

**3. STATUS UPDATE ON PETRIE ISLAND**

**COMMITTEE RECOMMENDATION AS AMENDED**

**That Council approve that: the status quo continue with the annual lease with the Sand extraction operations (Grandmaitre); and further that the Region of Ottawa-Carleton not approve any additional space for beach use, because of health and safety reasons; and that this recommendation be forwarded to the New City Council.**

**DOCUMENTATION**

1. Planning and Development Approvals Commissioner's report dated 06 Oct 2000 is immediately attached.
2. Copy of report considered by Township of Cumberland Planning Committee dated 25 September 2000 is attached.
3. An Extract of Draft Minute, 24 Oct 2000, immediately follows and includes a record of the vote.

REGION OF OTTAWA-CARLETON  
 RÉGION D'OTTAWA-CARLETON

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REPORT  
 RAPPORT

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File/ Réf. 42-98-0014

DATE 6 October 2000

TO/ DEST. Co-ordinator  
 Planning & Environment Committee

FROM/ EXP. Commissioner, Planning & Development Approvals

SUBJECT/ OBJET **STATUS UPDATE ON PETRIE ISLAND**

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### **DEPARTMENTAL RECOMMENDATION**

**That the Planning and Environment Committee receive this report for information.**

### **PURPOSE**

At the 26 September 2000 meeting of Planning & Environment Committee, Councillor van den Ham requested an update on the current status of Petrie Island. This report outlines the current use of Petrie Island, while touching on related issues and possible plans for its future use.

### **BACKGROUND**

The Region purchased Petrie Island in 1983 for two main reasons. Acquiring valuable open space along the Ottawa River waterfront adjacent to a growing Orléans provided unique recreational opportunities for City residents. Its acquisition also afforded an opportunity to protect important natural habitat and the diverse wildlife populations supported by that habitat. Since then, Petrie Island has also been identified as a possible location for an Ottawa River bridge crossing. Existing uses of the island include hiking trails, a sand extraction business, a residence, a private business and some limited fishing, swimming and boating by the general public. Additional uses that have been proposed for Petrie Island include: a marina, an expanded public beach, a more extensive trail system and a canoe/ kayak club.

### ***Regional Official Plan Policies***

The Region's Official Plan designates Petrie Island as *Waterfront Open Space* and *Significant Wetlands South and East of the Canadian Shield*. These designations provide for the following uses:

1. Reflecting the public ownership of the island, open space and open air recreation uses are intended for the portions designated Waterfront Open Space.
2. A large portion of the eastern end of the island falls within the Significant Wetland designation. Protection of the natural environment is intended by this designation, for Petrie Island is an important habitat for wildlife and diverse plant species. The Ministry of Natural Resources has identified Petrie Island as an Area of Natural and Scientific Interest (ANSI).

Policy 9.5.9 of the Official Plan specifically protects the approaches required for the proposed Cumberland-Angers bridge crossing of the Ottawa River. This location at Petrie Island is one of the few options for a new bridge in the eastern part of the City. Various alignments are possible for the bridge as it crosses Petrie Island as a northern extension of Trim Road. Environmental assessment work will commence once there is an agreement between Québec and Ontario on the alternative locations for a bridge.

With respect to Ottawa River water quality, the Region's Surface Water Quality branch completed sampling work this past summer. Results of that survey reveal that bacterial E. coli counts often exceeded the recommended level for human health concerns, which means public swimming should not be encouraged. Although signs are posted to indicate no swimming, some public swimming does occur at present.

When the Island was purchased, the Region entered into a lease with Roger Grandmaitre Ltd. to continue the sand extraction operation on the east side of the island. Current arrangements are to renew the lease on an annual basis each March. Under the terms of the lease the Region receives a royalty based on the tonnage extracted, which for the current year is estimated to be approximately 60,000 tons.

### **DISCUSSION**

Environmental inventory work of the island was completed in 1999, providing a comprehensive database for future management decisions affecting Petrie Island. Regional features of interest identified by the consultant include an extensive hackberry bush with an understory of ostrich ferns, and a stand of hemlock trees on the adjacent mainland. The consultant also noted that there appeared to be declining use of the island by waterfowl.

At the same time, an interpretive trail system was developed for the island that included a link to the mainland and a trail extension continuing along the Ottawa River shoreline. One interesting proposal from this work is a proposed secondary trail on the main part of Petrie Island that would loop southerly

from the existing trail and require a footbridge to link back with the north-east portion of the island. Proper design of this new trail (location and materials) would have to be acceptable from an environmental and interpretative perspective. This secondary trail loop is considered a future undertaking, to be part of future plans for Petrie Island once the east end bridge has been decided.

