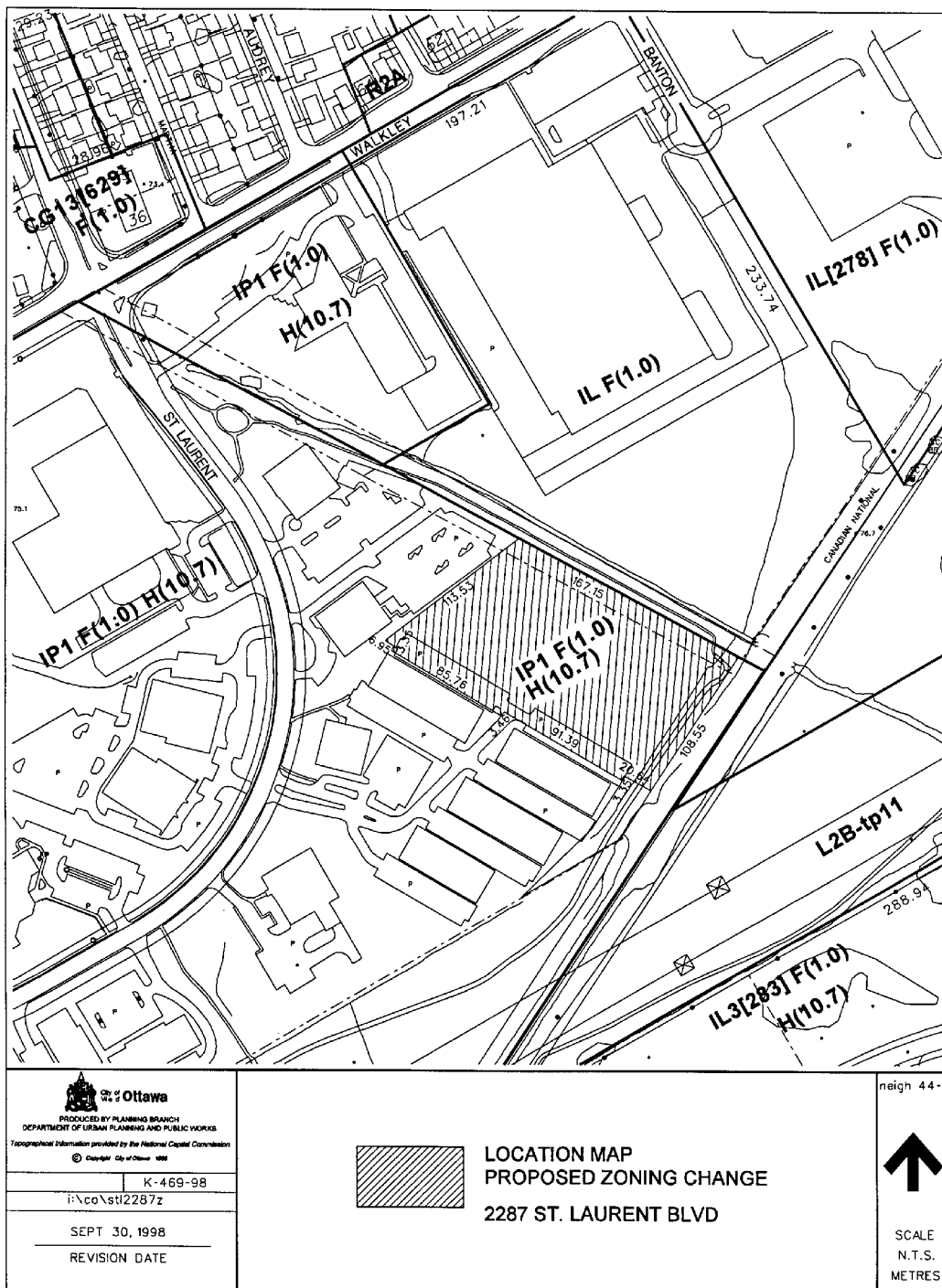






As approved by the Committee on October 27, 1998 - **REVISED DOCUMENT 8**





## **ENVIRONMENTAL CONTROLS**

Document 10

### City of Ottawa

In accordance with Policy 6.21.2a) of the City of Ottawa Official Plan, a Municipal Environmental Evaluation Report (M.E.E.R) is required to be undertaken for any proposed disposal site or waste management system. However, this policy is difficult to administer as the trigger for a M.E.E.R. is a development application. Consequently, in order to appropriately implement the Regional and City of Ottawa Official Plan policies respecting a snow disposal facility, it must be defined as a land use and permitted in an appropriate zone category.

