

Our File/N/Réf. (23) 14-90-1203
(23) 15-95-0013
Your File/V/Réf.
DATE 24 May 1996
TO/DEST. Co-ordinator
Planning and Environment Committee
FROM/EXP. Planning and Property Commissioner
SUBJECT/OBJET **TOWNSHIP OF OSGOODE COMPREHENSIVE OFFICIAL
PLAN - PARTIAL LIFTING OF DEFERRAL NO. 8 -
PROPOSED CARL AND MARY MOORE SUBDIVISION
(PART OF W 1/2 LOT 1, CONC. 6)**

DEPARTMENTAL RECOMMENDATION

That Planning and Environment Committee recommend that, as stipulated on the Approval Page attached as Annex A, Council lift Deferral No. 8 to the Township of Osgoode Official Plan insofar as it affects Lot 1, Concs. 5 and 6, and approve instead a designation of “Marginal Resource”.

BACKGROUND

When Council gave partial approval to the Township of Osgoode Comprehensive Official Plan on June 28, 1995, it deferred from approval certain areas which the Region's mineral aggregate study had identified as “candidate” Mineral Resource areas and whose designation as such (or some other designation) had to await the completion of the Regional Official Plan.

In these deferred areas only farming, forestry, and non-residential uses associated with farming and forestry, are permitted. However, provision was made for this deferral to be lifted on a site-by-site basis where it can be shown:

- extraction would not be feasible or
- the proposed use serves a greater public interest than does aggregate extraction, or
- the proposed use would not significantly hinder extraction both on the site itself and on adjacent properties.

Council, in assessing the above, committed itself to seeking the advice of the Ministry of Natural Resources.

DISCUSSION

The W 1/2 Lot 1, Conc. 6 Osgoode is the subject of an application for a country estate subdivision for forty-one lots, of which fifteen lots constitute the first phase. Of these fifteen lots, two lots are entirely within, and four are partly within, a candidate Mineral Resource area.

On this matter, the Ministry of Natural Resources has advised that the majority of this deferral area is sterilized because of the housing along Regional Road 8, which housing abuts the proposed subdivision. Having regard to this, it is appropriate to lift the deferral and approve the designation of "Marginal Resource" as was approved by the Council of the Township of Osgoode when they adopted the Official Plan.

The candidate Mineral Resource area extends into Conc. 5 to the west, and like the situation in Conc. 6, housing along Regional Road 8 sterilizes the resource. It is, therefore, timely to also lift the deferral from Lot 1 Conc. 5 and, as for Conc. 6, approve the underlying designation "Marginal Resource". (See map accompanying the attached Approval Page).

CONSULTATION

The subdivision application, and zoning by-law amendment, were the subject of a public meeting held on 14 May 1996. In staff's opinion, as the lifting of the deferral has the effect of permitting the approval of the underlying designation (Marginal Resource), which designation was the subject of the public process which preceded the adoption of the Official Plan, no additional public notice is required.

FINANCIAL IMPLICATIONS

There are no financial implications for the Corporation in lifting the deferral and approving the Marginal Resource designation.

***Approved by
N. Tunnacliffe, MCIP, RPP***

NTB/km

APPROVAL PAGE

TOWNSHIP OF OSGOODE OFFICIAL PLAN

I hereby certify that the Official Plan for the Township of Osgoode which was approved in part by the Council of the Regional Municipality of Ottawa-Carleton on 28 June 1995 under Sections 17 and 21 of the Planning Act, was further dealt with by Regional Council on 1996 as follows:

- Under the provisions of Section 17(10) of the Planning Act, Deferral No 8, as it relates to land in Lot 1, Concessions 5 and 6, as shown on Schedule A, Map 1, Land Use and Roads was lifted and in its place the designation of “Marginal Resource” was approved.

Dated this day of , 1996.

Clerk, Regional Municipality of Ottawa-Carleton

