

PLANNING AND ENVIRONMENT COMMITTEE COMITÉ DE L'URBANISME ET DE L'ENVIRONNEMENT

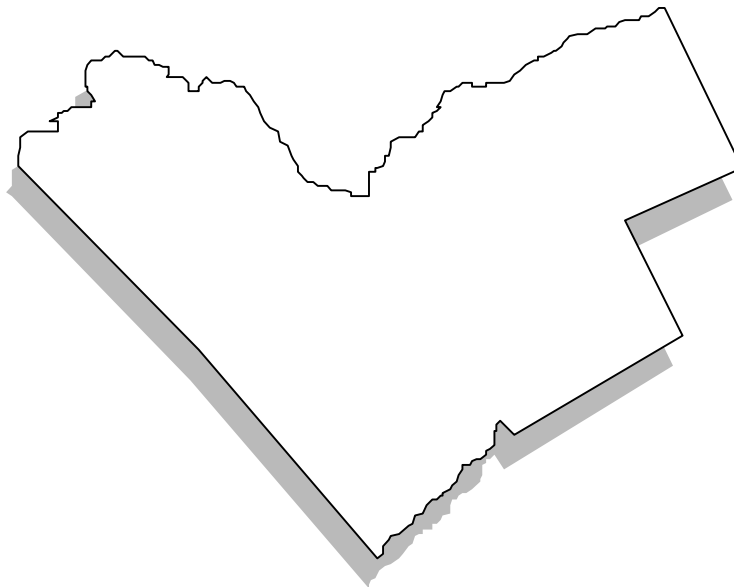
AGENDA ORDRE DU JOUR

Date:

Ottawa-Carleton Centre
Champlain Room
Time: 3:00 p.m.
Release Time:
Friday, 12:00 noon

TUESDAY
22 APR 97
MARDI
22 AVR 97

Centre Ottawa-Carleton
Salle Champlain
Heure : 15 h
Heure de communication:
le vendredi 12 h



Committee Members / Membres du Comité :

G. Hunter (Chair/président)

D. Beamish, A. Cullen, B. Hill, P. Hume, J. Legendre,
A. Munter, W. Stewart, R. van den Ham

Committee Coordinator Dawn Whelan 560-1242 Coordonnatrice du comité

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Regional Municipality of Ottawa-Carleton
Municipalité régionale d'Ottawa-Carleton

CONFIRMATION OF MINUTES

That the Planning and Environment Committee confirm the Minutes of the Meeting of 08 April 1997.

PAGE

PLANNING ITEMS

1. PUBLIC MEETING TO CONSIDER
DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 46
EAGLESON-FLEWELLYN INVESTMENT PARTNERSHIP,
PART OF LOT 30, CONCESSION VIII,
TOWNSHIP OF GOULBOURN

- Planning and Development Approvals Commissioner's
report dated 04 Apr 97

01

That subject to the public meeting, Planning and Environment Committee recommend that Council refuse the request by the Eagleson-Flewellyn Investment Partnership to amend the Region's Official Plan.

2. RESUMPTION OF JURISDICTION TO APPROVE
GLOUCESTER OFFICIAL PLAN AMENDMENT (OPA) NO. 3
SOUTH URBAN CENTRE (SUC)

- Planning and Development Approvals Commissioner's
report dated 01 Apr 97

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That the Planning and Environment Committee recommend that Council approve:

1. Resumption of approval authority from the Ontario Municipal Board (OMB) to approve Amendment No. 3 to the Gloucester Official Plan (South Urban Centre);
2. That Referral No. 1 to Gloucester OPA No. 3 (the "Open Space " land use designation of the lands described as being Part of Lot 21, Broken Front Concession, Schedule "A" of this amendment) be approved as modified below;
 - a) by designating the portion of the land with a land use flood plain constraint on Schedule "A-5" of the Gloucester Official Plan plus a band of 10 to 15 metres in width adjacent to this constraint as "Open Space" on Schedule "A" to this amendment, and;

- b) by designating the balance of the lands as “Residential” on Schedule “A” of this amendment;
 - 3. That Referral No. 2 to Gloucester OPA No. 3 (“Residential” land use designation in the Hamlet of Honey Gables as outlined on Schedule “A” of Gloucester OPA No. 3) be approved as submitted;
 - 4. That Deferrals Nos. 2 & 3 to Gloucester OPA No. 3 be lifted and approved as submitted, and;
 - 5. That Deferrals Nos. 1 & 4 to Gloucester OPA No. 3 be lifted and approved as submitted.
3. LIFTING DEFERRAL NOS. 17, 18 AND 20
NEW COMPREHENSIVE OFFICIAL PLAN
TOWNSHIP OF GOULBOURN
- Planning and Development Approvals Commissioner’s
report dated 3 Apr 97

