

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.                    11-95-0021  
Your File/V/Réf.

DATE                                12 June 1997

TO/DEST.                         Co-ordinator  
   Planning and Environment Committee

FROM/EXP.                        Planning and Development Approvals Commissioner

SUBJECT/OBJET                 **CONSIDERATION OF  
DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 46  
EAGLESON-FLEWELLYN INVESTMENT PARTNERSHIP  
PART OF LOT 30, CONCESSION VIII  
TOWNSHIP OF GOULBOURN.**

### DEPARTMENTAL RECOMMENDATIONS

**That, having held a public meeting, the Planning and Environment Committee recommend that Council:**

- a) enact a by-law to adopt Regional Official Plan Amendment 46, attached as Annex B to this report;**
- b) approve the addition of a new sub-section 3 to section 7.2 of the draft Regional Official Plan to reflect the intent of Amendment 46;**

**“ 3. Notwithstanding the permitted uses in policy 1 above, outdoor recreational uses not directly related to agriculture will be permitted on a 28 hectare parcel of land described as Part 1, Plan 5R-12771; and Part of Lot 30, Concession VIII, Township of Goulbourn”.**

### BACKGROUND

Draft Regional Official Plan Amendment 46 (ROPA 46), attached as Annex A, is before Planning and Environment Committee, since the consideration of the proposed amendment was deferred at the public meeting held on 22 April 1997 to the meeting of 24 June 97.

The Eagleson-Flewellyn Investment Partnership has requested an amendment to the “Agricultural Resource Area” policies of the Regional Official Plan to permit the development of outdoor

recreation facilities on a parcel of land in part of Lot 30, Concession VIII, in the Township of Goulbourn. The proposed recreational development would include a golf driving range and a mini-putt facility and a reservation for future recreation uses on 28 hectares (68 acres) of Class 4 agricultural land.

Planning and Environment Committee directed at its meeting of 22 April 1997 that staff secure the comments on the amendment application from Kanata and Goulbourn Councils and report back to the Planning and Environment Committee meeting on 24 June 1997.

The Committee also discussed two possible variations of the original amendment request and directed staff to solicit municipal comments on these options as well as on the original amendment request.

The three options for consideration comprise the following :

1. A Regional Official Plan designation change for the subject site from “Agricultural Resource Area” to “General Rural Area,” (original proposal).
2. The lands would remain designated as “Agricultural Resource Area” but a notwithstanding clause would be added to the Regional Official Plan which would permit “outdoor recreational uses not directly related to agriculture as an exception for the subject site.
3. The lands remain designated as “Agricultural Resource Area” but that the Township of Goulbourn re-zone the site to allow outdoor recreational uses on a temporary basis.

Goulbourn Council was asked to look at all three options while Kanata Council was asked to provide comments on only options 1 and 2. Goulbourn Council’s comments are found in Annex C. Kanata Council’s position is found in Annex D.

## CONSULTATION

Public notice requirements for this amendment were met since the Planning and Environment Committee consideration of the proposed amendment was deferred to the meeting of 24 June 97. No additional notice was required.

### Circulation

#### Goulbourn Council comments

The Council of the Township of Goulbourn considered the various proposals on 3 June 97 and forwarded a resolution dated 9 June 97 (Annex C refers).

Council did not support the original proposal since it would encourage the removal of lands from agricultural production and may lead to conflict with the surrounding agricultural uses. It was

Council's view that the area was an extensive area of high capability agricultural land and the "General Rural Area" designation of the Regional Plan would permit a wide range of non-agricultural uses. Goulbourn's Official Plan specifically directs this type of open air recreational use to areas with an agricultural capability rating of Class 5 or poorer. It was Council's understanding that the Ontario Institute of Pedology maintains that these lands exhibit a Class 4 rating.

The Township does not believe that a Temporary Use By-law can be used as a vehicle to avoid amending the Regional and Goulbourn Official Plans. In practical terms, Council advises, that once a property is utilized for commercial purposes with the associated investment on on-site improvements, it is unlikely that such a site would revert back to agricultural use. Therefore, the Council does not recommend this option.

With respect to the prospect of utilizing a site specific policy to permit outdoor recreation uses on the site, the Township advised that it regards this as being preferable to the first option as it reduces the degree of conflict with surrounding agricultural uses. The Council further advised that although this proposal encourages the conversion of the said lands, the site is not farmed at this time and is poorly maintained. This form of amendment allows a viable and economically feasible use of the site and for this reason the Council supports this option.

#### Kanata Council comments

The Council of the City of Kanata considered the various options at its meeting of 10 June 97. The Council supports option 2, that is that "the application is revised to retain the designation of "Agriculture Resource" but permit outdoor recreation uses such as a golf driving range, mini-putt and playing fields, which do not involve main buildings for non-agricultural uses and would not generate a large amount of additional traffic on Eagleson Road between Highway 417 and Flewellyn Road" (Annex D refers).

