

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. 14-91-3206

DATE 26 September 2000

TO/DEST. Co-ordinator
 Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **TOWNSHIP OF RIDEAU OFFICIAL PLAN**
PROPOSED MODIFICATION NO. 66
VILLAGE OF MANOTICK

RECOMMENDATION

That the Planning and Environment Committee recommend that Council approve that the Rideau Official Plan, which was approved in part on 28 March 1995, be further modified by approving Modification 66 to permit development of a property located on the south east part of Lot 3 Concession A (North Gower), within the Village of Manotick.

INTRODUCTION

On 28 March 1995, Regional Council approved the new comprehensive Official Plan for Rideau Township, with 64 modifications, 14 deferrals and one referral. Deferrals 1 and 3 were lifted on 17 November 1998. Deferral 13 and part of deferral 14 were lifted on 13 April 2000.

Rideau Township has requested that Regional Council modify the Rideau Official Plan in order to permit development on private individual services, on a property located in the Village of Manotick on the South East Part of Lot 3 Concession A (North Gower). The property is currently designated Special Policy Area (R-2) and development is not permitted. Proposed Modification 66 would change the designation in the Official Plan to Residential which would permit the development.

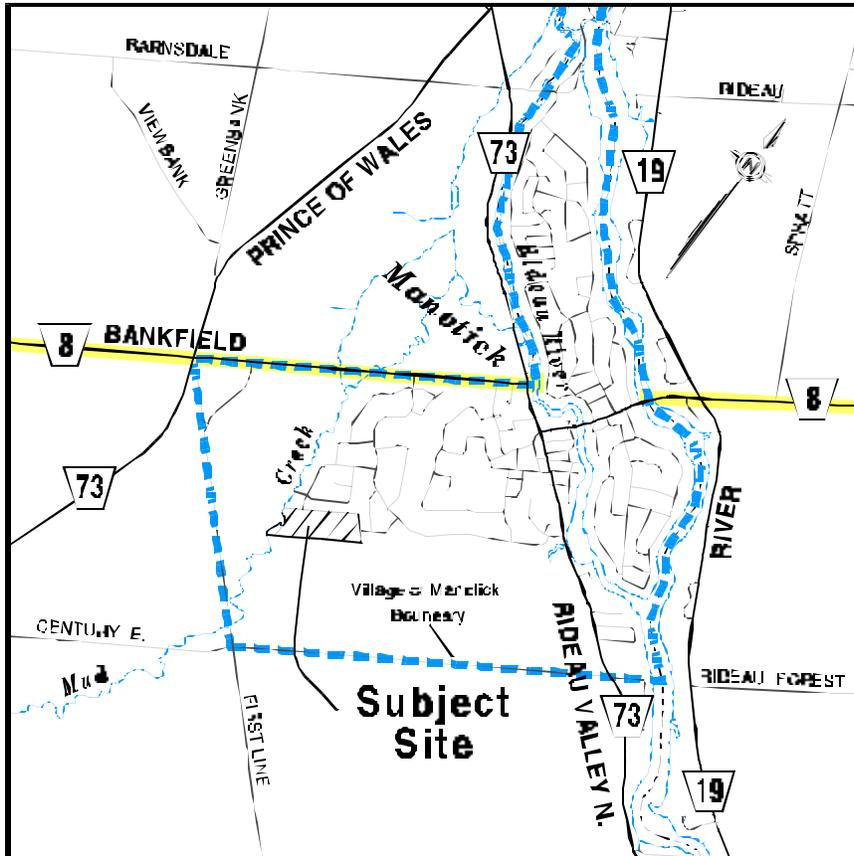
BACKGROUND

The subject site is designated Special Policy Area (R-2) in the Rideau Official Plan. Approval of the Special Policy Area (R-2) designation in the Village of Manotick was deferred (Deferral No. 5) until such time as Rideau Township completes a Secondary Planning exercise for the Village of Manotick,

including a detailed Servicing Options Study and a Master Stormwater Drainage Plan, to the satisfaction of the appropriate agencies. The effect of the deferral has been to freeze all development in the R-2 designation until this work is completed.

Location

The site is located within the Village of Manotick on the south east part of Lot 3 Concession A (North Gower).



Manotick Secondary Plan

The Township of Rideau adopted Amendment 2 (the Manotick Secondary Plan) to the Rideau Official Plan on 14 August 2000. Amendment 2 was submitted to the Region for approval on 12 September 2000. The Manotick Secondary Plan was supported by two studies completed by Robinson Consulting Inc.:

1. The Manotick Servicing Options Study (May 1997)
2. Manotick Master Drainage Plan (February 1996)

The Manotick Servicing Options Study evaluated a number of servicing alternatives for Manotick. The preferred option for both water supply and sewage disposal was piped central services. The Manotick Secondary Plan proposes that future development east of Mud Creek shall proceed on the basis of central piped services. Although the subject site is in the area east of Mud Creek, the Secondary Plan proposes to permit its development on private individual services.

