

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. Your File/V/Réf.	(15)15-12-105: 14-90-1203
DATE	1 June 1999
TO/DEST.	Co-ordinator Planning and Environment Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	TOWNSHIP OF OSGOODE COMPREHENSIVE OFFICIAL PLAN - PARTIAL LIFTING OF DEFERRAL NOS. 9 AND 10

DEPARTMENTAL RECOMMENDATION

That Planning and Environment Committee recommend that, as stipulated in the Approval Page attached as Annex 1, Council lift Deferral No. 9 to the Township of Osgoode Official Plan, insofar as it affects Parts of Lots 7, 8 and 9, Concession 5, and lift Deferral No. 10, insofar as it affects Part of Lot 8, Concession 5, and approve instead a designation of “Residential”.

BACKGROUND

On 14 November 1989 the Region received a subdivision application from a Mr. A. Bruce Benson for Part of Lot 8, Concession 5. The application was put on hold, pending the approval of the Comprehensive Official Plan for the Township of Osgoode. At that time, the Benson Subdivision was located on lands which were not within the boundaries of the Village of Greely, and it was considered inappropriate to consider a subdivision application outside the Village boundaries. Through the partial approval of Osgoode’s Official Plan in 1995, the Benson Subdivision and other lands were included within the Village boundary, however the land use designation was deferred from approval as described below.

Deferral No. 9

When Council gave partial approval to the Township of Osgoode Comprehensive Official Plan on 28 June 1995 it deferred the proposed “Residential” designation of undeveloped lands in central and southern areas of the Village of Greely. This deferral arose from a number of concerns during the review of the proposed village expansion. It was found that Greely had developed from a concentration of village-type residential subdivisions, focussed on the west side of Regional Road 31 and along Regional Road 25. These separated core areas had resulted in a somewhat

haphazard development pattern. The need was identified at that time for a comprehensive review of the Village of Greely, including servicing and land use studies, prior to permitting further development of the proposed residential area.

Deferral No. 10

On 28 June 1995 Council also deferred the designation of any lands considered to be within Provincially Significant Wetlands. While this designation in the Regional Official Plan was not approved and therefore should not be imposed through modifications to the local Official Plan, it was considered appropriate to defer the land use designations falling within the Provincially Significant Wetland areas. At that time, a small part of the proposed Benson Subdivision (Part of Lot 8, Concession 5), was considered to be within a wetland area, and therefore the approval of the "Residential" designation in Osgoode's Official Plan was deferred for that portion of the proposed subdivision, as it was for the rest of the wetland area.

DISCUSSION

Deferral No. 9

The lands subject to the subdivision application are now within the approved boundaries of the Village of Greely, and will be serviced with individual private well and sewage facilities. They are separated from the rest of the Village of Greely by a Provincially Significant Wetland or by lands that were approved for subdivision development on private servicing, prior to the Region's review of Osgoode's Official Plan. It is highly unlikely that any overall servicing scheme for undeveloped land elsewhere in Greely would affect this south-east corner of the Village. Consequently, it is recommended that this deferral can be lifted for Parts of Lots 7, 8 and 9, Concession 5 west of Regional Road 31, without prejudicing the general intent of Deferral No. 9, which will remain in place for the other undeveloped lands in the Village.

Deferral No. 10

On 17 October 1997 a letter was received from the Ministry of Natural Resources indicating acceptance of the findings of a study undertaken by Ecological Services Group for the owner of the proposed Benson Subdivision. That study concluded that the wetland area did not extend into the Benson lands, based on an inventory of plant species.

The Ministry suggested that the wetland boundary should be located along the Benson's property line. It also stated that an Environmental Impact Study should be undertaken as part of the subdivision process to ensure that no negative impact occurs to the adjacent wetland to the south. Further, Modification No. 78 to Osgoode's Official Plan states that "Any development proposed within 120m of a Provincially Significant Wetland shall require an environmental impact study, to demonstrate that there will be no adverse impact on the wetland."

To this end, the property owner has had an Environmental Impact Study undertaken (which includes a Wetland Impact Study) and its findings are currently under review by Regional staff and the Conservation Authority, in the context of the subdivision application. That “Wetland Impact Study”, dated December 1998 and authored by ESG International Ltd., concludes that the proposed development will not negatively impact the adjacent wetland, provided the report recommendations are implemented. These recommendations include undertaking a Stormwater Management Plan, an Erosion and Sediment Control Plan, a Tree Planting and Conservation Plan, the naturalization of the southern edge of the subject site, and making sure that any tree removal occurs outside the breeding bird season. The conditions of draft plan approval of the Benson Subdivision will incorporate the recommendations of the “Wetland Impact Study”.

While it has been concluded that the Provincially Significant Wetland area does not extend into the Benson property, a Regional Official Plan Amendment to change the Wetland boundary is not required. Policy 5.5.1.3 states that Council shall determine the boundaries of Provincially Significant Wetland without an amendment to the Official Plan, by having regard to maps and other information, such as Wetland Impact Studies or revisions arising from the use of the most current Ministry wetlands evaluation manual.

CONSULTATION

In staff’s opinion, as the lifting of the deferral has the effect of permitting the approval of the underlying “Residential” designation, which was the subject of the public process which preceded the adoption of the Official Plan, no additional public notice is required. The Township of Osgoode concurs with the lifting of the deferrals.

FINANCIAL IMPLICATIONS

There are no financial implications for the Corporation in lifting the deferrals.

Approved by
N. Tunnacliffe, MCIP, RPP

MF/

Attach.

