

Our File/N/Réf.           23 11-95-0174, 11-96-0512  
Your File/V/Réf.

DATE                       7 May 1997

TO/DEST.                 Coordinator, Planning & Environment Committee

FROM/EXP.                Planning and Development Approvals Commissioner

SUBJECT/OBJET           **PUBLIC MEETING TO CONSIDER DRAFT REGIONAL  
OFFICIAL PLAN AMENDMENTS**

---

### **DEPARTMENTAL RECOMMENDATIONS**

**That, subject to the public meeting, Planning and Environment Committee recommend that:**

- 1. Council refuse the following requests to amend the Region's Official Plan:**
  - a) Amendment 65, WestPark Estates, attached as Annex A to this report;**
  - b) Amendment 67, Fernbank Estates, attached as Annex B to this report;**
  - c) Amendment 69, Davidson (1085084 and 790591 Ontario), attached as Annex C to this report;**
  - d) Amendment 48, Gibson (1085084 Ontario), attached as Annex D to this report;**
  - e) Amendment 68, Silver (Cedar Lane Estates - 455866 Ontario), attached as Annex E to this report;**
  - f) Amendment 52, Hoddinott Holdings, attached as Annex F to this report;**
  - g) Amendment 71, Moore, attached as Annex G to this report;**
  - h) Amendment 72, Del Corporation (446341 Ontario Ltd.), attached as Annex H to this report;**
  
- 2. Council enact a bylaw to adopt Amendment 51, Relocatable Homes (Sweetnam), attached as Annex I to this report.**

### **EXECUTIVE SUMMARY**

This report presents eight applications to amend the 1988 Regional Official Plan by extending the boundary of the urban area to make additional land available for residential or industrial use at urban densities. All of these applications are for land between Stittsville and the urban area of Kanata. A ninth application proposes a redesignation of urban land within Stittsville and is

included here because it raises issues related to other applications in the Stittsville area. A location plan for all applications is attached as Annex J.

The report recommends refusal of all applications to extend the urban boundary primarily on two bases:

- Analysis completed for the Regional Development Strategy (RDS) demonstrates that more than enough land is available within the present boundary to meet urban land requirements to 2021. Thus the proposed expansions do not meet the requirements of the Provincial Policy or the Regional Official Plan.
- None of the applications justify the need to add specific sites to the lands already designated for the residential and employment purposes proposed in the applications. Such justification is required by Regional Official Plan policy 1.7.2.10, which is also included in the draft Official Plan.

Recommended refusal of individual applications is also based on circumstances unique to each application, as follows:

- Four of the eight applications to expand the urban boundary require redesignation of Agricultural Resource Areas, which are protected for agricultural uses by both Provincial Policy and the Regional Official Plan.
- Eight of the applications are adjacent to Stittsville and would have the effect of increasing the amount of urban land well above the level that could be serviced by the roads and other infrastructure proposed for Stittsville in the draft Regional Official Plan.

Amendments to the 1988 Regional Official Plan that are adopted by Regional Council will be included in the draft Official Plan. Once the new plan is approved by the Province, the 1988 Plan will no longer apply.

## RATIONALE

In November, 1996, Regional Council endorsed principles for a Regional Development Strategy to achieve the best balance of urban growth inside and outside the Greenbelt. The principles endorsed by Regional Council included a principle to not increase the size of the currently-designated urban area. Analysis of future urban land requirements conducted for the RDS found no need for designation of additional urban lands and subsequent detailed plans for infrastructure allocated the planned capacity within the existing, designated urban area.

Regional Official Plan policy 1.7.2.10 requires Regional Council, when considering applications to amend the plan, to have regard to the need for the proposed change, the impact of the proposal on the achievement of regional goals and other regional policies, and the effect of the proposed change on the need for regional services and facilities. Extension of the urban boundary as proposed in the applications considered here fails to meet this policy in that there is no need for additional land. Approval of the applications is contrary to the position of Council and its endorsement of the RDS principles. Finally, approval would also require substantial development

of Regional sewer, water and transportation facilities over and above that committed in the Regional Official Plan. These developments would also be in addition to those proposed in the draft Water Master Plan, Wastewater Master Plan, Transportation Master Plan and Official Plan. These plans outline the most cost-effective way of managing future growth in the region while achieving other regional goals. Approval of additional infrastructure would impair the Region's ability to achieve this development strategy.

Analysis of the costs associated with growth options for the region, outlined in *How Should We Grow?*, clearly indicated that future growth should be accommodated without expanding the urban boundaries. Subsequent work on the RDS sought a balance of development on urban land inside the Greenbelt and outside the Greenbelt. This balance was identified by evaluating options against their infrastructure requirements and the values underlying the Community Vision: protection of the natural environment, strengthening the economy and promoting a healthy and caring community.

Altogether, the applications propose development of an additional 692 ha of land. This area has a development potential of about 10,000 dwelling units and an associated population of 27,000, with employment based on 148 ha of industrial, commercial and institutional land. Approval of applications adjacent to Stittsville would double the current and proposed level of development for the area. Approval would require either a withdrawal of servicing allocation to existing designated areas, or reduction in the level of servicing, or provision of additional roads and piped services beyond those identified in the master plans, or a combination of these.

With respect to site-specific applications, policy 1.7.2.10 of the Regional Plan requires Council to consider whether there is a need to add the sites to the lands already designated for the proposed use. That is, is there a shortage of land already designated for that purpose? None of the applications for urban expansions have provided sufficient evidence of the need for additional lands.

Regional Council's policy is in keeping with Provincial Policy Statement policy 1.1.1 c), which states:

Urban areas and rural settlement areas will be expanded only where existing designated areas in the municipality do not have sufficient land supply to accommodate the growth projected for the municipality.

The Provincial Policy Statement also indicates that, in municipalities that do not have sufficient land, expansions onto prime agricultural areas are only permitted where there are no reasonable alternatives which avoid such areas. The four amendments which propose redesignation of Agricultural Resource land (Amendments 65, 67, 71 and 72) are not in keeping with this policy or those in the Regional Official Plan (policy 5.1), which protect agricultural land from non-agricultural uses.

## DISCUSSION

### Amendment 65 - WestPark Estates ~ City of Kanata

The application proposes the redesignation of 125 ha of Agricultural Resource land to Urban Area to support development of a “wired community” in conjunction with an adjacent parcel in the urban area designated Extensive Employment. No change in the Extensive Employment designation of this parcel is proposed. The application applies solely to land west of the proposed extension of Terry Fox Drive. However, the WestPark proposal embraces development on both the Extensive Employment lands (95 ha) and the expansion area. The proposal envisions development of the employment land as business parks attractive to high technology while the expansion area would be used primarily for residential purposes with an institutional and commercial centre on Terry Fox Drive. The residential area would accommodate 2,200 to 2,500 units of housing, with a population of 6,500 to 7,000 persons.

Most of the land included in the WestPark concept is in four large parcels. The two in the expansion area are the WestPark Limited Partnership (90 ha) and Van Doormaal holdings (35 ha). The two in the Extensive Employment area are the Van Gaal holdings (35 ha) and the AA1/Calmar Industrial Park (60 ha). Arthur Anderson Inc, liquidator for the Bank of Credit and Commerce Canada, have title to the Calmar property. The Van Gaals also own a 6-ha parcel within the expansion area, adjacent to Terry Fox Drive.

The application indicates WestPark is to be developed with advanced communication infrastructure linking houses, offices, schools, and other institutions. A site in the centre of the community is proposed for an educational facility devoted to research and development of high technology. The applicant’s intent is that the proposed mix of land uses and infrastructure would serve as a testing ground for new applications of communication technology. The applicant believes high-technology firms would be attracted to the community to explore this potential; their presence and their work in WestPark would expand the high-technology base in Ottawa-Carleton.

An agricultural assessment provided by the applicants indicates the land is primarily Class 2, but poorly drained. Four active farms are located within or adjacent to the subject site and agricultural land uses predominate to the north, south, and west of the subject site.

An *Opportunity Justification Study* completed by the applicants reviewed 22 other sites and found five in the existing urban area (the South Urban Centre in Gloucester and Nepean, Leitrim, and the expansion areas in Cumberland and Orleans, in Gloucester) that could be considered generally suitable for development of a community similar to WestPark, in terms of access to servicing, land use designation, and physical features. However, the applicants believe only Kanata and Nepean are suitable locations because of their residential market and high-technology base. Although the concept as proposed could be developed in south Nepean, the applicants believe redesignation of the WestPark site is warranted in view of:

- the willingness of the applicant to pursue the concept, when no other such proposals are forthcoming;
- the economic benefits arising from an enhanced position in high-technology development, in turn created by development of a high-profile community; and
- efficient use of Regional infrastructure.

### Comments Received from Circulation

Copies of the submissions received through the circulation are available for viewing in the Corporate Resource Centre.

Circulation of the application brought letters of support from the Ottawa Carleton Research Institute (OCRI), Information Technology Association of Canada (ITAC), the Information Technology Research Centre-Ottawa (ITRC), Doyletech, and the Telecommunications Research Institute of Ontario (TRIO) .

- OCRI, which has a mandate to advance high-technology research and development, said WestPark will provide a living and working environment for demonstrating and testing new technologies, multimedia and information services. WestPark could be significant in developing the region as a world-wide leader in information technology.
- The ITAC letter of support indicates that WestPark is particularly noteworthy because it offers fully integrated information services and applications to all aspects of the community-- residential, commercial, academic and other institutional stakeholders. As a greenfield site, WestPark will not be restricted by existing infrastructure, unlike attempts to retrofit existing communities.
- ITRC-Ottawa indicated that WestPark would provide a sphere for testing new technologies and although it will have a constantly higher level of technological development than the rest of the community, the companies using it as a test site will find ways to use these technologies elsewhere.
- Doyletech, an advisor on the development of the WestPark proposal, indicated it fully supports any initiative that will ensure that the infrastructure is in place to allow the high-technology industry to reach its fullest potential.
- TRIO said that creation of a totally integrated community presents opportunities for leading edge research in the implementation of advanced communication systems and the study of the social, psychological and business model adjustments that will result from introduction of transformational technologies. WestPark is large enough to serve as a test site and demonstrate Canadian leadership to the international community. WestPark's value as a living laboratory lies in its location in the midst of a research community, such that a developer of a new product or service will be able to get immediate feed-back from friends and neighbours participating in the product trial. Unlike other initiatives, WestPark is the only one to include networked education, distance health care, government services and other applications as an integral concept.

TRIO and ITRC (which are in the process of merging) intend to assist industry in the development of a learning centre within WestPark.. They also expect to team with telecommunications and high-technology firms on concept trials and with the province's universities on research on new models of sustainable urban development.

The Ottawa-Carleton Economic Development Corporation (OCEDCO) commented that the economic policies in the draft Regional Official Plan includes such measures as servicing priority for emerging technological and business hubs and support to initiatives to improve telecommunication infrastructure. While the Region's consideration of the WestPark application includes many important planning and development considerations, OCEDCO said the Region should consider these policies and reflect on the economic opportunities offered by WestPark.

Arthur and Mary Van Gaal, who own a 6-ha parcel within the amendment area immediately west Terry Fox Drive, object to the amendment. The owners, who also own about 35 ha within the urban area included in the WestPark concept immediately east of Terry Fox Drive, said their family uses the land for agricultural production and believe agriculture is the most practical and appropriate use for their lands in the expansion area at this time. The owners have written that they do not consent to the use of their lands in the WestPark development proposal.

Arthur Anderson Inc, liquidator for the Bank of Credit and Commerce Canada, have title to the Calmar property east of the Van Gaal property. The firm believes the WestPark plan has merit and should ensure the completion of Terry Fox Drive in the short term. The firm notes that the development of Terry Fox Drive will have a beneficial effect on development of the business park.

An owner of a 1.5 ha-parcel inside the area that would be included in the expansion has written strongly in favour of the application. The owner says development of WestPark will encourage more investors to develop in the region and urges regional government to install services as a spur to development.

A numbered company objects on the basis that the land is agricultural, lacks of infrastructure, and requires more long-term planning.

The Ministry of Municipal Affairs and Housing commented that the Provincial Policy Statement promotes cost-effective development patterns and protection of non-renewable resources such as a agricultural land. The Ministry said that the Regional Development Strategy and the draft Regional Official Plan demonstrate there is no support or need for further urban boundary expansions. Referring to Provincial Policy Statements 1.1.1.c (quoted above) and 1.1.2a, which states that land requirements shall accommodate growth for up to 20 years, the Ministry said the RDS shows there is sufficient land in Kanata for growth over the next 20 years. It also noted that expansions on agricultural land are only permitted where there are no reasonable alternatives; in this case, there are many opportunities to accommodate growth within urban boundary.

The City of Kanata Council will be asked to comment on the application on May 20, 1997.

The Township of Goulbourn Council will be asked to consider staff recommendations on this application at its meeting May 6, 1997. Goulbourn staff have recommended that Goulbourn Council not object to the proposal provided the Region can demonstrate that it will not hinder development of all designated urban land within Stittsville and the 2,800 dwelling units approved for Richmond.

Staff comments from the City of Ottawa, not intended to be read as an objection to the WestPark proposal, noted that the proposal is a clear departure from the RDS. If the Region chooses to depart from the RDS, it should be convinced that the project will be delivered as indicated and

that its benefits warrant the departure from the RDS policy. If approved, approval should be qualified and limited to WestPark as an experiment, so as not to set a precedent for other applications. Staff also questioned some of the cause-and-effect relationships in the proposal, such as the likelihood that the economic and institutional component will be drawn to the community.

The March Rural Community Association, which represents residents of the rural area of Kanata, commented they do not support the application for several reasons. They described as “speculative” the applicant’s submission that the subject site will not stay in agricultural use in the long term, noting there is ample evidence in the March Rural Community and in the RMOG that urban and rural uses can coexist in the long term. They believe Kanata North was dismissed as an alternate site for the WestPark proposal without proper consideration of servicing and planning issues. Among other points, they also observed that the greatest challenge to information technology is servicing the existing housing stock.

The Carleton Board of Education reserves comment on final school site requirements until decisions are made regarding the proposed amendments to the 1988 Regional Official Plan and the draft Regional Official Plan is approved. The Carleton Roman Catholic School Board also reserved comment until more information on any approved development is available, although it noted additional school population will compound an existing over-crowding situation. Conseil des écoles Catholiques de langue française and Conseil des écoles publiques d’Ottawa-Carleton had no comments on the application.

The Rideau Valley Conservation Authority has no objections to the proposed amendment. The land is within the subwatershed of the Monahan Drain and the City of Kanata has completed a master drainage plan that includes this area.

The Environmental Health Directorate in the RMOG Department of Health commented that proposed measures to avoid health and nuisance complaints arising from agricultural activities on lands adjacent to the proposed expansion area should be provided. Planning and Development Approvals staff calculated that the Minimum Distance Separation requirements of the Ontario Ministry of Agriculture, Food and Rural Affairs pose a 300 m set-back for development from one farm on the site and one adjacent to it. A third farm adjacent to the site requires a 326 m Minimum Distance Separation. The MDS defines a required setback from agricultural activities, based on such things as the livestock on the site and manure storage.

## Discussion

The Planning and Development Approvals Department strongly encourages development of high-technology industries and well-planned communities throughout Ottawa-Carleton. High technology is this region’s fastest growing economic sector and offers one of its best hopes for further diversification away from federal government employment. Land development firms and homebuilders in Kanata and other areas of Ottawa-Carleton are exploring market interest in such features up-graded wiring within homes to permit high-speed Internet connection and data transmission. Others are serving as test sites with Rogers and Bell for such wiring and new applications, such as Internet access via cable. While the industry believes this is the direction the

market is heading, some are uncertain whether a market for in-home technology is here now. In two recent trials offering unique communications features, the homebuilder found almost all purchasers were not interested in the feature.