BASIS

Rather than waiting for the approval of the Secondary Plan, the Township of Rideau has requested the Region to modify the Official Plan to permit development on private services for the subject site (see letter attached as Annex B). In view of the fact that the extension of piped services to the Village of Manotick requires an amendment to the Regional Official Plan, and may take some time depending on funding and Regional priorities regarding the extension of services, the Township wishes to permit development on private individual services on the subject site in advance of central services. The Township has provided the following justification for Modification 66:

- development of the property would enable the Township to complete the street pattern in the neighbourhood (to connect Watterson and Carrision Streets)
- the development completes the development of the existing Manotick Estates (infill development)
- the size of the site is not significant (the site is small and will accommodate fewer than 40 houses) and development will not compromise the future development of the village on central services
- the proposed development is compatible with adjacent development in Manotick Estates
- the development of the site would help to maintain an inventory of buildable lots in Manotick

The development of the site would have to be supported by a Hydrogeological and Terrain Analysis Study ensuring that the private services would be adequate until there was a hook up to central services in the future.

Discussion

As noted above, the Manotick Secondary Plan, Amendment 2, states that development in Manotick shall proceed on central piped services. The servicing policies in the Manotick Secondary Plan cannot be approved until the Regional Official Plan is amended to permit the extension of central services to Manotick. Until the servicing policies are in place no development will be permitted in the areas designated R-2 in the Rideau Official Plan. In order to permit development on the subject site, a modification (Modification 66) to the Rideau Official Plan is required to change the designation of the property from R-2 (Special Policy Area) to R (Residential).

Staff supports Rideau's request to modify the Official Plan to permit development on private individual services at this location, based on the justification provided by the Township and the uncertain timing for the extension of central services to Manotick.

Proposed Modification 66

That Rideau Official Plan Schedule A, Map 2 for Manotick be modified to change the designation of the South East Portion of Lot 3 Concession A (North Gower) from Special Policy Area (R-2) to Residential (R).

CONSULTATION

No public consultation is required under the Planning Act, 1996. The Township of Rideau and the owners of the subject property have been advised of the meeting.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

*Approved by
N. Tunnacliffe, MCIP, RPP*

**ADDENDUM APPROVAL PAGE 3
COMPREHENSIVE REVISED NEW OFFICIAL PLAN
FOR THE TOWNSHIP OF RIDEAU**

I hereby certify the Comprehensive Official Plan for the Township of Rideau which was approved in part by the Council of the Regional Municipality of Ottawa-Carleton on 28 March 1995, 17 November 1998 and 13 April 2000 was further approved and modified on 8 November, 2000 as follows:

1. Under Section 17(9) of the Planning Act, 1990, the following modification is added:

Modification No. 66

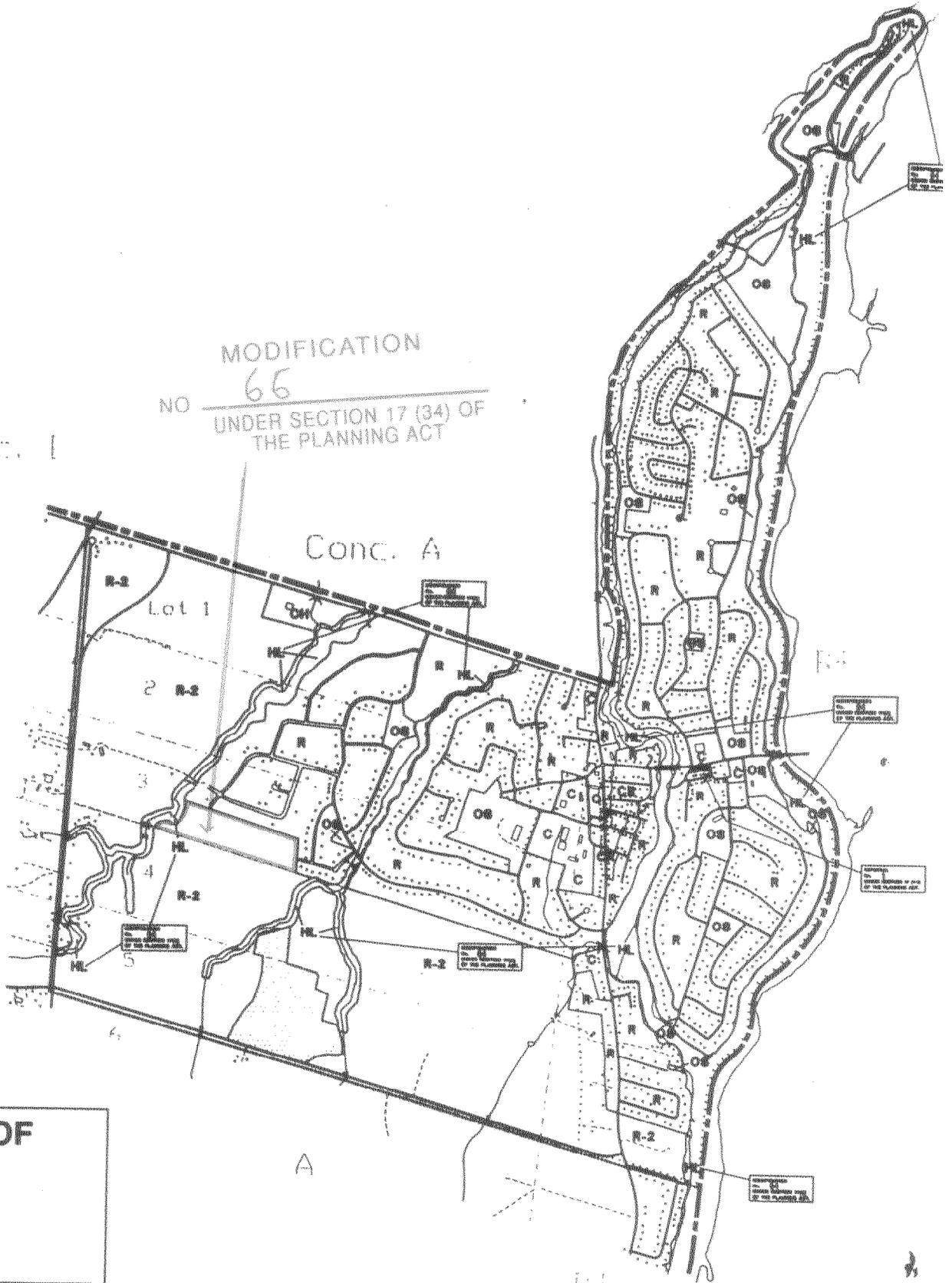
That Rideau Official Plan Schedule A, Map 2 for Manotick be modified to change the designation of the South East Portion of Lot 3 Concession A (North Gower) from Special Policy Area (R-2) to Residential (R).