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That the Planning and Environment Committee recommend Council approve:

- 1. The lifting of Deferral No. 17 to the new comprehensive Official Plan of the Township of Goulbourn, save and except that portion of Deferral No. 17 which applies to a .8 ha (2 ac.) parcel of land off Hazeldean Rd. as outlined on the Addendum Approval Page attached as Annex I;
- 2. The lifting of Deferral Nos. 18 and 20 to the new comprehensive Official Plan of the Township of Goulbourn as outlined on the Addendum Approval Page attached as Annex I;
- 3. The designations underlying Deferral Nos. 18 and 20 as outlined on the Addendum Approval Page attached as Annex I, and;
- 4. Modification No. 35 as outlined on the addendum Approval Page attached as Annex I.

4. REFERRAL TO THE ONTARIO MUNICIPAL BOARD
4160 RIVERSIDE DRIVE, CITY OF OTTAWA
UPLANDS HOLDING CORPORATION
(D.C.R. PHOENIX MANAGEMENT)

- Planning and Development Approvals Commissioner's report dated 2 Apr 97
- Annexes A to F issued separately

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1. That the Planning and Environment Committee recommend that Council approve the request by R.W. McKinley, solicitor for Uplands Holding Corporation, to refer Subdivision Application 15-94.0205 (06T-94025) to the Ontario Municipal Board (OMB) pursuant to the provisions of Section 51(15) of the Planning Act;
2. That the OMB be notified of Transport Canada's support of a referral of this subdivision application and of its desire to have standing at the Hearing;
3. That the subdivision application be refused because it is not in conformity with the policies of the Regional Official Plan;
4. That the Region support the City of Ottawa in refusing the subdivision application on the basis that it does not conform to all of the land use designations and policies in the Ottawa Official Plan (as detailed in their staff report dated 7 Jan 97-approved by City Council on 5 Feb. 97);
5. That the subdivision application be refused because it is located above the 30 NEF/NEP contour and is not infill development, and therefore does not conform to the Provincial Policy Statement released on 1 Feb. 97;
6. That the subdivision application be refused because, in the opinion of Transport Canada, portions of the property would be exposed to NEF levels of 35 and greater (The noise measurements significantly exceed accepted noise impact criteria for speech and sleep interference in both the outdoor and the indoor environment. As such, residential development is considered an inappropriate land use for the subject site, and does not conform to MOEE criteria for residential development adjacent to airports);
7. That approval of the subdivision application is premature due to the many major issues which have not been addressed by the applicant to the satisfaction of the appropriate authorities, as detailed in this report;

8. That the physical layout of the subdivision application, and its location within the City of Ottawa, is deficient in terms of the conservation of natural resources, the adequacy of utilities and municipal services, the adequacy of school services and the minimum requirements for safe and efficient road access;
9. That the OMB be advised that the Regional Municipality of Ottawa-Carleton recommends that the subdivision application be refused under the provisions of Section 51(13) of the Planning Act for the reasons noted above.

5. GUIDELINES FOR THE RE-EVALUATION OF
PROVINCIALY SIGNIFICANT WETLAND BOUNDARIES
IN OTTAWA-CARLETON

- Planning and Development Approvals Commissioner's
report dated 09 Apr 97

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That the Planning and Environment Committee recommend that Council approve:

1. The document "*GUIDELINES FOR THE RE-EVALUATION OF PROVINCIALY SIGNIFICANT WETLAND BOUNDARIES IN OTTAWA-CARLETON*", attached as Annex A to this report, and;
2. That the funding program established in 1997 continue until the budget allocation of \$50,000 is exhausted.

REGIONAL CLERK'S ITEM

6. LOWER RIDEAU VALLEY CONSERVATION ADVISORY
BOARD APPOINTMENT - VOLUNTEER FOR ADVISORY
SELECTION COMMITTEE

- Regional Clerk's report dated 02 Apr 97

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That one member of the Planning and Environment Committee volunteer to be a member of the Advisory Selection Committee to review resumés and recommend an appointment to the Rideau Valley Conservation Authority, Lower Rideau Valley Conservation Advisory Board, to complete the remainder of a term to expire 31 December 1998.

INQUIRIES

INFORMATION PREVIOUSLY DISTRIBUTED

1. 1997 Water Distribution System Rehabilitation Programme
 - Environment and Transportation Commissioner's memorandum dated 21 Mar 97

OTHER BUSINESS

ADJOURNMENT