In order to encourage the adoption of new technologies in communities throughout Ottawa-Carleton, the Department recently commissioned a study which will provide an overview of the issues and examine how advanced telecommunications can be promoted. The study will investigate such aspects as: current and emerging applications and how they might affect lifestyles and resulting community form, capabilities of communications infrastructure and expected improvements, house design issues, and the current and projected market for such technology. The study will investigate demonstration projects and similar initiatives in Ottawa-Carleton and elsewhere, to learn from these experiences and apply the lessons learned throughout Ottawa-Carleton.

Although the Department is strongly supportive of innovations in community development, a number of concerns are unresolved with respect to WestPark, notably:

- With the rapid growth of high-speed communication systems, it is not clear why the land uses proposed in the WestPark concept must be located so close together. Many innovations in telecommunications, such as telecommuting or Internet communication, are valued because they overcome distance as a barrier to communication. Would it not be possible, for example, to provide a “virtual” educational hub at existing universities in the region rather than providing land in the centre of the new community? Recent proposals, such as the Integrated Community Network (ICN), seek to do just this and more by linking a wide cross-section of community, educational, business and government groups.
- Technology develops far more rapidly than physical communities and would doubtless evolve immeasurably in the course of building a community the size of WestPark. How relevant would communications infrastructure installed at the outset of development be in two, five or ten years? Even now, several hundred Kanata homes are being used to test new Bell technology which significantly increases the signal capacity of existing phone wires. As this and other innovations continue to be developed, how different would WestPark be from the rest of Kanata or any other community in the region as a test-bed for new technology and applications? Perhaps some of the alternate sites for WestPark that were disqualified on the basis of their size would indeed be appropriate for test sites?
- Supporters of the concept have indicated that timely approval of WestPark is critical to its success. The proposal involves a redesignation of prime (Class 2) agricultural land to urban use without sufficient justification to meet the requirements of the Provincial Policy Statement. This may trigger a lengthy appeal process through the Ontario Municipal Board. Is focusing the future of the “wired city” idea on a single site with a potentially difficult approval process ahead of it the best way to promote the concept? Could not other sites within the urban area be more quickly brought to the market?
- It is far from certain that the WestPark proposal would yield the high-technology advantages and economic gains ascribed to it by its proponents. There are few if any conditions that could be placed on development approvals that would guarantee that WestPark as envisaged



would become a reality. While conditions could be stipulated requiring installation of “the latest” infrastructure on the street and in individual homes, there is no means to ensure that it will be used. The market of potential users of advanced technology is acknowledged by the applicant to be limited and their assumption is that 60% of this market in Ottawa-Carleton will choose to live in WestPark. Considering the range of factors people consider in deciding where to live and the numerous choices available across the region, this is a very aggressive projection. If the projections are not realized, WestPark is likely to have many residents with no interest in participating in high-technology applications, leaving it little different from other communities in the region.

- Many of the applications discussed in the WestPark submission, such as distance medical services or direct information links to local government, are not currently available. With the exception of possible test applications, would not WestPark residents simply enjoy the same range of commercially-available applications as residents of other areas as these applications are developed?
- The educational hub and high-technology research park would be developed only as a result of individual organizations’ decisions to locate in the area. At this point, there is no commitment from any firm to test new technologies on the site or develop an education centre. Much of the land proposed for these purposes is already designated for Extensive Employment and is not owned by the applicants for Amendment 65.

However, the WestPark proposal offers a stimulating and visionary image of how urban communities could develop in the future. The study commissioned by the Department will provide a more clear picture of how advanced communications technologies can be introduced to new and established communities and the kinds of applications that might best serve the Ottawa-Carleton area.

With respect to the WestPark proposal, staff also note the following arguments from the Rationale above:

- The capacity of planned infrastructure has been allocated within the present urban area and if this application is approved, additional infrastructure must be provided or the allocation withdrawn from other areas. If allocation is not withdrawn from elsewhere in Kanata, approval of WestPark could accelerate the need for the Region to upgrade the section of Eagleson Road adjacent to the Kanata South Business Park or extend Terry Fox Drive south of Fernbank to Hope Side Road, to create additional north-south capacity. Approval of WestPark would have no effect on servicing available in Goulbourn only if the development’s requirements are included in planned upgrades. Upgrades to key sewer and water facilities serving the area are in the planning stages and the upgrades required for WestPark could be accommodated at an additional cost. In the context of the Water and Wastewater Master Plans and the Transportation Master Plan, WestPark does not make more efficient use of regional facilities.
- The applicant has demonstrated there are other sites within the designated urban area suitable for the proposed use. Staff believe designation of additional lands is not warranted for this purpose.

- Redesignation of Agricultural Resource land to accommodate an urban expansion is not in keeping with Official Plan policies or Provincial Policy. Should the application be approved, staff would recommend the southern boundary be redrawn to exclude land within the arc of the Minimum Distance Separation from farms on or adjacent to the site.

On the basis of the above concerns, staff recommend refusal of the WestPark application.

### Applications to Expand the Urban Area in the Stittsville Area in West Carleton and Goulbourn

There are seven applications to expand the urban area near or adjacent to Stittsville:

#### **1. Fernbank Estates, Amendment 67 Lots 26, 27, and the West half of Lot 28, Concession 10, Township of Goulbourn**

The proposed amendment redesignates 153.1 ha of Agricultural Resource and 38.4 ha of General Rural to Urban Area for primarily residential development. An application for a local official plan amendment for 310 ha, including this property and Amendment 48 and 69 below, was filed with the Township of Goulbourn. This local plan application for the South East Stittsville Expansion Area proposed twinning the trunk sewer between Stittsville and the Hazledean pumping station and an increase in the dwelling unit count for Stittsville to accommodate this change. Goulbourn Council deferred a decision on the application pending completion of a Community Development Strategy. The strategy, completed in 1996, recommended that development in the southeast not be pursued, in keeping with residents' wishes regarding the size of the community

Amendment 67 was circulated in 1992 and the applicants were advised that additional information was required by the Region and commenting agencies. An Agricultural Survey was prepared in 1993 and reviewed by the Ministry of Agriculture and Food. The Ministry concluded it could not support the study's findings and objected to any redesignation of the Agricultural Resource land. In 1994 the Region advised the applicants that the following information was required: justification of the need for additional lands and redesignation of agricultural lands, and examination of the effects on regional sewer and transportation infrastructure. Stormwater management was also flagged as an issue. No additional information was received following that request.

#### **2. Davidson (1085084 and 790591 Ontario), Amendment 69 Parts of Lot 25, Concession 9 and 10, Township of Goulbourn**

This application proposes to redesignate 95 ha of land designated General Rural Area to Urban Area for residential use. The applicant has indicated that if this amendment request is refused, he would like 18 ha fronting on Fernbank Road to be designated Urban Area to permit institutional development. Also, he would like an existing house and lot adjacent to the boundary of Stittsville to be included in the Urban Area so that water service can be connected. These requests are addressed in the draft Official Plan transmittal report.

The land has been the subject of two applications to amend the Regional Official Plan. The second application, considered here, has been inactive since 1992, when the applicant indicated additional information would be provided.

**3. Gibson (1085084 Ontario), Amendment 48  
Southeast Part of Lot 25, Concession 10, Township of Goulbourn**

The purpose of this amendment is to redesignate 8.3 ha of General Rural Area to Urban Area to permit possible development of a high school. Other uses developed at urban densities would also be permitted. At the time of the application in 1994, the Carleton Roman Catholic Separate School Board was looking for a site in Kanata or Stittsville and had made no decision on the matter. Processing of this application was delayed pending the outcome of the Stittsville Community Development Strategy.

An objection was received from Argue Holdings because of servicing and land supply issues.

**4. Silver (Cedar Lane Estates - 455866 Ontario), Amendment 68  
Part of East Half of Lot 26, Concession 12, Township of Goulbourn**

This amendment proposes to redesignate 26.4 ha of General Rural to Urban Area for primarily residential uses. Processing of the application was delayed by the client for various reasons over time, but remained active at the client's request. No supporting studies have been provided. Adjacent property owners have asked that their land be included in any boundary change.

The Mississippi Valley Conservation Authority has asked that if Amendment 68 and Amendment 52 adjacent to it are approved, that approval be conditional on completion of the Stittsville Master Drainage Plan. The MVCA also notes that the designation of Flood Plain and Unstable Slopes should be retained on Poole Creek, which cross both properties.

**5. Hoddinott Holdings, Amendment 52  
Part of Lots 27 and 28, Concession 12, Township of Goulbourn**

This amendment proposes to redesignate 50.6 ha of Agricultural Resource Area to Urban Area (Extensive Employment) to permit industrial and commercial development. Increases are also proposed to the number of jobs and the number of hectares of Urban Area in Stittsville. The original application pointed to proximity to the Palladium and a proposed arterial road connecting Huntmar and Hazeldean Road as reason for the change. An application for a local official plan amendment has been filed with the Township of Goulbourn. The applicant was asked to address several issues, including justification of the amendment, agricultural land use, stormwater management and servicing. No additional information was received. The current owner of the land has asked that if Amendment 52 is refused, that the land be designated Future Development through the Official Plan process.

Applicants for Amendments 71 and 72 support this application.

The NCC has written to object to the amendment, on the base that the draft Regional Official Plan does not envision expansion, that it would compromise the buffer between Stittsville and Kanata and that it would result in the loss of good quality farmland.

## **6. Moore, Amendment 71**

### **South 1/2 Lot 1, Concession 1, Township of West Carleton**

### **East 1/2 of North 1/2, Lot 1, Concession 1, Township of West Carleton**

This application proposes to redesignate 58.5 ha of General Rural to Urban Area (Extensive Employment) to permit industrial uses and business parks. The application also proposes that Huntmar Road, adjacent to the eastern boundary of the site, be designated as a Regional Road. A local official plan amendment for this proposal has been filed with the Township of West Carleton (File TD25-2-065.) The applicants asked to be included in the May 22, 1997 public meeting to make Regional Council aware of their interest in developing their land. (They wrote to the Planning and Environment Committee in 1996 expressing their interest but did not make an application then.) They have also asked to be redesignated as Future Development area in the draft Regional Official Plan, should the proposed amendment be refused. This application was not circulated because there was insufficient time for comments, and no supporting information, such as traffic studies, servicing studies or justification of the expansion, was provided.

## **7. Del Corporation (446341 Ontario Ltd.), Amendment 72**

### **Lot 28, Concession 9, Township of Goulbourn**

The purpose of this application is to redesignate 95.4 ha of Agricultural Resource to Urban Area to permit residential development. A concept plan shows housing and a golf course but no documentation was provided regarding servicing, traffic impacts, agricultural land use, or justification of the change. In a subsequent letter, the applicant noted that adoption Amendment 72 and 52 would support the Township of Goulbourn's request to the Region to extend Huntmar Road south of Hazeldean to the extension of Abbott Street. This application was submitted only in time to include in the public meeting, with no time for circulation.

### Comments on the Expansion Applications

Applications for Amendment 71 and 72 were not circulated because there was insufficient material and insufficient time to permit comments. Copies were sent to the Township of Goulbourn and the Township of West Carleton for information.

The Ministry of Municipal Affairs and Housing has commented that the Regional Development Strategy and the draft Official Plan clearly demonstrate that there is no support or need for further urban boundary expansions to any of the urban or rural settlement areas in Ottawa-Carleton. As well, their review does not support proposed expansions into prime agricultural areas.

The staff report from the Township of Goulbourn recommended not pursuing development in the southeast area now because Stittsville has a sufficient, 20-year supply of land. Even with the proposed increase in the dwelling unit count for Stittsville in the draft Official Plan, staff said it is questionable whether all land currently designated urban can be developed. A Goulbourn Council decision on the staff report is expected at their Council's meeting May 7, 1997.

With respect to Amendment 52 (Hoddinott), Goulbourn staff recommended that this application be deferred until a study of development opportunities around the Correl Centre can be

undertaken. Goulbourn Council has asked the Region to undertake such a study in its comments on the draft Official Plan. Goulbourn staff also noted the Community Development Strategy endorsed development along Huntmar Road for economic benefits as well as to increase the likelihood of building the Huntmar extension. Goulbourn staff also said servicing, agricultural land use, and other issues must be addressed on this parcel.

Council for the City of Kanata commented that four of the applications--Amendment 67 (Fernbank), 68 (Silver), 69 (Davidson), and 48 (Gibson)--were premature. Council also asked what impact these applications would have on servicing limitations related to sewer and water infrastructure upgrades proposed by the Region over the next 10 to 20 years. With respect to Amendment 52 (Hoddinott), the Council suggests a deferral of the application until there is a review of the issues raised by the application. In its comments on the draft Official Plan, the City of Kanata has asked that the Region participate in a study of development potential between Kanata and Stittsville.

The National Capital Commission indicated it does not support Amendment 67 (Fernbank) or 68 (Silver) on the basis that the draft Regional Official Plan does not foresee additional urban expansions, that the amendments would compromise the buffer between Stittsville and Kanata, and that Amendment 67 (Fernbank) would result in the loss of good agricultural land.

The Carleton Board of Education has reserved comment on school site requirements for Goulbourn Township until all amendments have been dealt with and the draft Official Plan approved.

The Carleton Roman Catholic School Board also reserved comment until details of the nature and timing of approved development becomes available, although it noted the additional school population generated by the proposals will compound existing over-crowding. Board staff noted in previous correspondence that it was looking for a 50-acre site to develop a high school and recreation facility in cooperation with the Township of Goulbourn. A request for land proposals by the two groups drew expressions of interest from several owners of land in the proposed expansion areas southeast of Stittsville as well as the owner in the Sweetnam application. The board asked the Township of Goulbourn to reserve a high-school site on the Sweetnam property in case it was unsuccessful in finding a joint site with the township.

The Federation of Citizen's Associations of Ottawa-Carleton recommends refusal of the requests on the basis of the Regional Development Strategy findings.

A landowner within the Fernbank application area has objected to the proposed amendment because it would increase property taxes and public costs of servicing the land and lead to a loss of a rural way of life.

### Discussion

The 1988 Official Plan allows development of 6,000 dwelling units in Stittsville and sets a target of 7,000 jobs. The draft Official Plan increases the number of dwelling units to 8,000 by 2021 and reduces the target number of jobs. An increase to 8,500 units is being considered to

accommodate development of more of the land already designated for urban development within Stittsville.

The development level in the draft Regional Official Plan was set to reflect thresholds for development of sanitary sewer and transportation infrastructure. The draft Official Plan provides for a widening of Hazeldean Road between RR5 and Terry Fox Drive around 2011 to provide the capacity required for development of 8,000 units in Stittsville. Extension of Huntmar Road or development of another bypass east of Stittsville was not required by the end of the planning period, at 2021.

The urban boundary expansions proposed for Stittsville would almost double the proposed size of the community, adding land with development potential for 7,500 units. While no testing of the effects of additional growth beyond 8,000 was completed during the Transportation Master Plan, the amount of growth possible on the expansion area would certainly increase transportation requirements. These requirements would most likely include upgrading of Fernbank Road, provision of additional lanes on Terry Fox Drive, and construction of a bypass to the east of Stittsville. Costs of these and other expansion applications are estimated in the Financial Statement at the end of this report.

