

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 14-90-1203 and
 14-00-0025

DATE 22 September 2000

TO/DEST. Co-ordinator, Planning and Environment Committee

FROM/EXP. Commissioner, Planning and Development Approvals Department

SUBJECT/OBJET **OSGOODE OFFICIAL PLAN DEFERRAL NO. 11
 AND OFFICIAL PLAN AMENDMENT NO. 9**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council:

- 1. Lift that part of Deferral No. 11 affected by Official Plan Amendment No. 9 to the Township of Osgoode Official Plan and approve the Schedule as described on the Approval Page attached as Annex I.**
- 2. Approve Official Plan Amendment No. 9 to the Township of Osgoode Official Plan as modified by the Approval Page attached as Annex II.**

BACKGROUND

The comprehensive Official Plan for the Township of Osgoode was partially approved by Regional Council on 28 June 1995. One of the areas withheld from approval was in the village of Greely (see Annexes I and II). The reason for these lands being deferred was described as follows:

“... The reason for the deferral was that development of the area involves pit rehabilitation and that an overall rehabilitation plan, a development plan, a hydrogeology study, and a drainage plan should first be prepared ...”

The issue that the above raises is whether Official Plan Amendment No. 9 would violate the intent of Deferral No. 11.

Amendment No. 9 (Annex III) affects only 0.6 ha out of a total area of Deferral No. 11 of some 90 hectares. In addition the lands are located on the edge of the deferral area and are not in the core. The

Ministry of Natural Resources has advised that the lands are located within, but at the edge of, a licenced pit area but because of setback requirements very little of the land is feasible for extraction and they do not object to the Amendment.

The Regional Official Plan requires that licenced areas of pits and quarries be zoned for extraction and associated accessory uses. The Osgoode Official Plan (policy 4.5.3.9) has a similar requirement. Therefore, before the site is rezoned the owner should amend the site plan for the licensed pit to remove the subject lands from the licenced area. A modification to this effect will be introduced.

Other modifications are needed to reference and append to the Official Plan Amendment an extract from Schedule A, Map 2, Village of Greely, to identify the affected lands on the appropriate Schedule.

CONSULTATION

The Township of Osgoode held a public meeting at which two nearby residents expressed concerns about the specific proposal for the site - a dealership for recreational motor vehicles. Concerns related to hours of operation, noise, environmental concerns related to oil/dangerous goods, how it will affect water supply, landscaping, lighting, siting of the building and location of the parking lot.

Some of these matters will be considered at the site plan stage but although neither of the residents have written to the Region asking to be notified of Council's decision, staff intend to notify them as it is not clear from the minutes of the public meeting whether or not they were satisfied with the answers they received.

FINANCIAL IMPACT

None.

*Approved by
N. Tunnacliffe, MCIP, RPP*

REVISION TO APPROVAL PAGES

TOWNSHIP OF OSGOODE COMPREHENSIVE OFFICIAL PLAN

I HEREBY CERTIFY THAT the Official Plan of the Township of Osgoode which was approved in part by the Council of the Regional Municipality of Ottawa-Carleton on 28 day of June 1995, 26 June 1996, 25 June 1997, 3 October 1997, 14 July 1999, 8 March 2000, and 26 April 2000, under Section 17 and 21 of the Planning Act, was further dealt with by Regional Council on 2000 as follows:

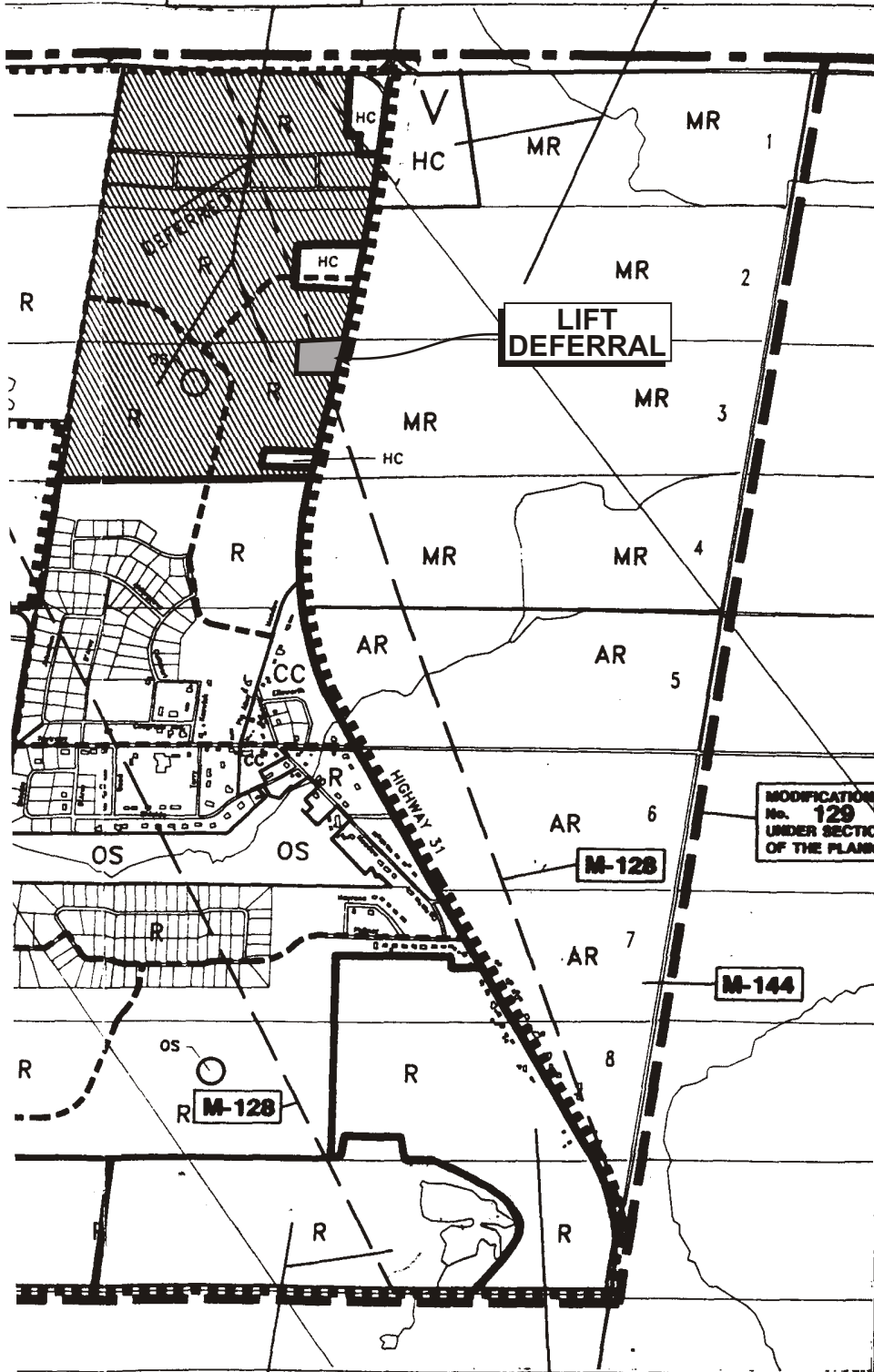
Under Section 17 (10) of the Planning Act, Deferral No. 11 was lifted from those lands in Lot 3 Concession V as shown attached.

Dated at Ottawa this day of 2000

Clerk, Regional Municipality of Ottawa-Carleton

DEFERRAL
No. 11
UNDER SECTION 17(10)
OF THE PLANNING ACT.

M-144



LIFT
DEFERRAL

MODIFICATION
No. 129
UNDER SECTION 17 (9)
OF THE PLANNING ACT.

MODIFICATION
No. 128
UNDER SECTION 17 (9)
OF THE PLANNING ACT.

DEFERRAL
No. 10
UNDER SECTION 17(10)
OF THE PLANNING ACT.