**ADDENDUM APPROVAL PAGE
NEW COMPREHENSIVE OFFICIAL PLAN
TOWNSHIP OF OSGOODE**

I hereby certify that the new comprehensive 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, 26 June 1996 and 25 June 1997, is further approved as follows:

- 1 Under Section 17(10) of the Planning Act, 1990, Deferral 9, as it applies to Parts of Lots 7, 8 and 9 of Concession 5, is lifted and the underlying "Residential" designation is approved, as shown attached.

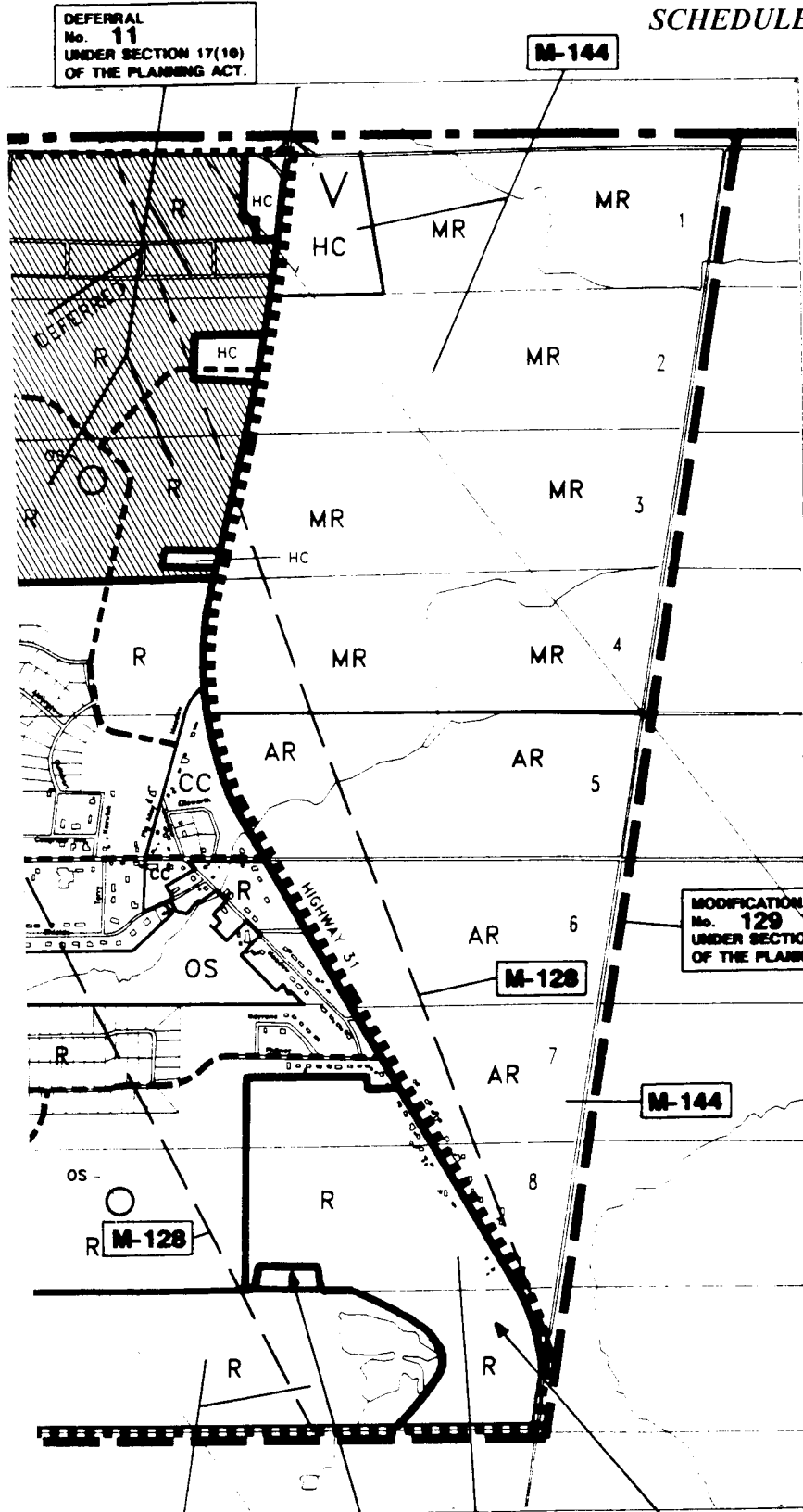
2. Under Section 17(10) of the Planning Act, 1990, Deferral 10, as it applies to Part of Lot 8 of Concession 5, is lifted and the underlying "Residential" designation is approved, as shown attached.

Dated this day of , 1999

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Clerk, Regional Municipality of Ottawa-Carleton

EXTRACT FROM
 COMPREHENSIVE OFFICIAL PLAN
 TOWNSHIP OF OSGOODE
 SCHEDULE A - MAP 2 - VILLAGE OF GREELY



LEGEND

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

- DESIGNATION BOUNDARY
- ARTERIAL ROADS
- EXISTING COLLECTOR ROADS
- - - PROPOSED COLLECTOR ROADS
- ↔ FUTURE ROAD CONNECTIONS
- - - AIRPORT NOISE ZONES (30 NEP)
- ■ ■ VILLAGE BOUNDARY
- - - INSET LIMITS

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

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

TOWNSHIP OF OSGOODE
 Official Plan

SCHEDULE A
 MAP 2
 VILLAGE OF GREELY

Mayor _____
 Clerk _____
 Scale - 1:20,000

 Helgis/MacNabb/DeLaur Ltd.
 Planners & Landscape Architects

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

D-9

LIFT DEFERRAL

LIFT DEFERRAL