The draft Water Master Plan and Wastewater Master Plan allows for upgrading of the Hazeldean Pumping Station to meet levels of development in Goulbourn, Kanata and West Carleton proposed in the draft master plans and Official Plan. Servicing of the land within the expansion areas adjacent to Stittsville would likely require facilities in addition to those already proposed. These include a twinning of the Stittsville trunk and additional upgrades to the Hazeldean Pumping Station and Forcemain, and the Tri-township Collector. The costs of the improvements required by all eight expansion applications are estimated in the Financial Statement at the end of this report.

The designation of Future Development, as requested by the applicants for Amendments 52 and 71, is inappropriate for these lands because it results in a commitment to development for urban purposes in the future and extends the urban boundary. The lands subject to Amendments 52 and 71 have not satisfied the requirements for an urban expansion as indicated in the draft Official Plan or the 1988 Regional Official Plan. Commitment to urban development on these lands would be premature.

With respect to Amendment 71 (Moore), staff note that Huntmar Road was designated as a regional road between Highway 417 and Palladium Drive in order to provide the interchange for the Corel Centre. The designation was necessary to meet provincial government requirements regarding interchanges on provincial highways. Other requirements for designation of regional roads address the distance between regional roads relative to the population and development served by such roads. Given the current level of development between Terry Fox Drive and Carp Road (Regional Road 5), there is no need to another regional road in the area.

Staff recommend refusal of these applications for the reasons indicated above and in the Rationale, notably:

- There is sufficient land available within the present boundary to meet urban land requirements to 2021.
- The need to add specific sites to the lands already designated for the residential and employment purposes proposed in the applications has not been justified.
- Approval of these applications would require substantial improvements to water, wastewater and transportation facilities, above those provided for in the draft Transportation Master Plan, the draft Water and Wastewater Master Plan, and the draft Regional Official Plan.

#### Application to Redesignate Land in Stittsville from Extensive Employment to General Urban

#### **7. Relocatable Homes (Sweetnam), Amendment 51**

#### **Plan 4M - 374, Part of Plan 4M - 373, Part of Part 1 Carleton 146, Concession 11, Township of Goulbourn**

This amendment proposes redesignation of 48.32 ha within the urban area of Stittsville from Extensive Employment to General Urban to permit 650 units of housing and institutional uses, with a proposed policy change to increase the dwelling unit count for Stittsville to 6,650. The land is vacant but has been serviced as an industrial subdivision. The Township of Goulbourn has given first and second reading of a bylaw to adopt a local official plan amendment to permit redesignation of 39 ha.

The applicant initially asked that the General Urban designation apply to only 39 ha of the property. A subsequent request asked that the General Urban designation be extended to include the whole 48.32 ha so that an additional 9.3 ha of land could be made available for a high school at the south end of the property on Abbott Street. No increase in the number of units was proposed, since the additional area is intended to be used for institutional purposes. The Regional Official Plan would not permit a high school in an Extensive Employment area.

The applicant's brief includes the following points:

- The peak sanitary sewage flow calculated for the proposed residential development can be accommodated within the peak flow committed in the existing, serviced industrial subdivision.
- The proposed residential use would be more compatible with residential uses to the west than the existing industrial designation. A previous proposal for an industrial development was strongly opposed by adjacent neighbourhoods.
- Stittsville has a sufficient supply of designated industrial land, without including the subject site. The site is not well-located for employment use, lacking frontage on a regional road.

#### Comment

At its May 7, 1997 meeting, Council for the Township of Goulbourn will come to its position on the amendment as revised to increase the General Urban designation by 9.32 ha. A local official

plan amendment to redesignate 39 ha is supported by the Council. The Goulbourn staff recommendation is to retain the Extensive Employment designation to maintain the inventory of immediately serviceable industrial land in Stittsville, among other reasons.

Two property owners within the Stittsville urban area have objected to the Sweetnam application, with the view that development of these lands would delay or prohibit servicing of other land.

### Discussion

The 1988 Official Plan allows development of 6,000 dwelling units in Stittsville and sets a target of 7,000 jobs. The draft Official Plan increases the number of dwelling units to 8,000 by 2021, (with a build-out figure of 10,000 after 2021 if servicing is improved). The target number of jobs is reduced on the basis that Stittsville functions in some respects as part of a larger urban area with Kanata. This area can achieve the target 1.1 jobs/household, although a ratio that high is not expected in Stittsville for several reasons. Stittsville's prospects for employment are hampered by its lack of exposure to Highway 417, the absence of any major firms to serve as a draw to others, competition from Kanata locations, and other factors.

With the reduction in employment targets, a smaller amount of industrial, commercial and institutional land (ICI) is required in Stittsville. The 1995 Vacant Industrial Land Survey identified approximately 100 net ha of vacant industrial land (not including the Sweetnam property), while the 1991 land use survey found about 70 net ha of developed ICI land. This inventory does not include any vacant commercial or institutional land in the community, since these would not be included in either survey. About 100 net ha of ICI (developed and vacant) is required to support a reasonable level of employment associated with 8,000 households.

Regional staff concur with the applicant's analysis that the servicing capacity allocated for the existing industrial development can accommodate the proposed residential and institutional uses. No effects on regional roads are anticipated as a result of the redesignation, provided the dwelling unit count for Stittsville is within the level calculated for the draft Regional Official Plan. Staff therefore support redesignation of the land on the basis that it makes the most efficient use of existing land and services.

Concerns expressed by other property owners about redesignation of the land relate to policies in the Township of Goulbourn Official Plan. The plan distinguishes between Stage 1 and Stage 2 land already designated as urban within the Stittsville boundary. Stage 2 land cannot be developed until additional servicing capacity is identified and the Regional Official Plan amended to increase the dwelling unit count beyond 6,000. Landowners in the designated urban area of Stittsville are concerned that redesignation of the Sweetnam property increases the residential potential within the urban area and diminishes the opportunities for Stage 2 owners to develop within the unit count approved for Stittsville.

Staff are proposing an increase in the dwelling unit count in Stittsville to address these concerns. However, approval of development on Stage 1 and Stage 2 land is a local Official Plan matter which is not addressed in the 1988 or draft Regional Official Plan. In considering future development applications in Stittsville and other areas of the Region, Council will be guided by provisions of the Regional Official Plan.



Staff recommend approval of the redesignation on the following basis:

- There is sufficient industrial, commercial and institutional (ICI) land in Stittsville to support employment targets of the draft Regional Official Plan, without use of the subject site for industrial purposes.
- Redesignation of the site for residential uses and use of its servicing allocation for residential uses is in keeping with the thrust of the draft Official Plan to maximize use of existing capacity before building new infrastructure.

Staff support redesignation of the entire 48.32 ha parcel to maintain an option for a school site on the property. Use of the site for this purpose would maintain it for employment purposes.

### CONSULTATION

Notice of the public meeting was published in *Le Droit*, the *Ottawa Sun* and *Ottawa Citizen* on the weekend of April 19 and 20, 1997. Information on the applications was also sent to area municipalities, community groups, and others.

### FINANCIAL IMPLICATIONS

Extension of services for the eight urban expansion applications described in this report are estimated to total between approximately \$75 million and \$100 million, comprised of about \$25.6 million for water and wastewater services and a range of \$50-75 million for transportation works. These figures do not include any allowance for the additional ongoing operating and maintenance funds that these services would require, nor for additional costs for local municipal services.

### CONCLUSION

The analysis undertaken for the Regional Development Strategy shows that development inside the present urban boundary is the best option for future growth, in keeping with the values expressed in the Community Vision. No expansions of the urban boundary are required to meet future need for residential, commercial and industrial land. Moreover, development on Agricultural Resource land, as proposed in four of the applications, is not in keeping with either Regional or Provincial policy. On this basis, this report recommends against eight applications to expand the urban boundary. A ninth application to redesignate land in the urban area of Stittsville to General Urban from Extensive Employment is recommended on the basis that it supports use of existing infrastructure.

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

DRAFT

Amendment 65

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 65 is to redesignate a 125 hectare parcel of land in the City of Kanata Parts of Lots 29 and 30, Concession 10, from “Agricultural Resource Area” to “Urban Area” on Schedule “A”, and to “General Urban Area” on Schedule “B” in order to permit residential, commercial and institutional development.

**BASIS**

The application is based on a request by 830289 Ontario (General Partner of Kanata Estates Limited), to amend the Regional Official Plan to permit the proposed development.

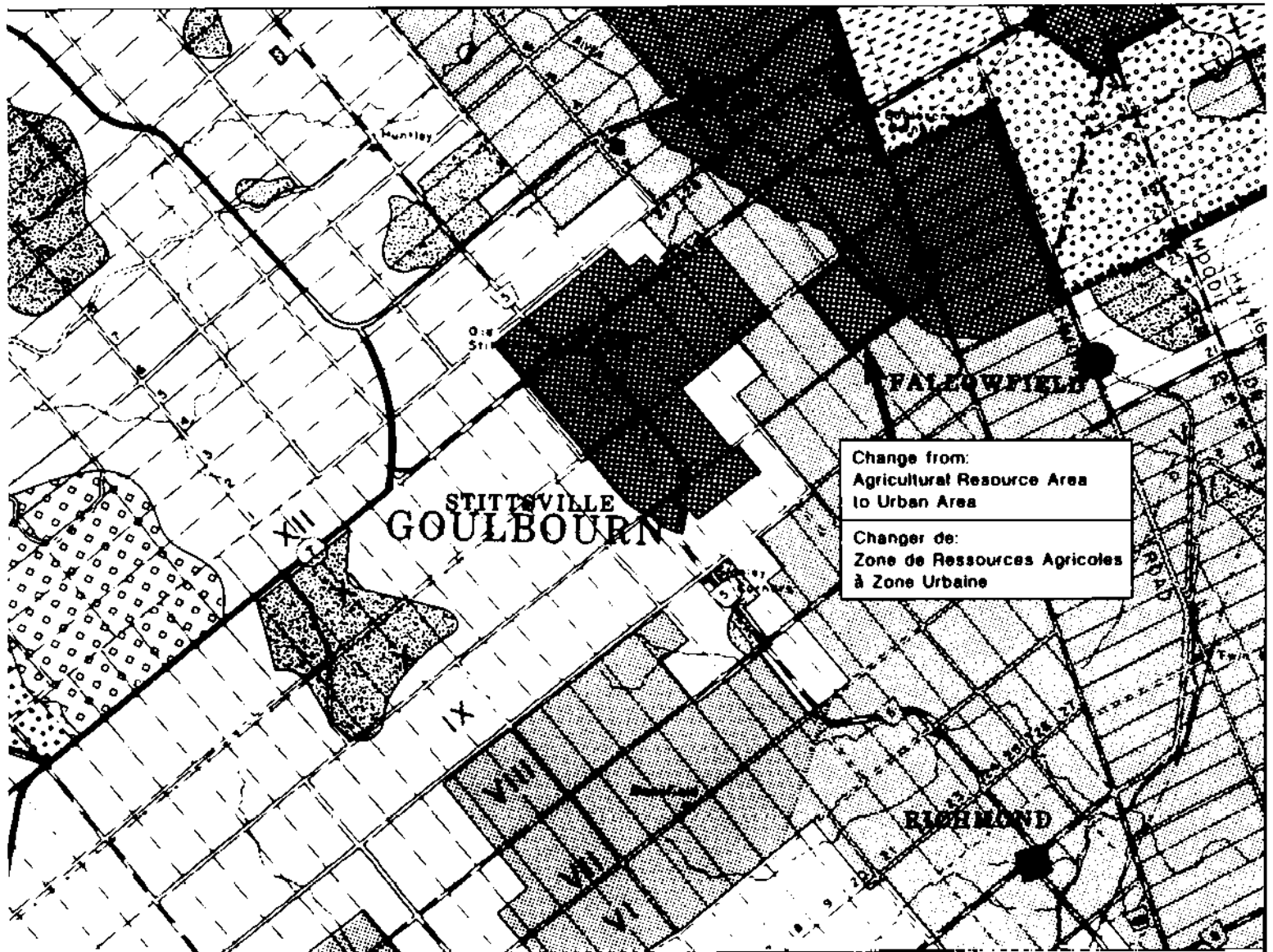
DRAFT

## **The Amendment**

1. Schedule “A”, Rural Policy Plan is hereby amended as shown on Schedule “1” attached, by the redesignation of 125 hectares from Agricultural Resource Area to Urban Area.
2. Schedule “B”, Urban Policy Plan is hereby amended as shown on Schedule “2” attached, by the redesignation of 125 hectares to General Urban Area.

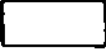


SCHEDULE "1" OF AMENDMENT 65 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 65 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

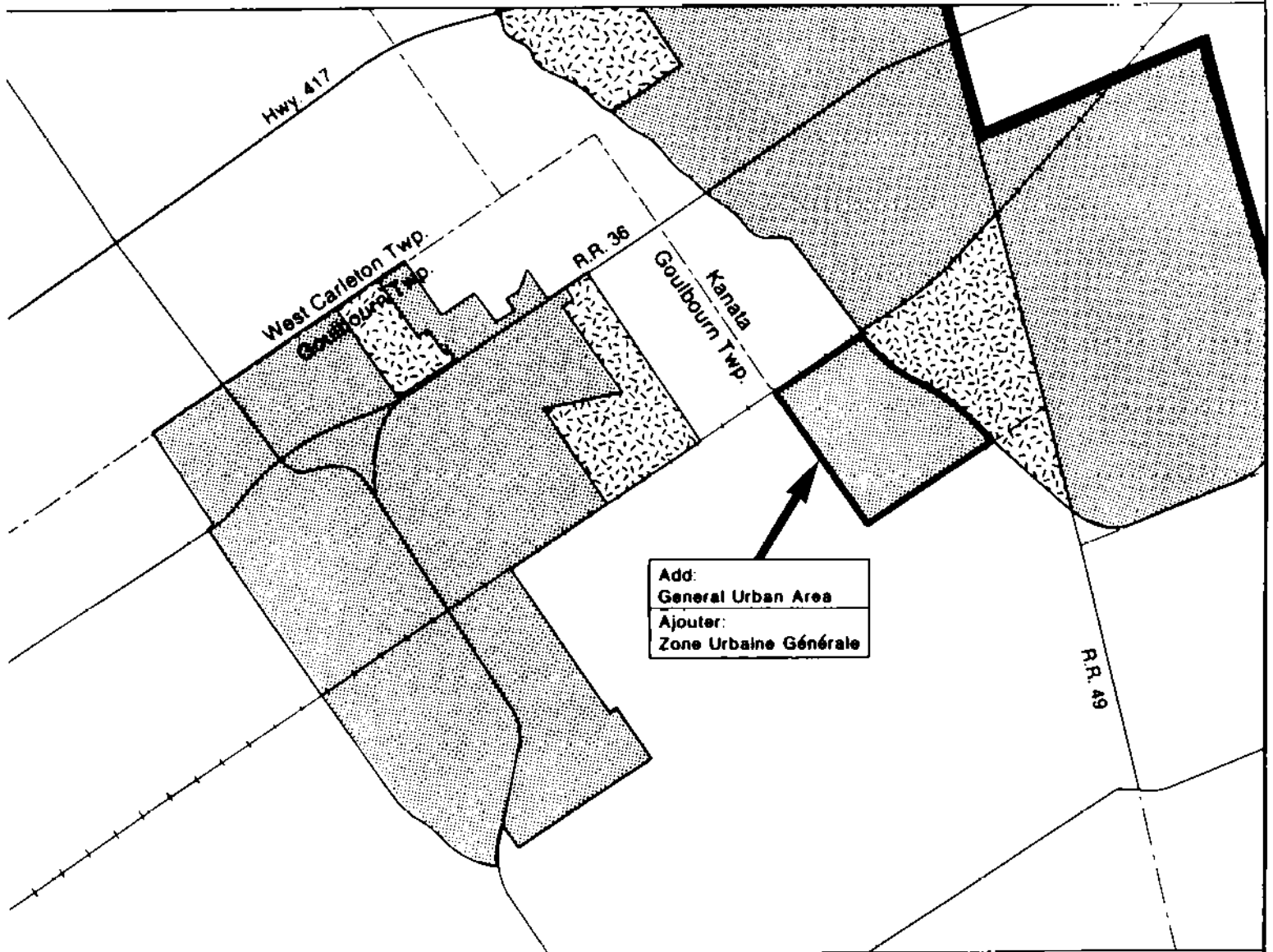
PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000

SCHEDULE "2" OF AMENDMENT 65 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 65 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA  
EXTENSIVE EMPLOYMENT AREA



ZONE URBAINE GÉNÉRALE  
ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000

DRAFT

*Amendment 67*

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 67 is to redesignate a 192 hectare parcel of land in the Township of Goulbourn, Parts of Lots 26, 27 and 28, Concession 10, from “Agricultural Resource Area” and “General Rural Area” to “Urban Area” on Schedule “A”, and to “General Urban Area” on Schedule “B” in order to permit residential development.