Recently, some users of Petrie Island have proposed to Cumberland Council that the sand extraction business be shifted further east, thereby making available more sandy beach areas for general public use. Although unintended, this proposal would have the effect of encouraging additional swimming activity, and it raises serious property management issues such as security, public safety and municipal liability. These considerations, together with the human health concerns of poor water quality, suggest that this proposal should be discouraged at this time. Continuation of the sand extraction business is considered an appropriate interim use for this portion of Petrie Island.

### CONSULTATION

Since this is a status report in response to an inquiry, there was no public consultation.

### FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

### CONCLUSION

Future use of Petrie Island hinges on the proposed Ottawa River bridge crossing. Until this issue is decided, the preferred interim management approach is to limit the use of Petrie Island to existing uses. For the sand extraction business, this would involve renewing the existing lease on a year-to-year basis. Water quality/ human health issues suggest that public swimming should be discouraged as much as possible. Certainly, no new beach areas should be made available for the general public use.

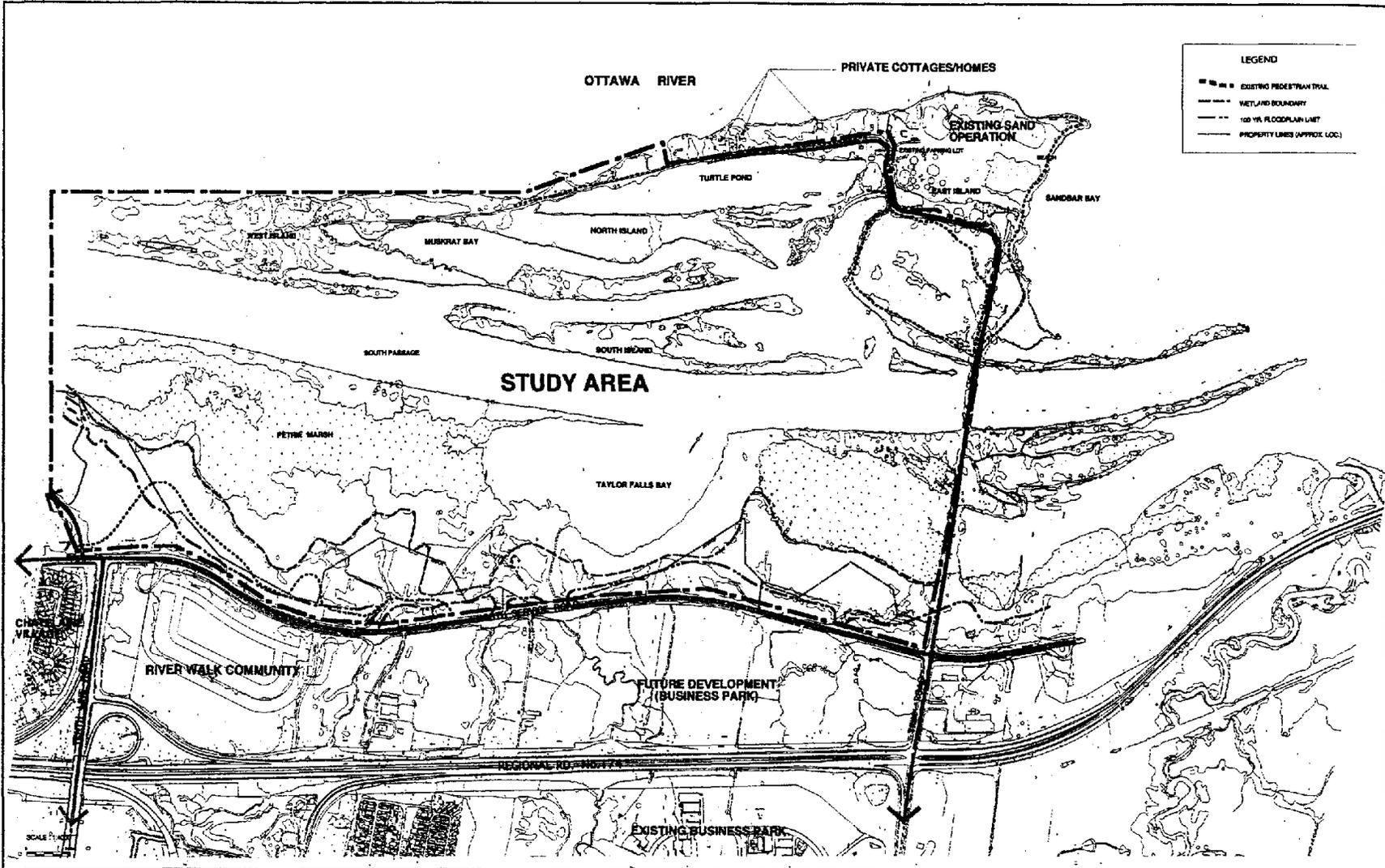
Once the bridge location has been decided, work should proceed on preparation of a Master Plan for Petrie Island. This project would be part of the new City's future work program, to be undertaken with the participation of the local community and other interested groups.