### RMOC

Under the Sewer Use Control Program, the RMOC may impose requirements which reduce potential pollution in local and Regional sewer systems. The Region's governing controls relate to By-law No. 208 of 1984, a by-law to govern sewers and sewage treatment works and the discharge of industrial waste into municipal sewers. The direct discharge of snow into a receiving water body or sewer can contain concentrations of chlorides and other pollutants which may exceed the by-law requirements.

### Province

The Ministry of the Environment and Energy has established Guidelines for snow disposal under the legislative authority of the Ontario Water Resources Act, the Environmental Protection Act and the Environmental Assessment Act. The "Guidelines for Snow Disposal and Deicing Operations in Ontario, 1975" Policy sets out a number of parameters to follow in selecting disposal sites such as noise, accessibility of sites, aesthetics, drainage hydrology, etc.

The Ministry of Environment and Energy also sets out requirements for water and sewage treatment works according to the Ontario Water Resources Act, R.S.O. 1990. The Department is the enabling authority for Certificates of Approval for a snow meltwater management facility.

The Environmental Protection Act, R.S.O. 1990 is an omnibus statute which is the authority for a variety of policies and guidelines. It is the governing legislation which establishes requirements for hydrogeological investigations to assess local groundwater resources and characteristics of groundwater conditions in a disposal area. If it is suspected that there are deleterious substances being released into the environment that may have an adverse impact on humans or wildlife it can be investigated by M.O.E.E. However, the Regional Municipality of Ottawa Carleton and the City of Ottawa also have respective by-laws pertaining to containment spills into a sewer system which are also based on the legislation of the Environmental Protection Act. In these cases, initial enforcement would be dependant on whether a regional or local sewer system were affected.

## CONSULTATION DETAILS

Document 11

The National Capital Commission, Regional Municipality of Ottawa Carleton, the City of Ottawa Operations Branch, Ministry of Environment and Energy, Transport Canada and owners and operators were contacted for information in regard to snow disposal facilities.

The National Capital Commission is operating only one snow disposal facility which is located in the Municipality of Rockcliffe at Hillsdale Road and Sandridge Road. All former sites have been declared surplus. Snow removal from NCC roads and properties is awarded to private contractors who are to use the designated Regional snow disposal facilities. Similarly, Transport Canada does not maintain any permanent snow disposal facilities and utilizes the Regional disposal operations. Snow disposal is also awarded to private contractors.

The Regional Municipality of Ottawa-Carleton (RMOC) have phased out those sites that are no longer required and have consolidated their operations. Five of these sites are located in the City of Ottawa. They are located at 3100 Conroy Road, 1465 Michael Street, 7 and 89 Bayview Road, 950 Clyde Avenue and 735 and 813 Industrial Avenue. The RMOC wishes to have these sites recognized in the City of Ottawa Zoning By-law, 1998, as permitted uses and zoned accordingly. An appeal has been made to the Zoning By-law, 1998 with respect to this issue by the RMOC. The RMOC has agreed to withdraw its appeal if the recommendations of this report are approved by Ottawa City Council and provided there is no appeal to the Ontario Municipal Board of the approved zoning by-law amendment for snow disposal facilities.

The City of Ottawa Operations Branch Technical Support Division was contacted in regard to City snow disposal operations. This Branch has advised that it has discontinued the use of various City-owned sites formerly used for snow disposal with the exception of the jointly operated site at 7 and 89 Bayview Road. In addition to the Bayview site, the City of Ottawa now utilizes the RMOC operated snow disposal facilities for the disposal of snow.

The Ministry of Environment and Energy was contacted to ascertain which facilities had approved meltwater disposal facilities. This information in combination with the phased-in improvements at the Regional sites and the Region's public consultation process associated with the Region's Strategic Plan for Snow Disposal Inside the Greenbelt report provided the basis for which facilities would be recognized as legal permitted uses in the new zoning by-law.

The Planning and Economic Development Committee meeting was advertised in the local newspapers regarding the proposed zoning regulations for snow disposal facilities. For those sites that may have been used for snow disposal purposes last winter and do not have the appropriate zoning, the onus will be placed on the affected individual(s) to make a claim to the City which would substantiate non-conforming rights or submit an application for rezoning in order to permit the land use.

RECORD OF PROCEEDINGSPLANNING AND ECONOMIC DEVELOPMENT COMMITTEE - October 27, 1998Ref. No. ACS1998/1301-129 PD1B0227**Snow Disposal Facilities - RMOC Appeal**PARTIES WHO APPEARED

Robert Bodnoff  
1873 Illinois Avenue  
Ottawa, ON  
K1H 6W5  
Tel.: 731-8454.