**BASIS**

The application is based on a request by 867718 Ontario to amend the Regional Official Plan to permit the proposed development.

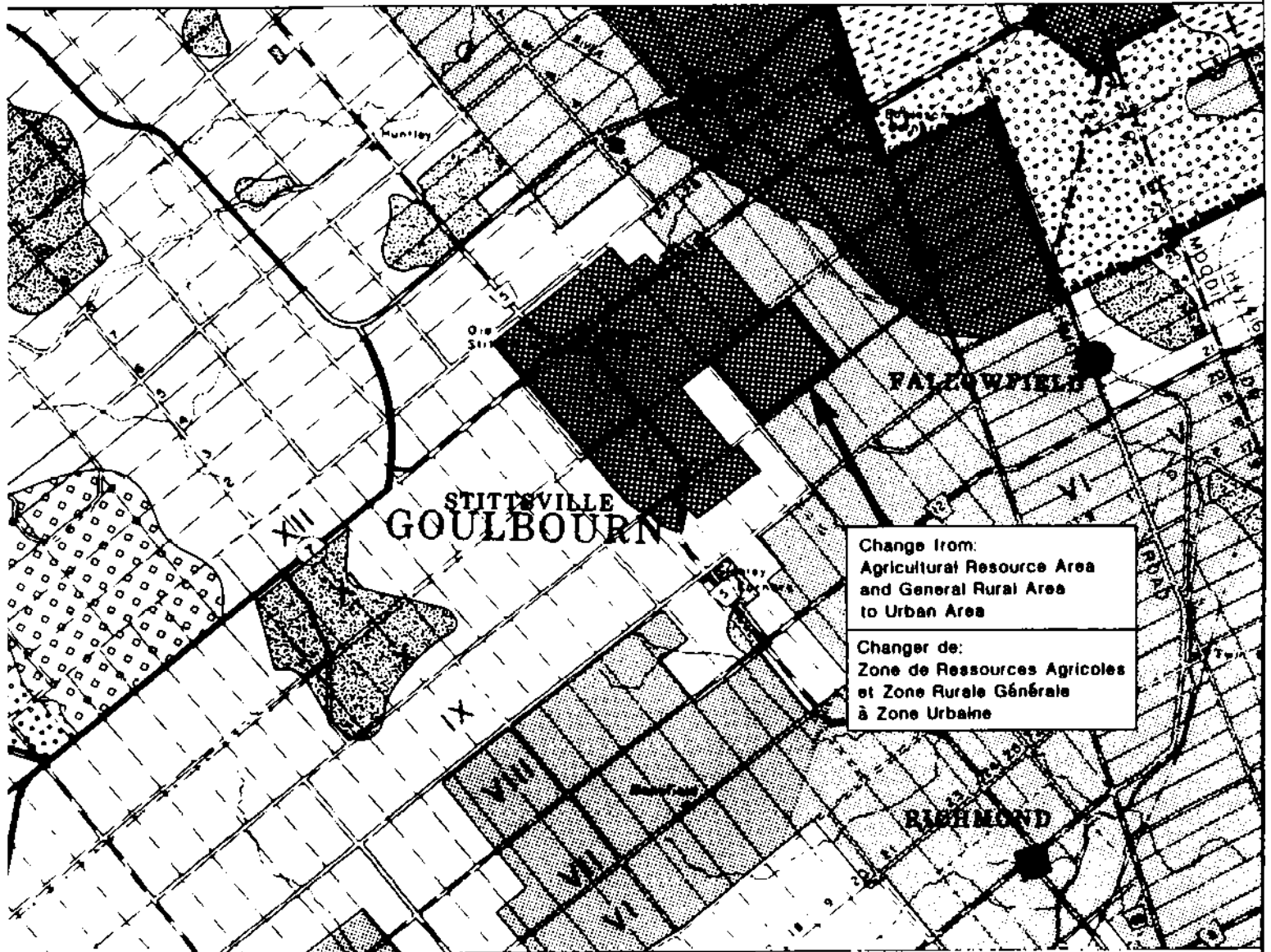
DRAFT

## **The Amendment**

1. Schedule "A", Rural Policy Plan is hereby amended as shown on Schedule "1" attached, by the redesignation of 192 hectares from Agricultural Resource Area and General Rural Area to Urban Area.
2. Schedule "B", Urban Policy Plan is hereby amended as shown on Schedule "2" attached, by the redesignation of 192 hectares to General Urban Area.

SCHEDULE "1" OF AMENDMENT 67 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 67 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

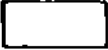




Change from:  
Agricultural Resource Area  
and General Rural Area  
to Urban Area

Changer de:  
Zone de Ressources Agricoles  
et Zone Rurale Générale  
à Zone Urbaine

OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

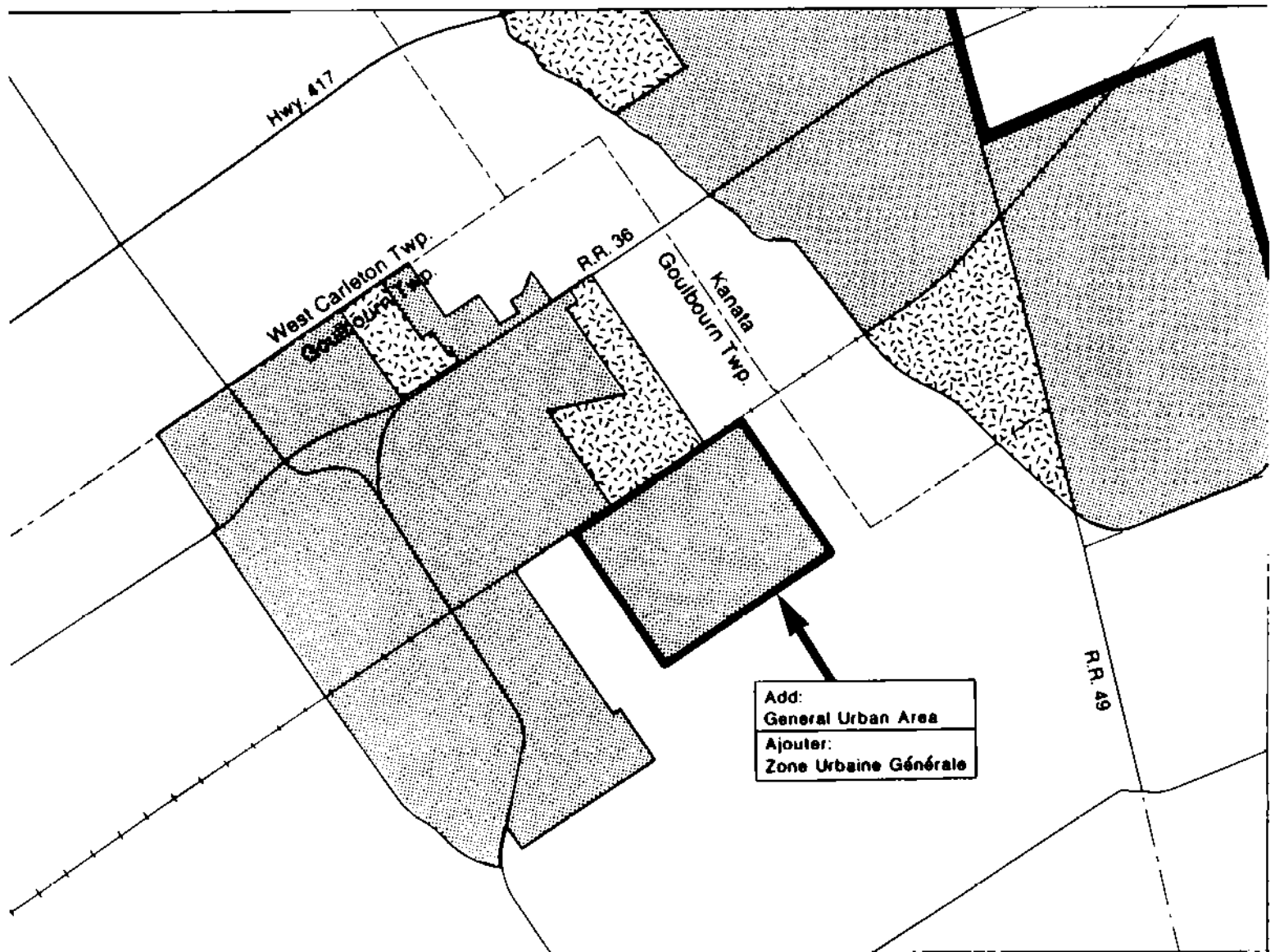
GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000



SCHEDULE "2" OF AMENDMENT 67 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 67 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

- |                           |   |                                  |
|---------------------------|---|----------------------------------|
| GENERAL URBAN AREA        |  | ZONE URBAINE GÉNÉRALE            |
| EXTENSIVE EMPLOYMENT AREA |  | ZONE D'EMPLOI À FAIBLE INTENSITÉ |

Scale 1:50,000

DRAFT

Amendment 69

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 69 is to redesignate a 95 hectare parcel of land in the Township of Goulbourn, parts of Lot 25, Concessions 9 and 10, from General Rural Area to Urban Area on Schedule “A”, and to General Urban Area on Schedule “B” in order to permit residential development.

**BASIS**

The application is based on a request by Mr. W. Davidson, 1085084 Ontario and 790591 Ontario Limited to amend the Regional Official Plan to permit the proposed development.

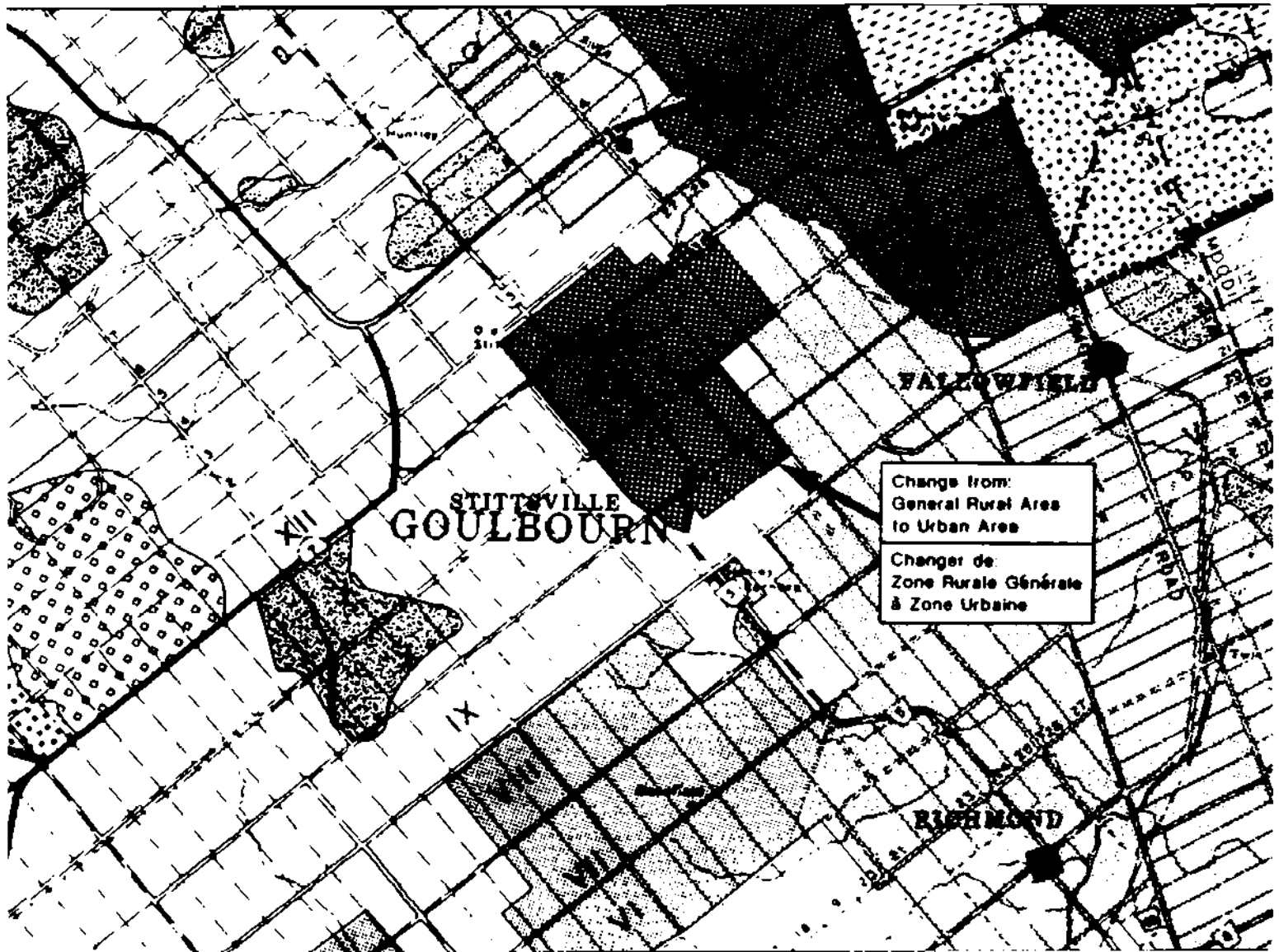
DRAFT

## **The Amendment**

1. Schedule "A", Rural Policy Plan is hereby amended as shown on Schedule "1" attached, by the redesignation of 95 hectares from General Rural Area to Urban Area.
2. Schedule "B", Urban Policy Plan is hereby amended as shown on Schedule "2" attached, by the redesignation of 95 hectares to General Urban Area.