Approved by

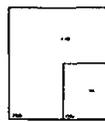
*N. Tunnacliffe, MCIP, RPP*

Attachment:

Annex A ~ Plan of Petrie Island.



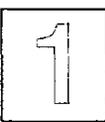
TRAIL ALIGNMENT CONCEPTS  
 Petrie Islands Trail System  
 City Of Cumberland



**SITE AND CONTEXT  
 (EXISTING CONDITIONS)**

DATE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_ CHECK BY: \_\_\_\_\_

**THAKAR ASSOCIATES DESIGN CONSULTANTS**  
8811 Lakeshore Road, Suite 200, Oakville, ON L6L 1R7 Tel: 905.836.1818 Fax: 905.836.1819



September 25, 2000

## REPORT TO PLANNING COMMITTEE

**SUBJECT:** Petrie Islands Area - Interim Use of Sand Operation Area  
File: 27-01.01

**RECOMMENDATION:** This report is submitted for discussion purposes only.

### Discussion

Work by the consultants retained by the City to undertake the environmental inventory (Dan Brunton) and the interpretive trails design (Sid Thakar) which commenced in the spring of 1999 is now completed. Staff are currently preparing a brief "Trails Master Plan" that will be presented to Planning Committee prior to the end of October this year. Given that the City is nearing completion of the Trails Master Plan, it may be beneficial to discuss options for interim use of the sand operation area. The resulting position of Cumberland Council could be included in the summary or "next steps" pages of the trails master plan document.

Over the past several years there has been informal discussions and ideas regarding possible use of all or portions of the sand operation area for a public park and/or beach. The area is currently leased to Mr. Grandmaitre by the Region. The City recently received from the Regional Health Department the water quality test results for the area adjacent to the picnic and sand areas. Tests were carried out by the Region over the summer this year at the request of the City. The results were not favorable in terms of water quality for swimming (refer to Attachment 1).

Some of the issues to bear in mind in the discussion for possible interim use are as follows:

- Conditions of the lease to Grandmaitre.
- Possible interprovincial bridge crossing.
- Water quality (currents and depth).
- Provision of sandy waterfront area to the public may invite swimming - even if signed that swimming is prohibited.
- Beach area supervision / monitoring.
- Security / safety / Municipal liability.

~~ATTACHMENT:~~ 1. Water Quality Test Results.

ON BASIC

REGION OF OTTAWA-CARLETON  
MEMORANDUM  
RÉGION D'OTTAWA-CARLETON

DE SERVICE

NOTE

Our File/N/Réf.  
Your File/V/Réf.

DATE 19 September 2000

TO/DEST. Chris Brouwer  
Planning Department  
City of Cumberland

FROM/EXP. Jean-Guy Albert  
Health Department  
Region of Ottawa-Carleton

SUBJECT/OBJET recreational water quality survey  
petrie island  
city of cumberland

In the fall of 1999 and in the spring of 2000, the Health Department was requested by the City of Cumberland's Planning Department to conduct a recreational water sampling survey on the Ottawa river, along Petrie Island. The City of Cumberland is undertaking studies to determine the possibility of establishing a marina, park and a public beach on the island.

The water sampling survey was conducted in accordance with the Ministry of Health and Long Term Care's Beach Management Protocol. However, instead of 5 samples being collected, a total of 10 samples were collected on a weekly basis during the months of June and July, and twice weekly during the month of August. The water samples were taken to the Provincial Health Laboratory and analysed for the presence of *E. coli* bacteria (an indicator organism). The results of the analysis (colonies of *E. coli*) were provided to the Health Department and a geometrical mean of the results was obtained. The Ministry Protocol recommends that people be advised to refrain from swimming when the geometrical mean exceeds 100 *E. coli* per 100 ml. of water.

The results listed below show the date the water samples were collected and the geometrical mean of the results.