D-9

LEGEND

- R RESIDENTIAL
- CC COMMUNITY CORE
- HC HIGHWAY COMMERCIAL
- M INDUSTRIAL
- MX MINERAL RESOURCE
- OS OPEN SPACE
- AR AGRICULTURAL RESOURCE
- MR MARGINAL RESOURCE
- HL HAZARD LANDS
- 1 SPECIAL POLICY AREAS

- DESIGNATION BOUNDARY
- ARTERIAL ROADS
- EXISTING COLLECTOR ROADS
- - - PROPOSED COLLECTOR ROADS
- ↔ FUTURE ROAD CONNECTIONS
- - - AIRPORT NOISE ZONES (50 NEP)
- ■ ■ VILLAGE BOUNDARY
- ▬▬▬ INSET LIMITS

TOWNSHIP OF OSGOODE
Official Plan

SCHEDULE A
MAP 2
VILLAGE OF GREELY

Mayor
Clerk
Scale - 1:20,000

Heights/MacNabb/DeLuw Ltd.
Planners & Landscape Architects

APPROVAL PAGES

TOWNSHIP OF OSGOODE OFFICIAL PLAN

AMENDMENT NO. 9

I HEREBY CERTIFY THAT Official Plan Amendment No. 9 to the Township of Osgoode Official Plan was approved by the Council of the Regional Municipality of Ottawa-Carleton on day of 2000 under Section 17 (34) of the Planning Act except the following which have been modified:

In Part B - THE AMENDMENT

Modification No. 1

The first sentence is modified to add after "... consisting of Schedule 1," and before "and the following text ..." the following:

“, Schedule 2”.

Modification No. 2

Details of the Amendment is modified by deleting the text in "Section 1:" and replacing it with:

“Schedule A, Map 2, Land Use and Roads is amending by redesignating from “Residential” to “Highway Commercial” the lands as shown on SCHEDULE 2 OF AMENDMENT NO. 9.”

Modification No. 3

Details of the Amendment is modified to add the following text after "Section 1:”.

“Section 2: Policy 4.5.3.9 (Mineral Resources) is amended to add the following:

Where land within the licenced area of a pit or quarry has been worked out or is otherwise not available for extraction, the licence for the affected area must be surrendered to the Ministry of Natural Resources before the land can be rezoned for an alternative use.”