Mr. Bodnoff made the following statement:

“We own unit C-10 AT 2287 St. Laurent Blvd. This unit faces the subject property. Our tenant is a caterer (Danis Catering). Unknown to us this property was used as a snow dump. We became aware of this when Gilles Paquette, owner of Danis Catering phoned me in the spring. I drove over and found a lake filled with ice, snow, old appliances, debris and raw garbage. It sickened me to see rats and seagulls eating this garbage. Over the next few weeks as the lake expanded it covered the pavement to within a few meters of Danis Doorway. This lake did not disappear until late June. The owner of the property did not clean up the garbage and the Condominium Committee had to look after this after the mud that was left dried up. It is one thing to pass a by-law for a snow dump, but this has also turned into a garbage dump. Property standard should not allow this as the trucks are not examined before they dump their snow and debris. I am 100% against this land being used as a snow dump.”

Tom McCafferty  
McCafferty Insurance Agency Limited  
2285 St. Laurent Blvd., Bldg. D-3  
Ottawa, ON  
Tel.: 737-5095

Mr. McCafferty advised the Committee that he is the Chairman of the recently mentioned Condominium Corporation that borders on the property at 2287 St. Laurent Blvd., which is the so called privately owned property referred to in Document 9 of the report. On behalf of the Condominium Corporation, he requested that this facility be withdrawn from the zoning location list. He also advised that the property has been used as a snow disposal facility by the present owner, not indefinitely or forever, but for the past two years/winters; property owners

surrounding the site objected vigorously to this use to numerous City officials, but were advised that snow dumps were not considered a land use under the current zoning by-law and therefore there was nothing that they could do about them; the site does not have proper street access as designated in the report, but rather access down the private driveway of the Condominium Corporation, which is approximately 500 ft. long down the driveway and at the most two-car wide; this driveway was never built for heavy trucks; this individual is abusing this driveway with heavy trucks and is refusing to pay his share of repairing it. He further advised that a dump would appear to be totally unnecessary because it is in direct competition with the large new municipal snow dump on Conroy Road, just within a kilometre of this site. He expressed the same concern expressed by the previous speaker - the snow dump produces a wet dirty stinking environment from mid March to early July as the snow melt; and has consequently devastated their property value in the area. This property was originally designed for more business condos, such as they have; and somehow or other, it got all the way from being a business condo site, which was part of the original development plan for this high profile Ottawa Business Park to a snow dump, and, as previously stated, for a good part of the year it looks like a garbage dump. He addressed the question of setbacks - there is virtually no setbacks, there is a fence along the property line and the snow is piled right to the fence. Although he realises that it is not the function of this Committee to approve or select snow dump facilities, he believes that it is the function of the Committee to convert the zoning by-law to get to the stage where they are recognizing snow dump as a land use and therefore if this is done, it would be in essence legitimizing the further operation of this situation, which has been going on solely because the original owner granted himself unlimited access to the property down the condominium roadway because he intended to build more offices there; that never happened and so the present owner is using that to get down their driveway. He felt that, if the Committee approves this zoning change to allow this property to be used as a snow dump facility, it would legitimize this land use. In conclusion, he stated that it is a matter of about 80 business owners totally opposing one new comer causing an unbelievable situation; it seems to defy every planning and environmental ideas, which he ever heard about.

Joseph Obagi  
Cooligan, Ryan  
Suite 1100-200 Elgin Street  
Ottawa, ON  
K2P 1L5  
Tel.: 236-0735.  
Paul Beauchamp  
670685 Ont. Inc.,  
18822 Iris Street  
Ottawa, ON  
K2C 1B2  
Tel.: 723-9410.

Mr. Obagi advised the Committee that he was present with Mr. Paul Beauchamp, representing the owner. He is glad to see that Councillor Deans has mentioned the fact that there is a legal non-conforming right on this property; that the City has acknowledged it; it should be put up

front that there is a snow dump use; this property has been used a snow disposal site and is going to continue to be used in that fashion until any other development is done. He pointed out that we are here not to allow this use but we are here to acknowledge that the use is there. He stated that the reason why this site was chosen as being one of the private sites being acknowledged by the City of Ottawa was because the Province has inspected this site and has approved it. He found it difficult to accept the vivid description of the site by previous delegations in light of the fact that the Province, the Ministry of Environment did approve this site, which is why it is on the list. He addressed the issue of right-of-way; the three distinct properties - they were all severed with an unrestricted right-of-way to the property so that they do not end up with a land lock situation. The Condominium Corporation declaration actually takes title from his client; they are granting title to the Condominium Corporation, and through that title they reserved their right-of-way for access over that section or that common roadway for the owner at 2287 St. Laurent; to suggest that the right-of-way is limited in any way, shape or form, in his view, is ludicrous. He advised that he had some discussions on this matter with the solicitor for the Condominium Corporation dating as far back as two years ago, when that property was first bought by his client. He also advised that, even before they bought the property, they received letter from the Condominium Corporation indicating that they would not allow his client to use this property as a snow dump site. His client's reaction has been and continues to be that the Condominium Corporation should bring their application to the Ontario Court Division and argue in front of a judge - they do not have a case to stand on and they have not done it - the merit of the case would not withstand a court application. He also addressed the issue of repair costs - there is a dispute with respect to who is going to pay for the repair of this common roadway; this is a dispute between his client and the Condominium Corporation. He feels that this matter is irrelevant to this hearing. In conclusion, he confirmed that the right-of-way is there and is unrestricted; and also that there is a legal non-conforming right.