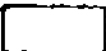

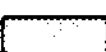
SCHEDULE "1" OF AMENDMENT 69 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 69 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

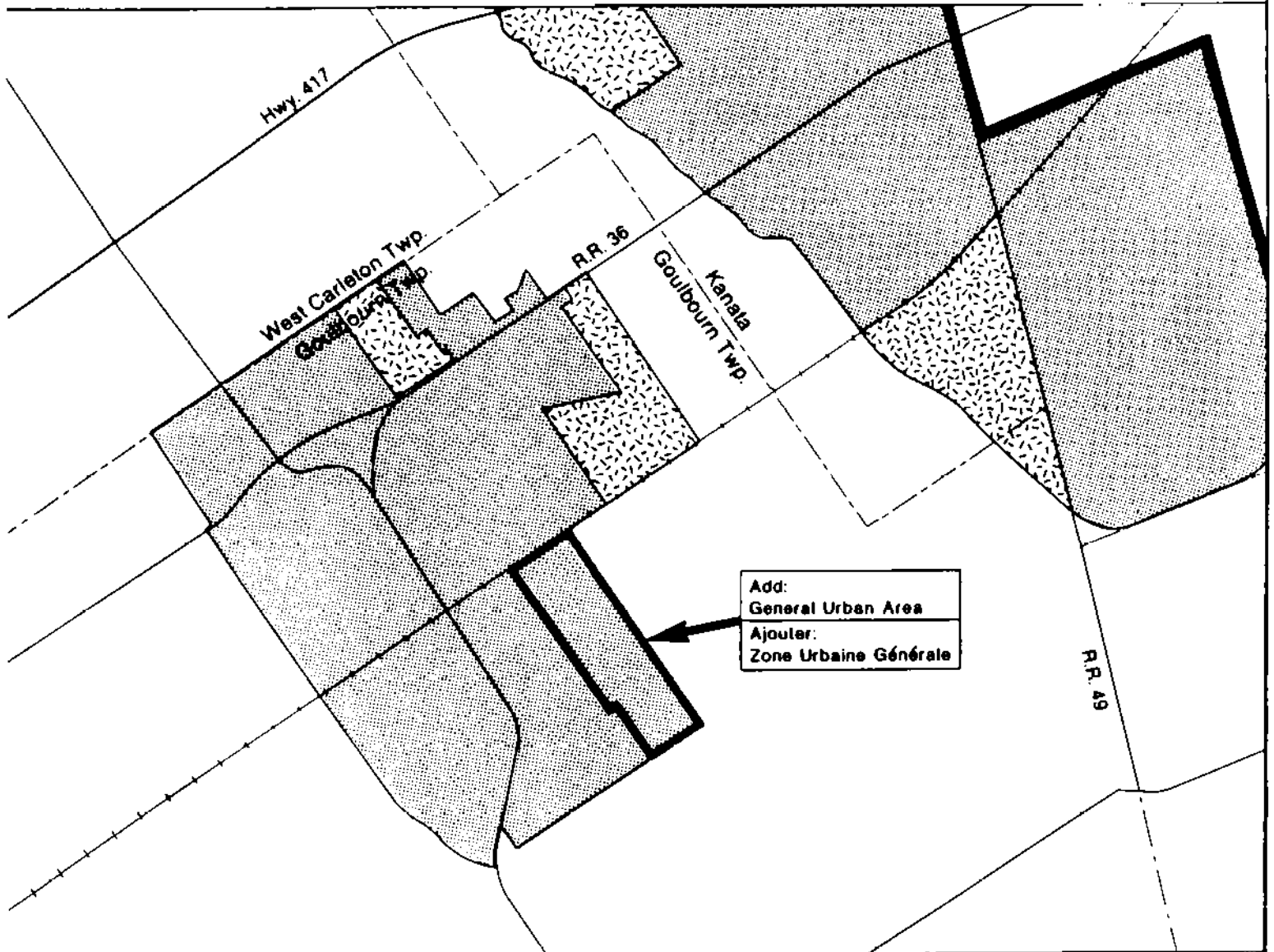
PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000

SCHEDULE "2" OF AMENDMENT 69 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 69 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

- |                           |   |                                  |
|---------------------------|---|----------------------------------|
| GENERAL URBAN AREA        |  | ZONE URBAINE GÉNÉRALE            |
| EXTENSIVE EMPLOYMENT AREA |  | ZONE D'EMPLOI À FAIBLE INTENSITÉ |

Scale 1:50,000

DRAFT

Amendment 48

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 48 is to redesignate an 8 hectare parcel of land in the Township of Goulbourn, part of Lot 25, Concession 10, from “General Rural Area” to “Urban Area” on Schedule “A”, and to “General Urban Area” on Schedule “B” in order to permit the possible development of a school site, or other urban uses.

**BASIS**

The application is based on a request by Mr. Ken Gibson to amend the Regional Official Plan to permit the proposed development.

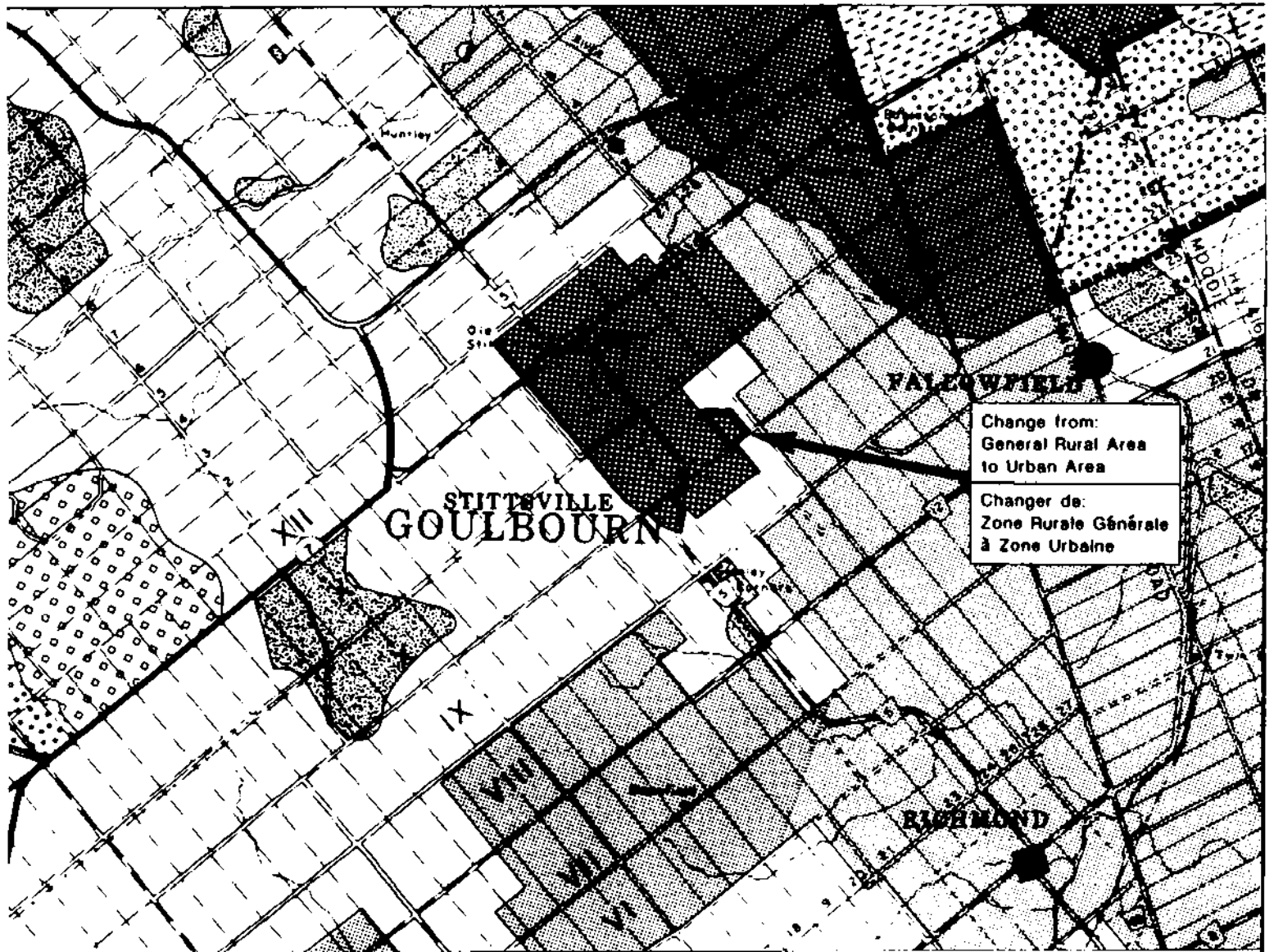
DRAFT

## **The Amendment**

1. Schedule "A", Rural Policy Plan is hereby amended as shown on Schedule "1" attached, by the redesignation of 8 hectares from General Rural Area to Urban Area.
2. Schedule "B", Urban Policy Plan is hereby amended as shown on Schedule "2" attached, by the redesignation of 8 hectares to General Urban Area.




SCHEDULE "1" OF AMENDMENT 48 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 48 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

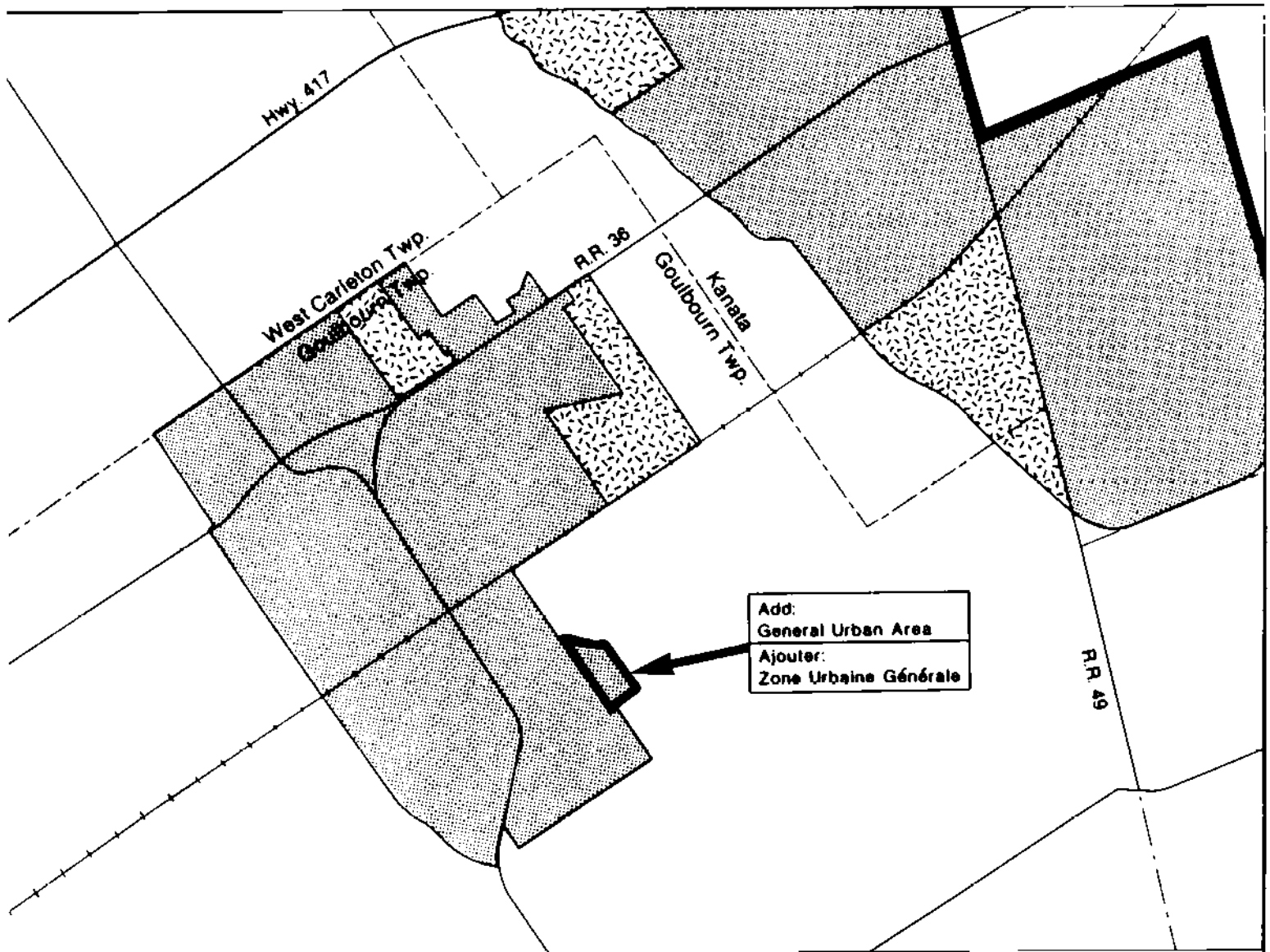
GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000



SCHEDULE "2" OF AMENDMENT 48 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 48 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA  
EXTENSIVE EMPLOYMENT AREA



ZONE URBAINE GÉNÉRALE  
ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000

DRAFT

Amendment 68

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 68 is to redesignate a 26.4 hectare parcel of land in the Township of Goulbourn, Part of the East Half of Lot 26, Concession 12, from “General Rural Area” to “Urban Area” on Schedule “A”, and to “General Urban Area” on Schedule “B” in order to permit residential development.

**BASIS**

The application is based on a request by Mr. Ken Silver to amend the Regional Official Plan to permit the proposed development.

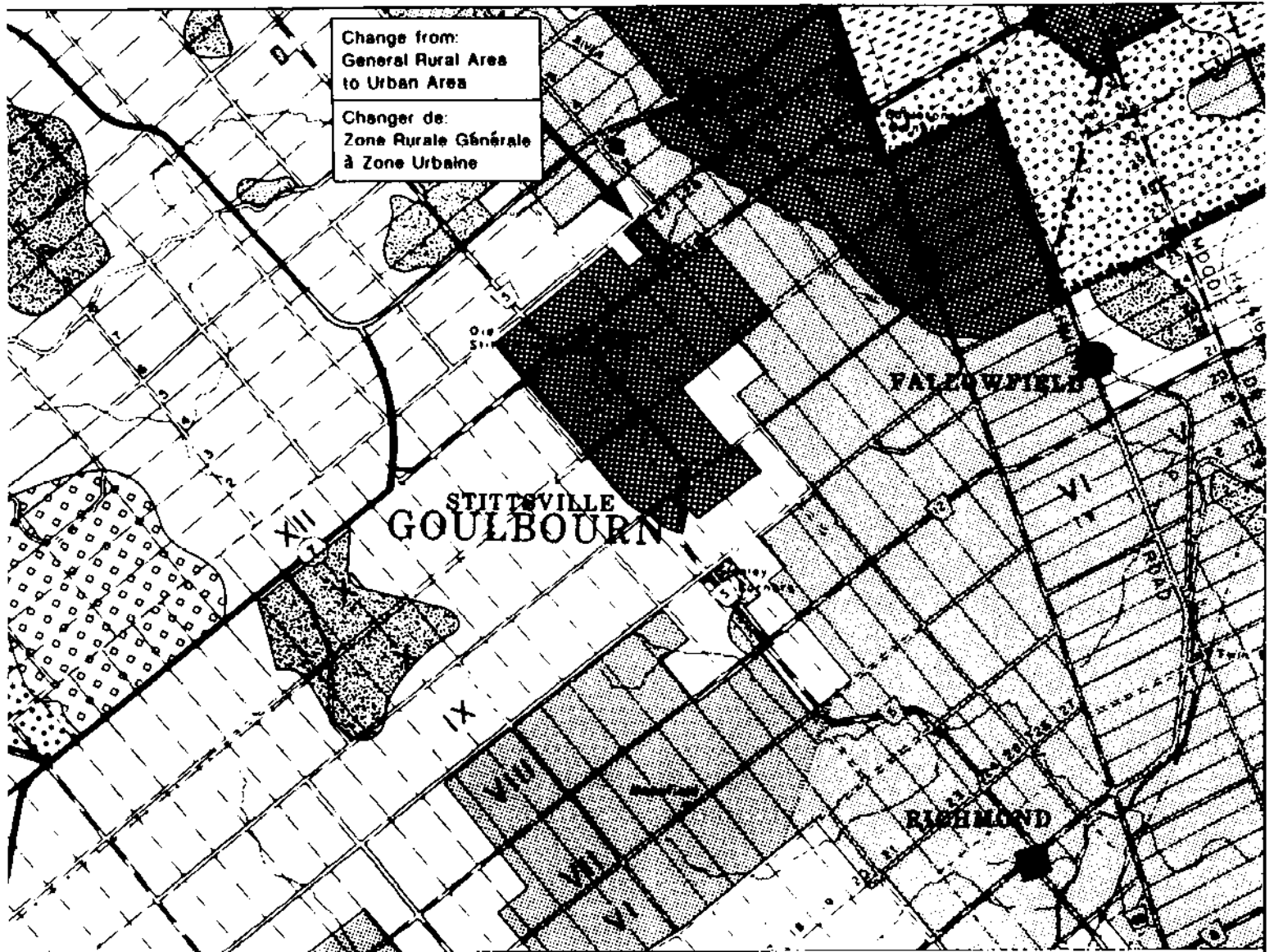
DRAFT

## **The Amendment**

1. Schedule "A", Rural Policy Plan is hereby amended as shown on Schedule "1" attached, by the redesignation of 26.4 hectares from General Rural Area to Urban Area.
2. Schedule "B", Urban Policy Plan is hereby amended as shown on Schedule "2" attached, by the redesignation of 26.4 hectares to General Urban Area.