Dated this day of 2000.

Deputy Clerk, Regional Municipality of Ottawa-Carleton
REGIONAL CLERK'S CERTIFICATE HERE

Conc. 1

MODIFICATION
 NO 66
 UNDER SECTION 17 (34) OF
 THE PLANNING ACT



TOWNSHIP OF RIDEAU

OFFICIAL PLAN SCHEDULE A MAP 2

UNDESIRABLE DEVELOPMENT	UR	GENERAL URBAN COMMUNITY
INDUSTRIAL DEVELOPMENT	U	COMMERCIAL
LEGACY ZONING	OC	COMMERCIAL COMMERCIAL
OPEN SPACE	O	GENERAL COMMERCIAL
NATURAL ENVIRONMENTAL AREA	OS	HIGHWAY COMMERCIAL
NEW AND EXISTING	R	RESIDENTIAL
PERMANENT FUTURE AREA	RS	UNIQUE URBAN DEVELOPMENT





Township of Rideau

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September 25, 2000

The Region of Ottawa-Carleton
 111 Lisgar Street
 Ottawa, ON
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Attn: Myles Mahon

Post-it™ Fax Note		7671E	Date	Sept 26	# of pages*	2
To	Myles Mahon		From	B. Humphrey		
Cc/Dept.	R.M.O.C.		Co.	Rideau		
Phone #			Phone #			
Fax #	560-6006		Fax #			

**Re: Township of Rideau Comprehensive Official Plan - Deferral No. 5 and
 Manotick Secondary Official Plan**

Further to our discussions of September 25, 2000 and the stated needs to allow for some continued development activity within the village of Manotick, the Township of Rideau herein requests a partial lifting of Deferral No. 5.

As you are aware the Township of Rideau has just recently adopted the Manotick Secondary Plan (OPA2). This plan was the subject of extensive public consultation and review over the last five years or so and now appears to have been almost unanimously accepted by the residents of Manotick.

The plan is now before the Region for final approval and while we understand that the Region will deal with the plan in a timely manner, a more immediate concern has arisen, that is there is virtually no unbuilt land inventory presently available in Manotick.

Given this lack of available building lots, the Township of Rideau requests that the Region grant a partial lifting of Deferral No. 5 on the lands described as the south-west portion of lot 3 Concession A Broken Front and further described in OPA2 under the provisions of Section 5.0.2 (h) (ii). The rationale for the lifting of the deferral is as follows:

1. The completion of the road pattern
2. Maintain an adequate inventory of building lots
3. Ensure the completion of the development area in a manner compatible with the existing "Manotick Estates".

In summation these lands are viewed as a relatively small portion and may be defined as an "infill" in the Manotick context. Development of these lands can proceed in a manner that is in conformity with section 10.3.2 of the Regional Official Plan. While no plan of subdivision has been formally submitted it is understood that there will be fewer than 40 dwellings.

For these reasons, as an interim measure, while we await review of the secondary plan for the village, we would ask you lift Deferral No. 5 for this property and replace the 'R2' designation with the 'R' designation.

I thank you in advance for your cooperation.

Yours Very Truly



Brian Humphrys

Planning and Development Director