Mr. Beauchamp addressed some of the accusations made by previous delegations. He advised that there are no appliances in the yard; before they took over the property, there were appliances but they cleaned it up. With respect to raw garbage - they have people combing the hills and picking up garbage on a daily basis. He also advised that there are no rats at the site.

The following delegation was present to answer questions:

- Nigel Brereton, Regional Municipality of Ottawa-Carleton. Tel.: 560-6038, Ext.1233.

#### WRITTEN SUBMISSIONS BY PARTIES

The Committee received the following letter from (Miss) Lois K. Smith, Ph.D.:

“This letter is based only on the content of the RMOC appeal, as to the point of writing this letter I have not seen other materials associated with this appeal.

1. I am in general support of the RMOC appeal.
2. Although I do not object to having such facilities as permanent snow dumps handled by site-specific exceptions, I would suggest that a minimum buffer should be spelled out in the regulations of the By-law for all such exceptions. This buffer should be great enough to prevent contaminants and even excess snow from spilling over into, or leaking into adjacent properties.
3. Vegetation used for the purpose of removing excess contaminants and helping to remove water should be added to the list of 'such as's.'

The Committee also received the following letter dated October 27, 1998 addressed to Councillor Diane Deans from Janet Fraser, 18-2285C St. Laurent Blvd., Ottawa, K1G 4Z6. Tel.: 739-1221:

"I have two concerns about the inclusion of the property at 2287 St. Laurent Blvd. in the group of sites 'grandfathered' as existing snow dumps. Both stem from what seems to me a double standard regarding the existing municipal snow dump sites, this site, and other privately owned snow dump sites.

As I understand from the literature provided to me, the municipal sites have undergone considerable improvement, at taxpayers' expense, for both aesthetic and environmental reasons. We, who have the private site on our doorstep, have seen the raising of a chain-link fence and the bull-dozing of the earth as the only 'improvements' to it. Why should the standards for a privately held snow dump site be any lower than those for a municipal site? Obviously, they should not.

I also understand that any 'new' sites, whether they have been existing as snow dumps or not, must go through a process of public consultation and environmental assessment at the municipal level. What process has the 2287 St. Laurent site undergone to achieve the favoured status it now enjoys? Some type of environmental assessment has been done but no assessment of the impact on neighbouring taxpayers' property was undertaken when the snow dump was established only three years ago. Neighbours attempted to have the site assessed but were told that, since there was no legislation or by-law in place, no undertaking would be made to assess the property as a snow dump. Are business owners not entitled to the same public processes that our residential neighbours in Greenboro and Hunt Club Park enjoy? And is the effect of land use in a business park any less serious from an environmental standpoint than that in a residential development? Again, the answers to these questions are obvious and unmistakable.

Please remove this site from the list of existing snow dump sites and subject it to the appropriate processes as outlined in the amendment."



FINDING OF FACT AND RECOMMENDATION BY COMMITTEE

The Committee considered the oral and written submissions presented and, on the basis of the report by the Department of Urban Planning and Public Works, the Committee **deferred** Submission dated October 8, 1998 for two weeks.

The Committee approved the following staff initiated technical amendments:

**WHEREAS** the departmental submission recommends that certain sites as described in the submission be designated as exception zones where snow disposal facility would be a permitted use;

**AND WHEREAS**, since the time of the preparation of the departmental submission, additional information has become available such that the location of the lands to which the exception zoning is being recommended may be more accurately described;

**THEREFORE BE IT RESOLVED** that,

1. Document 6 be replaced with a Revised Document 6,
2. Document 8 be replaced with a Revised Document 8.

**AND BE IT FURTHER RESOLVED** that no further notice be provided pursuant to Section 34(17) of the Planning Act.



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EXECUTIVE ASSISTANT  
PLANNING AND ECONOMIC  
DEVELOPMENT COMMITTEE