**SCCHEDULE "1" OF AMENDMENT 68 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE "1" LÉGALE DE L'AMENDEMENT 68 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



**OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN**

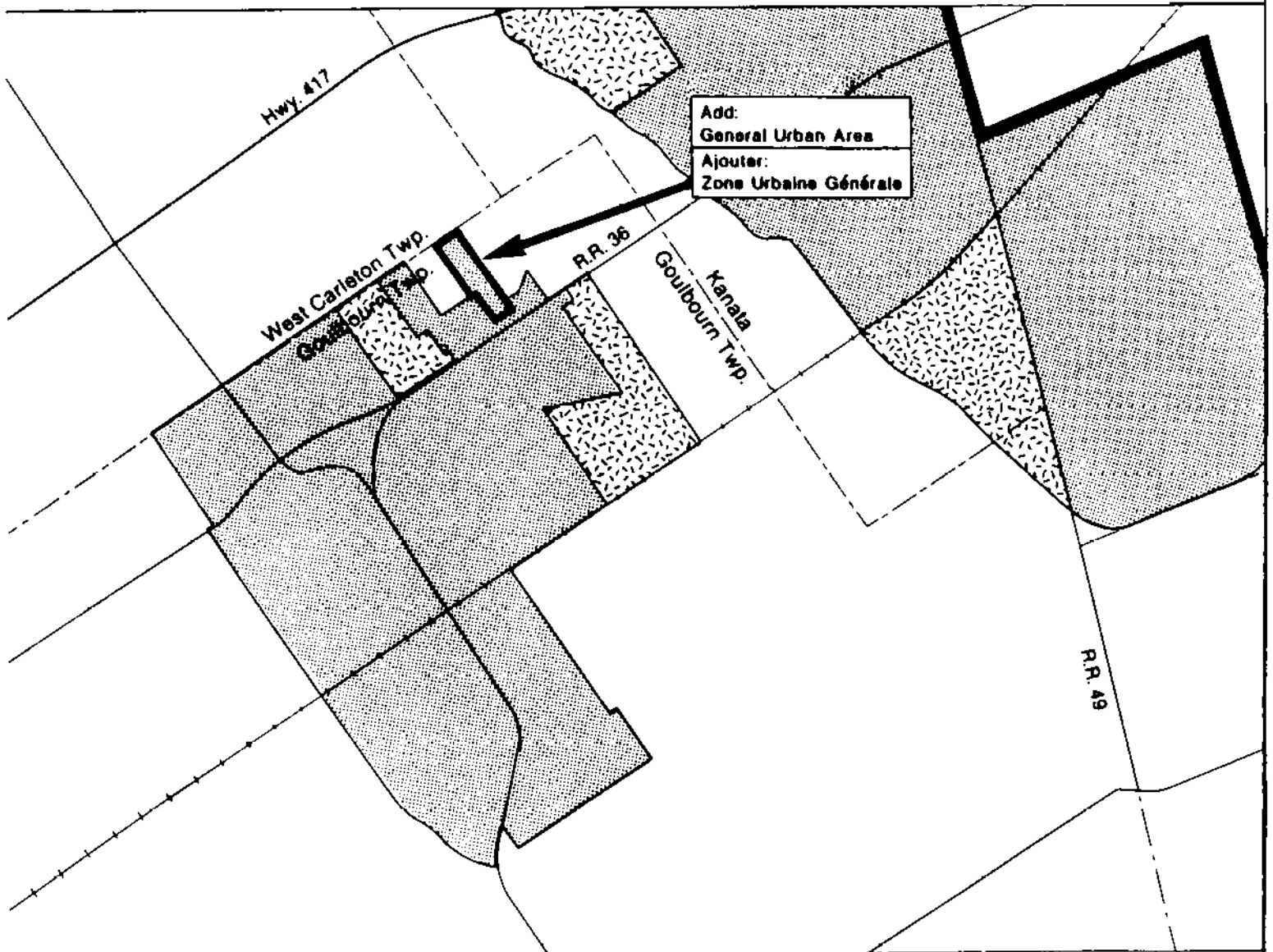
**PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL**

GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000

SCHEDULE "2" OF AMENDMENT 68 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 68 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

- |                           |   |                                  |
|---------------------------|---|----------------------------------|
| GENERAL URBAN AREA        |  | ZONE URBAINE GÉNÉRALE            |
| EXTENSIVE EMPLOYMENT AREA |  | ZONE D'EMPLOI À FAIBLE INTENSITÉ |

Scale 1:50,000

DRAFT

Amendment 52

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 52 is to redesignate a 50.5 hectare parcel of land in the Township of Goulbourn, Part of Lots 27 and 28, Concession 12, from “Agricultural Resource Area” to “Urban Area” on Schedule “A”, and to “Extensive Employment Area” on Schedule “B” in order to permit commercial and industrial development.

**BASIS**

The application is based on a request by Hoddinott Holdings Limited to amend the Regional Official Plan to permit the proposed development.

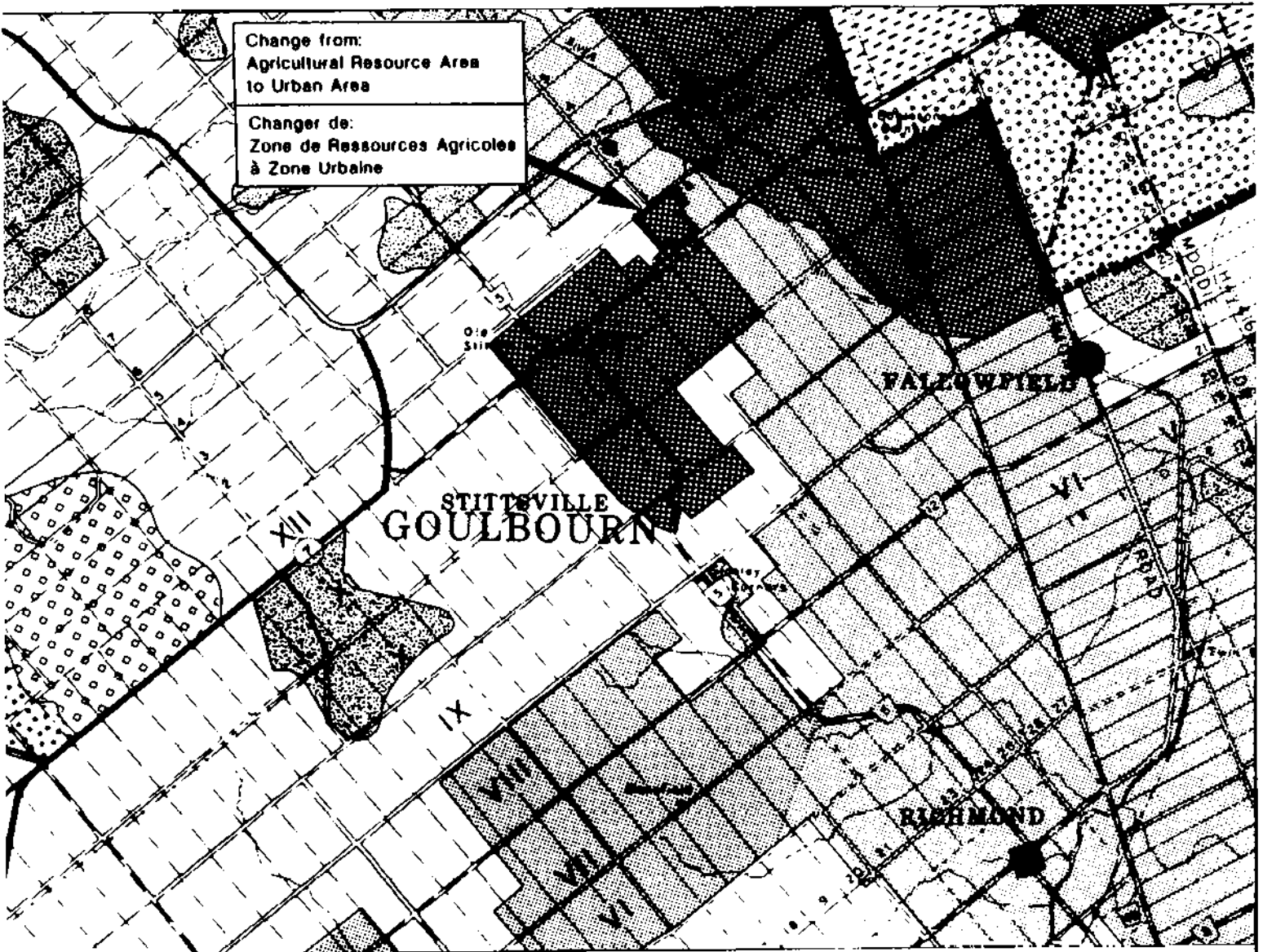
DRAFT

## **The Amendment**

1. Section 2.2.1(e) Development Strategy is hereby amended to read “approximately 1,250 ha in Stittsville.”
2. Section 2.2.5 Development Strategy is hereby amended so that Stittsville-maximum jobs to read “8,600.”
3. Schedule “A”, Rural Policy Plan is hereby amended as shown on Schedule “1” attached, by the redesignation of 50.5 hectares from Agricultural Resource Area to Urban Area.
4. Schedule “B”, Urban Policy Plan is hereby amended as shown on Schedule “2” attached, by the redesignation of 50.5 hectares to Extensive Employment Area.




SCHEDULE "1" OF AMENDMENT 52 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 52 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

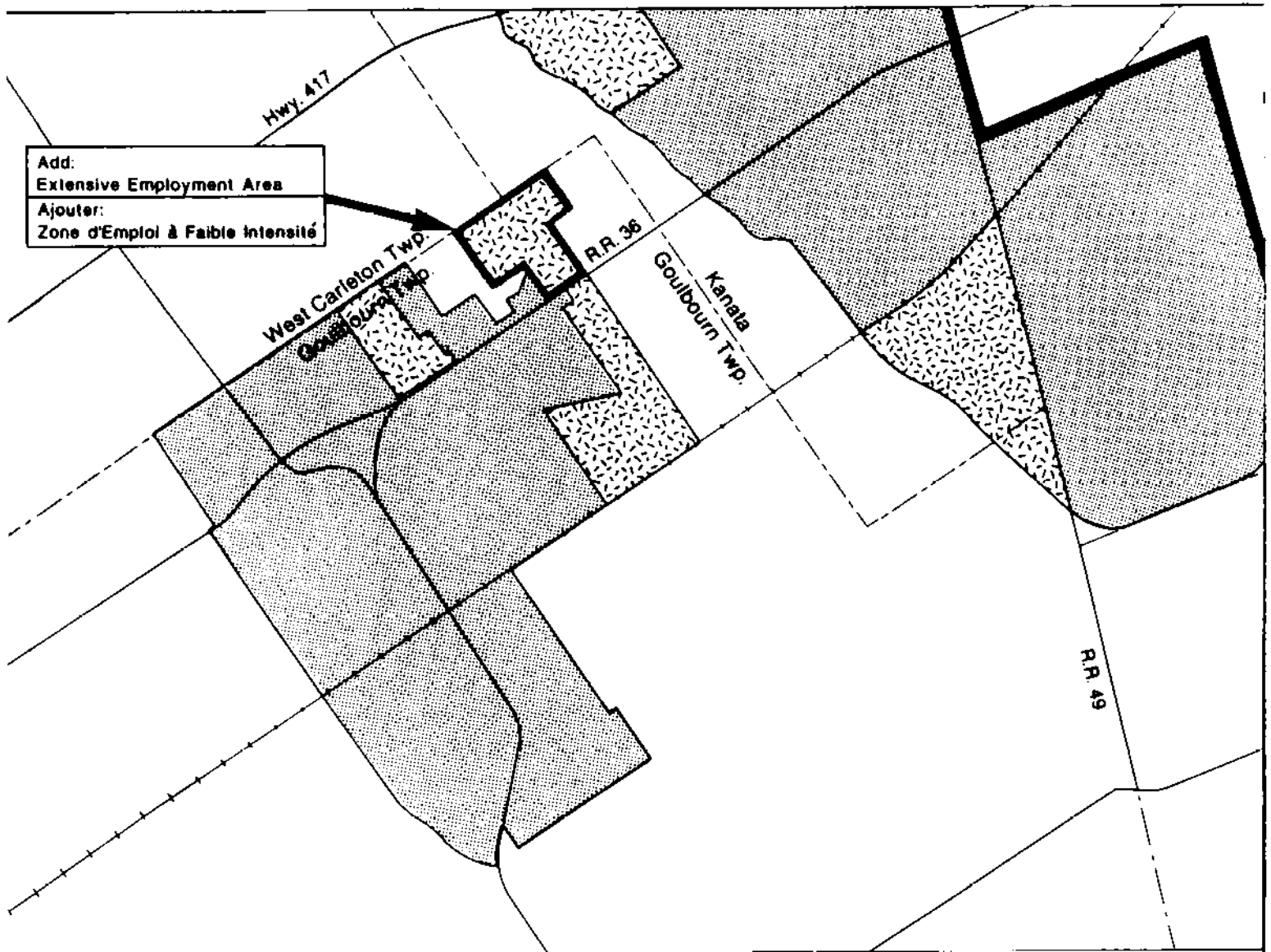
GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000



SCHEDULE "2" OF AMENDMENT 52 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 52 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA  
EXTENSIVE EMPLOYMENT AREA



ZONE URBAINE GÉNÉRALE  
ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000

DRAFT

Amendment 71

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 71 is to redesignate a 58.5 hectare parcel of land in the Township of West Carleton, south half of Lot 7, Concession 1 and east half of the north half of Lot 1, Concession 1, from “General Rural Area” to “Urban Area” on Schedule “A”, and to “Extensive Employment Area” on Schedule “B” in order to permit industrial uses and business parks and the addition of a proposed Regional Road on Huntmar Drive.

**BASIS**

The application is based on a request by Mr. Gerald Moore to amend the Regional Official Plan to permit the proposed development.