Modification No. 4

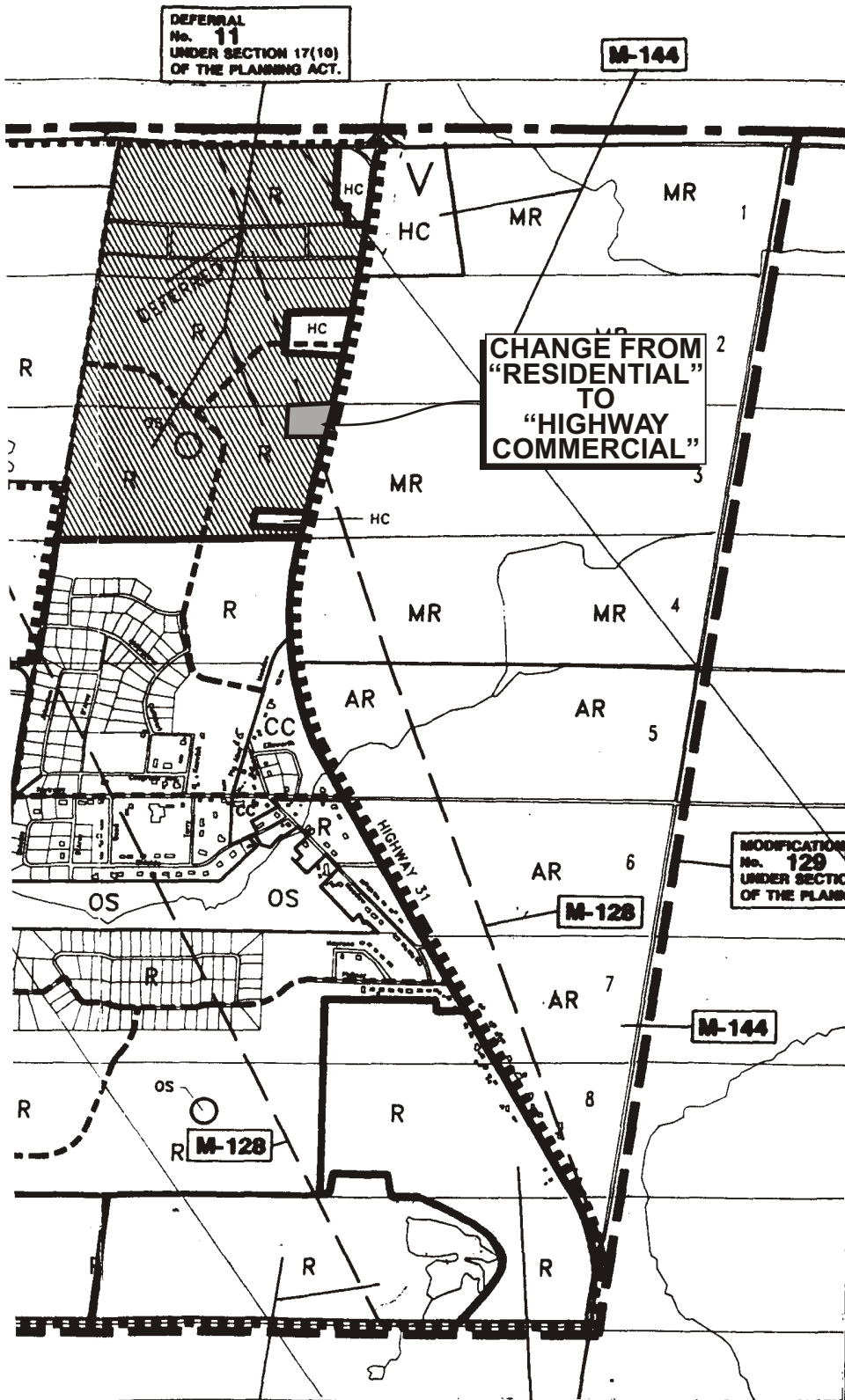
The attached map is added entitled:

“SCHEDULE 2 OF AMENDMENT 9”.

Dated at Ottawa this day of 2000

Clerk, Regional Municipality of Ottawa-Carleton

SCHEDULE 2 OF AMENDMENT No. 9



LEGEND

- R RESIDENTIAL
- CC COMMUNITY CORE
- HC HIGHWAY COMMERCIAL
- M INDUSTRIAL
- MX MINERAL RESOURCE
- OS OPEN SPACE
- AR AGRICULTURAL RESOURCE
- MR MARGINAL RESOURCE
- HL HAZARD LANDS
- 1 SPECIAL POLICY AREAS

- DESIGNATION BOUNDARY
- ARTERIAL ROADS
- EXISTING COLLECTOR ROADS
- - - PROPOSED COLLECTOR ROADS
- ↔ FUTURE ROAD CONNECTIONS
- - - AIRPORT NOISE ZONES (50 NEP)
- ■ ■ VILLAGE BOUNDARY
- INSET LIMITS

MODIFICATION No. 128 UNDER SECTION 17 (9) OF THE PLANNING ACT.

MODIFICATION No. 129 UNDER SECTION 17 (9) OF THE PLANNING ACT.

TOWNSHIP OF OSGOODE
Official Plan

SCHEDULE A
MAP 2
VILLAGE OF GREELY

Mayor _____

Clerk _____

Scale - 1:20,000

 Heighs/MacNabb/DeLuw Ltd.
Planners & Landscape Architects

DEFERRAL No. 10 UNDER SECTION 17(10) OF THE PLANNING ACT.

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PART B - THE AMENDMENT

All of this part of the document entitled PART B - THE AMENDMENT, consisting of Schedule 1 and the following text, constitutes Amendment No.9 to the Official Plan of the Township of Osgoode Planning Area.

Details of the Amendment

Section 1: Schedule A, Map 2, Land Use and Roads is hereby amended by lifting a small portion of Deferral 11 and designating the subject lands to Highway Commercial.

SCHEDULE 1 of AMENDMENT NO.9

Affected Lands