Date sampled 100 ml.	<i>E. coli</i> per 100 ml.	Date sampled	<i>E. coli</i> per
August 24, 1999	30	August 9, 2000	370
August 30, 1999	51	August 11, 2000	270
June 9, 2000	43	August 15, 2000	162
June 16, 2000	319	August 18, 2000	150
June 23, 2000	783	August 22, 2000	130
July 7, 2000	69	August 25, 2000	336
July 14, 2000	67	August 29, 2000	232
July 21, 2000	180	September 1, 2000	121
July 28, 2000	63	September 8, 2000	59
August 4, 2000	237		

A total of 19 geometrical mean results were obtained for the Petrie Island area, and of those, 12 (63%) exceeded the Protocol's recommended 100 *E. coli* per 100 ml. of water. In conducting its studies, the City of Cumberland should try to identify, and eliminate if possible, the potential sources of contamination such as streams, private sewage disposal systems, the upstream sewage treatment plant, combined storm and sanitary sewer outlets, industrial outlets, open dumps, bird populations, soil erosion areas, marinas and marine traffic, that can contribute to the current elevated bacterial results.

Based on the results of the water sampling survey, until the water quality improves in this area, there may not be enough safe swimming days to warrant a new public beach.

Should you wish to discuss this report further, please contact me at 722-2200.

Sincerely,

Jean-Guy Albert  
Program Manager

c.c. Edward Ellis, MD, MPH, FRCPC  
Associate Medical Officer of Health

STATUS UPDATE ON PETRIE ISLAND

- Planning and Development Approvals Commissioner's report dated 06 Oct 2000
- Response to Inquiry No. P&E - 20 (00)

Councillor van den Ham advised he had requested this item to come forward because he felt it important that the Committee be updated on this matter. He provided Committee members with a copy of a report considered by the Township of Cumberland, Planning Committee in September, 2000, entitled "Petrie Island Area - Interim Use of Sand Operation Area" (held on file with the Regional Clerk). Attached to that report was a memorandum from the Medical Officer of Health with respect to the water quality in the area. He advised that Cumberland Planning Committee received a deputation from the President of the Friends of Petrie Island who were looking to expand their operation on Petrie Island, by adding lands for a beach area. Cumberland Planning Committee approved this and sent a motion to this effect straight to the Transition Board (by-passing the Region). The Councillor felt this was wrong as the Region still owns the property and he expressed concern about the liability issues (with respect to the high e-coli counts in the area).

Councillor van den Ham indicated he would be putting forward a motion that the Region continue with the lease of the property to Roger Grandmaitre (the sand operation) and that a motion be sent to the new City Council that the City maintain the status quo and allow the Friends of Petrie Island to continue to do what they are doing (e.g with the picnic area and nature trails, etc).. He said he felt their request for expansion of their operation would be hazardous.

The Councillor also referred to a concept plan developed by Cumberland a number of years earlier which showed a proposed design for Petrie Island (including a marina, picnic area and beach). This concept plan also allowed for the possibility of a future bridge should this be the chosen location. He indicated this plan would be similar to that of Andrew Haydon Park and he said he would like to see this carried out once the bridge corridor has been decided.

Responding to questions from Councillor Stewart, Scott Manning, Planner, Policy and Planning Division, this was one option being protected, for an eventual bridge corridor to Quebec, in the Regional Official Plan. With respect to the proposal put forward by the Friends of Petrie Island, Mr. Manning stated it was staff's position that the status quo should remain, noting the more uses allowed to become entrenched or expanded on the island, the more difficult proceeding with a bridge corridor, could become.

Councillor Bellemare had questions concerning the sand extraction lease. Mr. Manning advised the lease is automatically renewed annually in March by staff, however, if Council were to request that it be brought forward, this could be done. With respect to royalties collected by the Region for the sand extraction operation, he advised the Region is guaranteed a minimum of

Extract of Draft Minute  
Planning and Environment Committee  
24 October 2000

\$17,000 per year. Further, the costs to Region are minimal because Mr. Grandmaitre maintains the road and the Township of Cumberland carries out the day to day operations on the Island. Mr. Manning advised he could provide the Councillor with the exact amount of royalties the Region has collected since the lease began in 1983.

The Committee then considered the motion put forward by Councillor van den Ham.

Moved by R. van den Ham

**That Planning and Environment Committee recommend that Council approve that: the status quo continue with the annual lease with the sand extraction operations (Grandmaitre); and further that the Region of Ottawa-Carleton not approve any additional space for beach use, because of health and safety reasons; and that this recommendation be forwarded to the New City Council.**

CARRIED