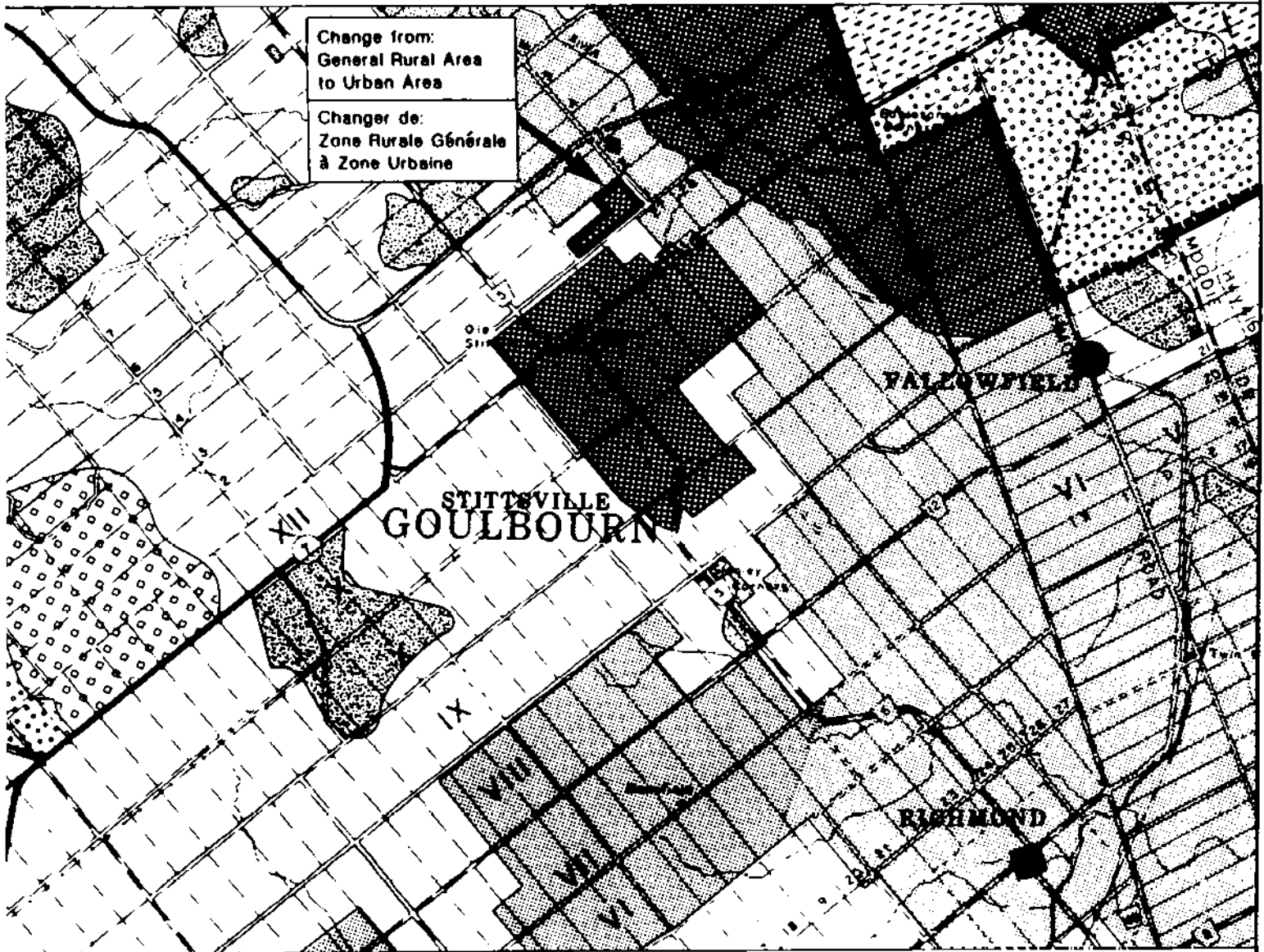
DRAFT

## **The Amendment**

1. Schedule “A”, Rural Policy Plan is hereby amended as shown on Schedule “1” attached, by the redesignation of 58.5 hectares from General Rural Area to Urban Area.
2. Schedule “B”, Urban Policy Plan is hereby amended as shown on Schedule “2” attached, by the redesignation of 58.5 hectares to Extensive Employment Area.
3. Schedule “D1”, Future Rural Regional Roads Plan, is hereby amended by the addition of a Proposed Regional Road on Huntmar Drive from Palladium Drive to Maple Grove Road.

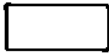


SCHEDULE "1" OF AMENDMENT 71 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 71 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

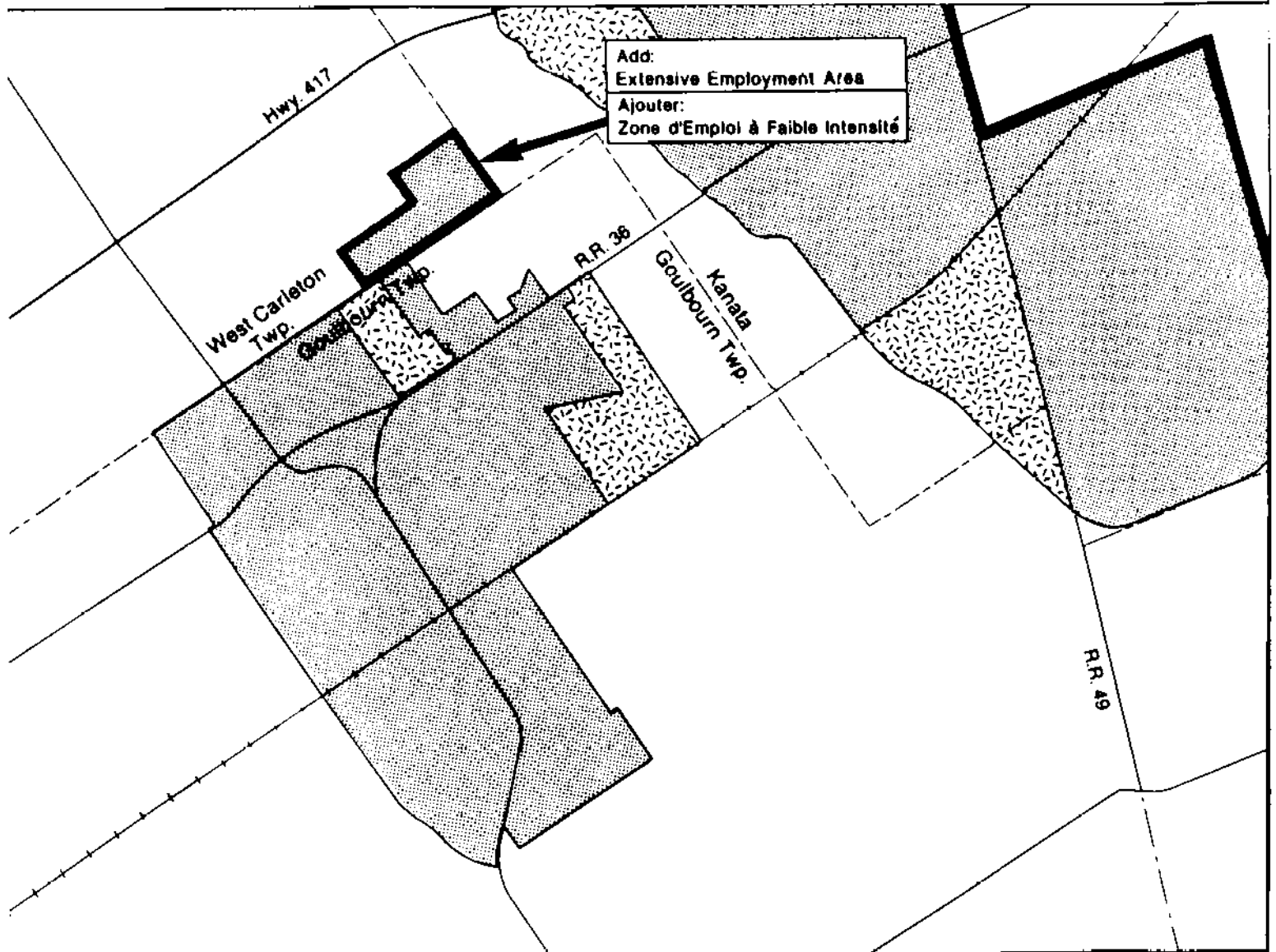
PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000

SCHEDULE "2" OF AMENDMENT 71 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 71 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

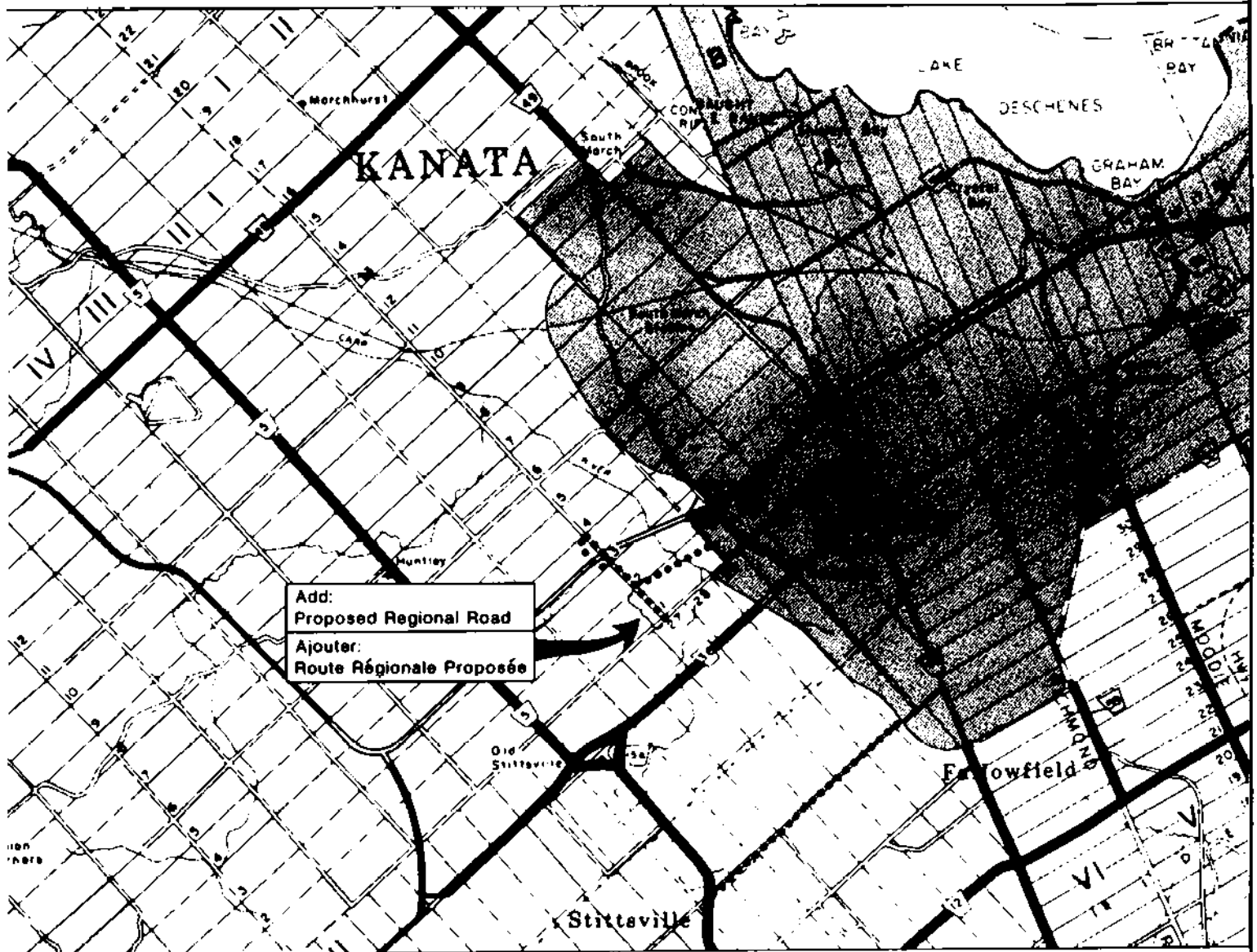
PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA		ZONE URBAINE GÉNÉRALE
EXTENSIVE EMPLOYMENT AREA		ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000

SCHEDULE "3" OF AMENDMENT 71 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "3" LÉGALE DE L'AMENDEMENT 71 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



Add:  
Proposed Regional Road  
Ajouter:  
Route Régionale Proposée

OFFICIAL PLAN - SCHEDULE D1  
FUTURE RURAL  
REGIONAL ROADS PLAN

PLAN DIRECTEUR - ANNEXE D1  
PLAN DES ROUTES RÉGIONALES  
FUTURES EN MILIEU RURAL

EXISTING REGIONAL ROADS ——— ROUTES RÉGIONALES EXISTANTES  
PROPOSED REGIONAL ROADS ..... ROUTES RÉGIONALES PROPOSÉES

Scale 1:100,000

DRAFT

Amendment 72

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 72 is to redesignate a 95 hectare parcel of land in the Township of Goulbourn, Lot 28, Concession 11, from “Agricultural Resource Area” to “Urban Area” on Schedule “A”, and to “General Urban Area” on Schedule “B” in order to permit residential development.

**BASIS**

The application is based on a request by Del Corporation (446341 Ontario Corp.) to amend the Regional Official Plan to permit the proposed development.

DRAFT

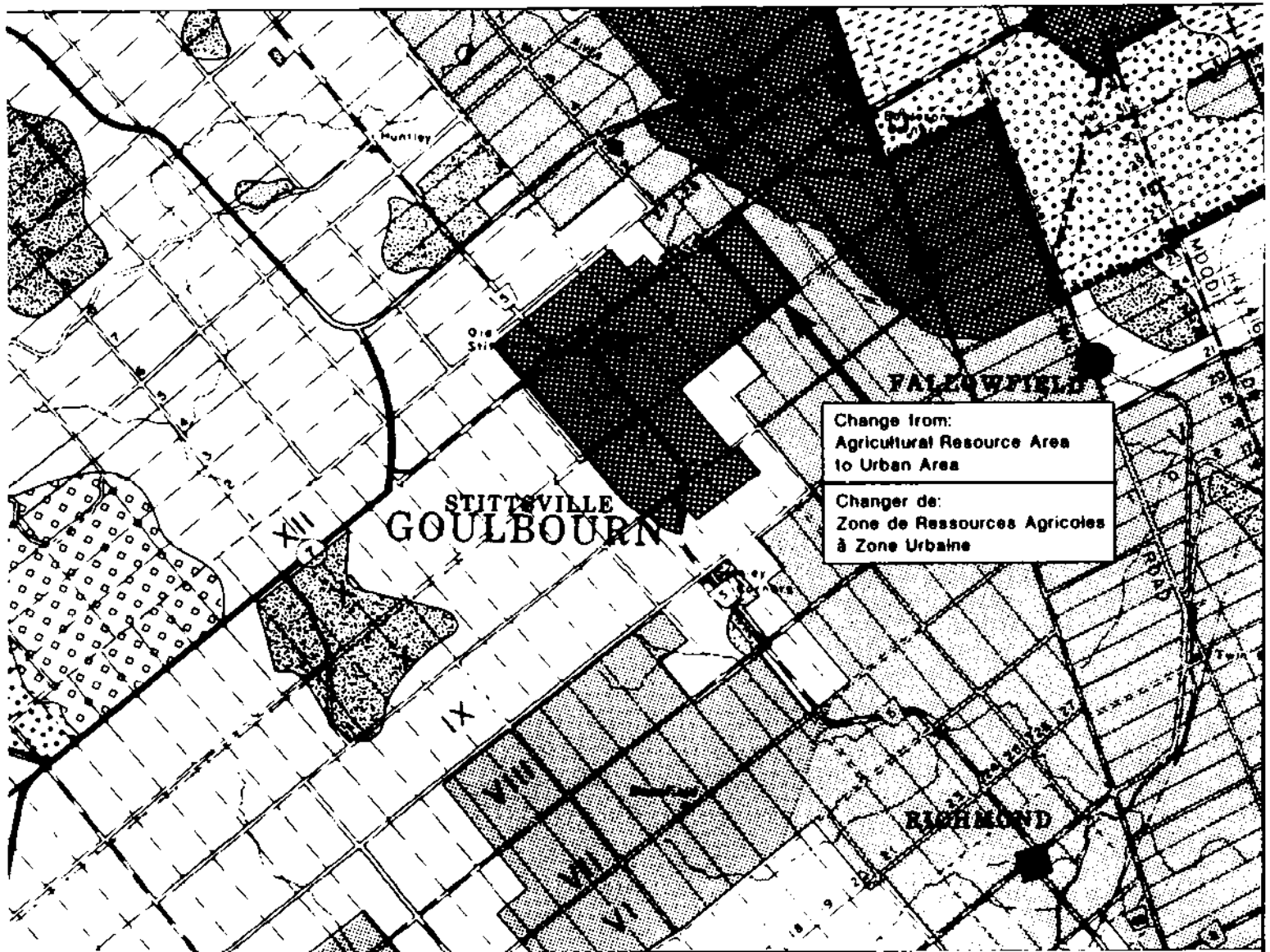
## **The Amendment**

1. Schedule “A”, Rural Policy Plan is hereby amended as shown on Schedule “1” attached, by the redesignation of 95 hectares from Agricultural Resource Area to Urban Area.
2. Schedule “B”, Urban Policy Plan is hereby amended as shown on Schedule “2” attached, by the redesignation of 95 hectares to General Urban Area.



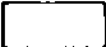


SCHEDULE "1" OF AMENDMENT 72 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 72 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

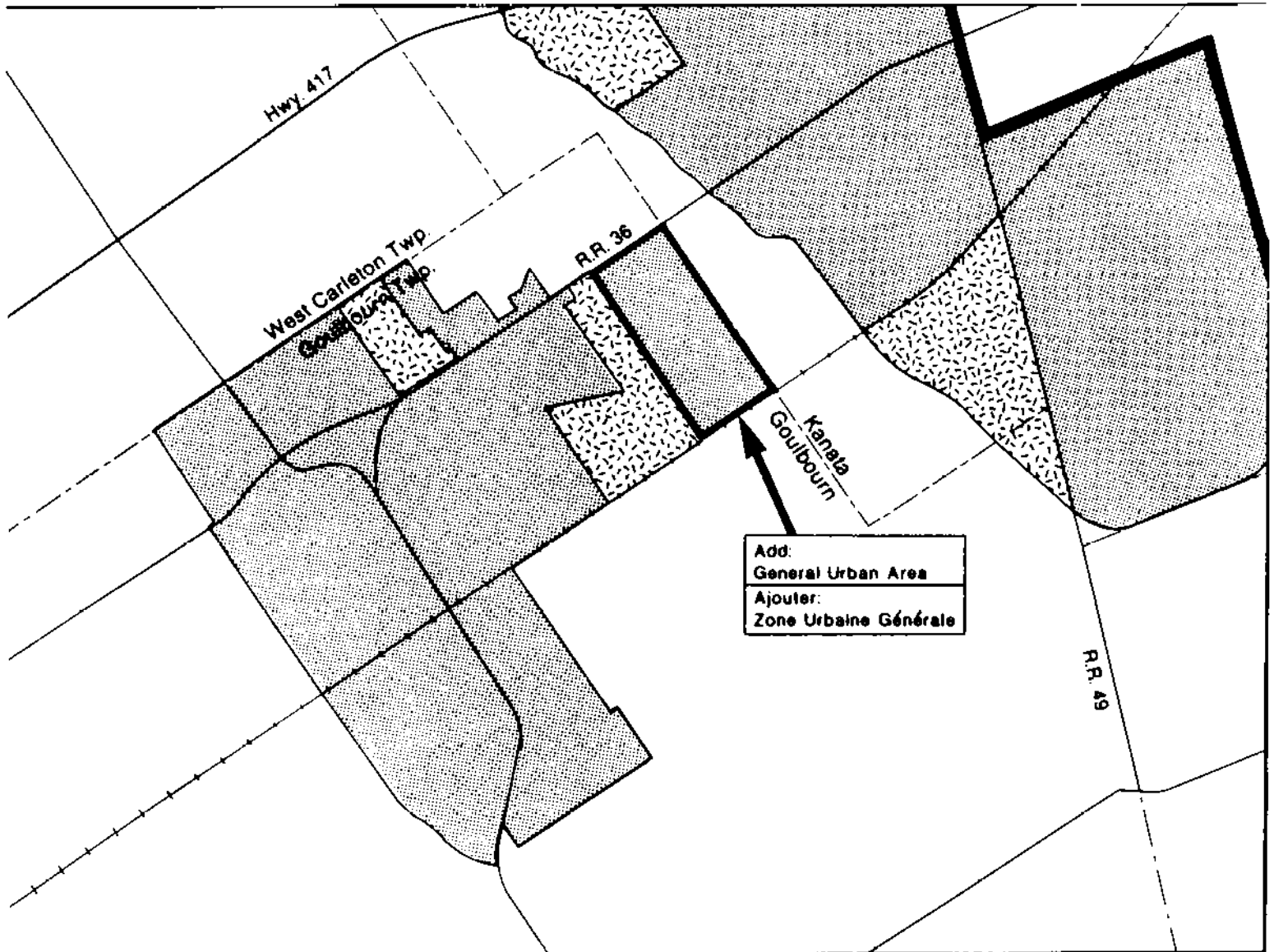
PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
URBAN AREA		ZONE URBAINE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000

SCHEDULE "2" OF AMENDMENT 72 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 72 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA		ZONE URBAINE GÉNÉRALE
EXTENSIVE EMPLOYMENT AREA		ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000

DRAFT

Amendment 51

Official Plan (1988) of the  
Regional Municipality of Ottawa-Carleton.

**PURPOSE**

The purpose of Amendment 51 is to redesignate a 48 hectare parcel of land in the urban area of Stittsville in the Township of Goulbourn, Parts of Plan 4M-374, and 4M-658 and part of Lot 27, Concession 11, from Extensive Employment Area to General Urban Area on Schedule “B” in order to permit primarily residential development, along with other uses.

**BASIS**

The application is based on a request by P. Sweetnam to amend the Regional Official Plan to permit the proposed development. There is sufficient industrial, commercial and institutional (ICI) land within Stittsville to support the level of employment proposed for Stittsville without use of the subject site for industrial purposes. Furthermore, the servicing capacity allocated for the existing industrial subdivision can accommodate the proposed residential and other uses.

Redesignation of the site for residential uses and use of its servicing allocation for residential uses is in keeping with the thrust of the draft Official Plan to maximize use of existing capacity before building new infrastructure.

DRAFT

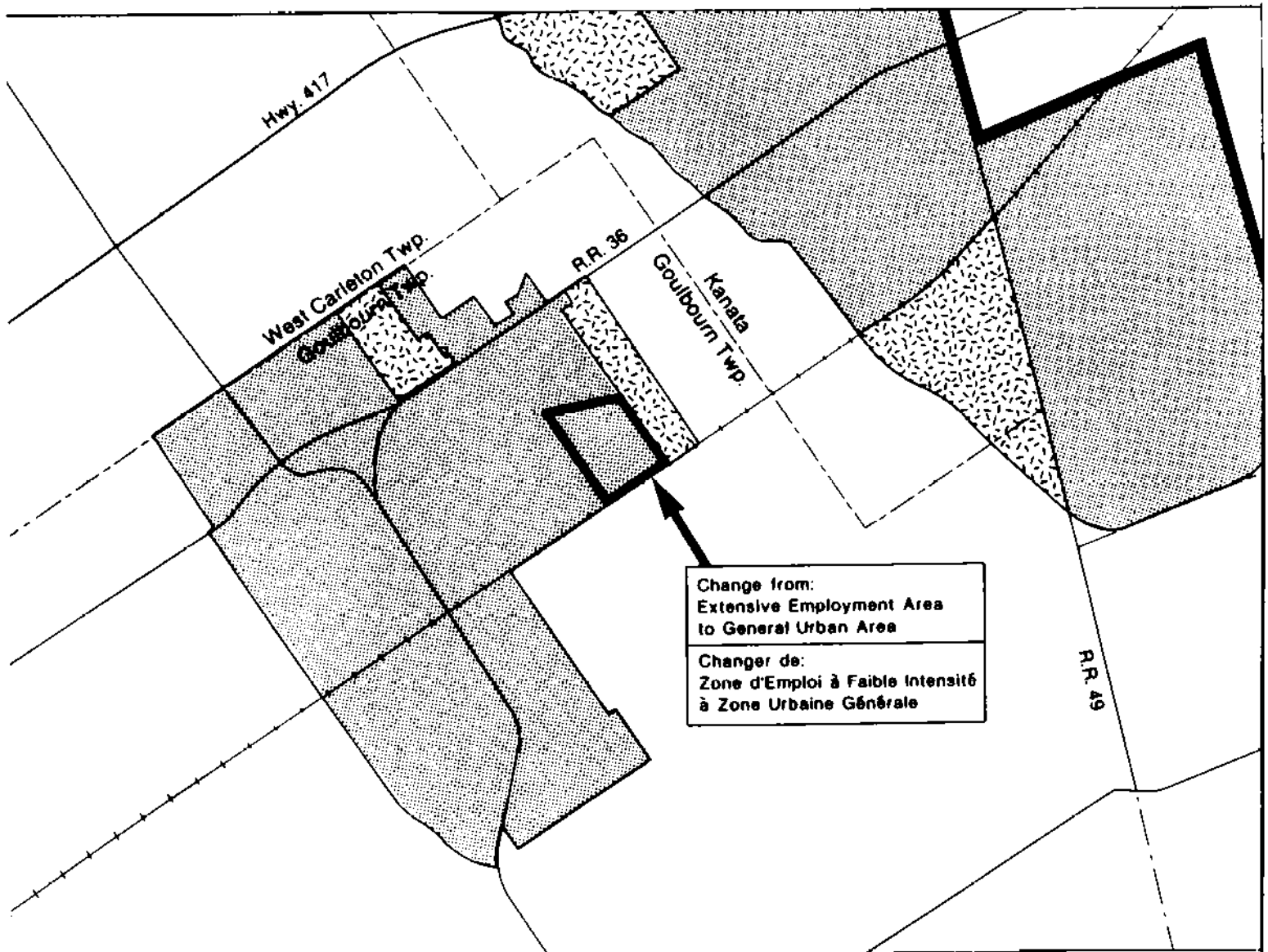
## **The Amendment**

Schedule “B”, Urban Policy Plan is hereby amended as shown on Schedule “1” attached, by the redesignation of 48 hectares from Extensive Employment Area to General Urban Area.

1. Section 2.2.5 Development Strategy is hereby amended to read, “Stittsville maximum dwelling units 6,650.”

SCHEDULE "1" OF AMENDMENT 51 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 51 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"  
URBAN POLICY PLAN

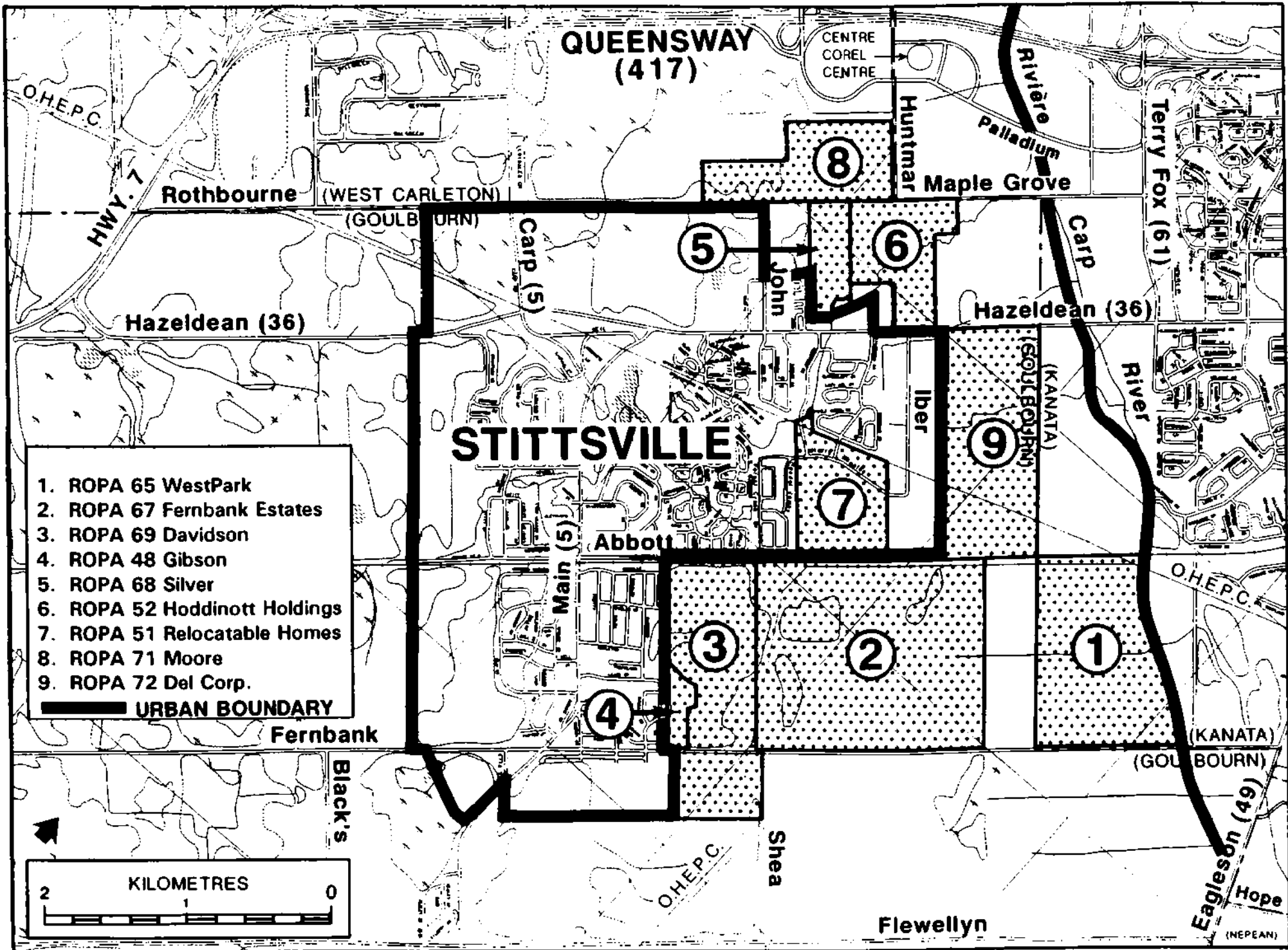
PLAN DIRECTEUR-ANNEXE "B"  
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA  
EXTENSIVE EMPLOYMENT AREA



ZONE URBAINE GÉNÉRALE  
ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000



- 1. ROPA 65 WestPark
  - 2. ROPA 67 Fernbank Estates
  - 3. ROPA 69 Davidson
  - 4. ROPA 48 Gibson
  - 5. ROPA 68 Silver
  - 6. ROPA 52 Hoddinott Holdings
  - 7. ROPA 51 Relocatable Homes
  - 8. ROPA 71 Moore
  - 9. ROPA 72 Del Corp.
- URBAN BOUNDARY**