#### DISCUSSION

Staff were directed to obtain comments from the Township of Goulbourn and the City of Kanata on the proposed amendment as well as exploring other ways to permit the proposed use such as a temporary use by-law, allowing the land to remain in Agricultural Resource but expanding the proposed uses, or for the applicant to continue to press for a Class 5 capability rating.

The applicant has shown considerable flexibility with their proposal in stating that they would not object to the inclusion of a clause in the amendment specifying only outdoor recreation uses. The proposed approaches can be summarised as follows.

#### 1. Change the designation from "Agricultural Resource Area" to "General Rural Area"

This was the original amendment application which proposed a re-designation in the Regional Official Plan to permit the development of outdoor recreation uses (Annex A refers).

This approach could permit incompatible land uses in an agricultural resource area and would be contrary to the Provincial *Foodland Guidelines*, the *Growth and Settlement Guidelines*, as well as the existing and draft Regional Official Plans and the Goulbourn Official Plan. The arguments against the change in re-designation are discussed in the previous report attached as Annex E. It is noted that the Councils of the City of Kanata and the Township of Goulbourn do not support this re-designation.

## 2. Expanding permitted uses in the “Agricultural Resource Area” for the subject site

This option would retain the designation of “Agricultural Resource Area” but would expand the number of permitted uses only for the subject site. This would permit the proposed outdoor recreation development. The approach was used previously in the Regional Official Plan under Amendment 6 “Bradley Bus Depot” which permitted industrial and commercial uses not directly related to agriculture to be established on a specific parcel of agricultural land in the Township of Cumberland.

This approach is clearly preferable to the first option as it reduces the degree of conflict with surrounding agricultural uses and would restrict the conversion of these lands to only outdoor recreational uses, which are less of a concern than the range of commercial, institutional and residential uses potentially permitted under the “General Rural Area” designation under option 1.

The Councils of both Kanata and Goulbourn support this option. The alternate amendment 46, which reflects this approach, is in Annex B.

## 3. A Temporary use by-law

These types of by-laws are authorised under Section 39 of the *Planning Act* and may permit for a period of up to three years, a use not otherwise permitted by the zoning in place. They can be renewed for additional three year periods. Temporary Use by-laws are passed under Section 34 of the *Planning Act* (Zoning), and must conform to the Regional Official Plan. It is the opinion of the Region’s legal department that if the text of the Regional Official Plan is not to be amended to permit the proposed temporary use, the proposed use would not conform to the “Agricultural Resource Area” designation of the Regional or Goulbourn Official Plan, and a temporary use by-law permitting those uses would not be permitted.

This option is not supported by the Council of the Township of Goulbourn.

## 4. The applicant continuing to seek for a Class 5 capability rating

A fourth option was mentioned in the minute of the Planning and Environment Committee meeting. This option, though not requiring an amendment to the Regional Official Plan, would entail the applicant arguing for and receiving confirmation from the Ontario Ministry of Agriculture and Food and Rural Affairs (OMAFRA) that the site is improperly classified. If the site were predominantly of Class 5 or poorer capability rating then open space and open air

recreational uses could be permitted under Section 5.1.3.1, Policy 1 of the existing Regional Official Plan.

This was not a feasible option for the municipalities to consider as the agricultural capability of the site has been reviewed, through review of the Graham and Comtois Report, by a pedologist on behalf of the OMAFRA. The review confirmed a Class 4 capability surrounded by Class 2 lands. As OMAFRA's Pedologists are experts in soil classification, staff would accept their opinion on the soil classification as being reliable. As such, they are appropriately designated "Agricultural Resource Area" in the existing Regional Official Plan.

## CONCLUSION

Option 2 is supported by the Councils of the City of Kanata and Goulbourn.

Staff have reviewed both amendment options as presented and on balance would support option 2. This option is preferable to options 1 and 3. Staff note that this type of amendment reduces the degree of conflict with surrounding agricultural uses and limits the conversion of Class 4 agricultural land to only outdoor recreational uses. The original amendment proposal would have provided for a wider array of permitted uses which could have led to significant conflict with the surrounding agricultural area. In order to reflect this amendment to the existing Regional Official Plan in the draft Official Plan, staff are recommending that an appropriate clause be added to the proposed draft Official Plan.

## FINANCIAL IMPLICATIONS

There are no financial implications.

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

DRAFT

AMENDMENT 46

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

PURPOSE

The purpose of Amendment 46 is to re-designate a 28 hectare parcel of land in the Township of Goulbourn, part of Lot 30, Concession VIII, from “Agricultural Resource Area” to “General Rural Area” in order to permit outdoor recreation development.

BASIS

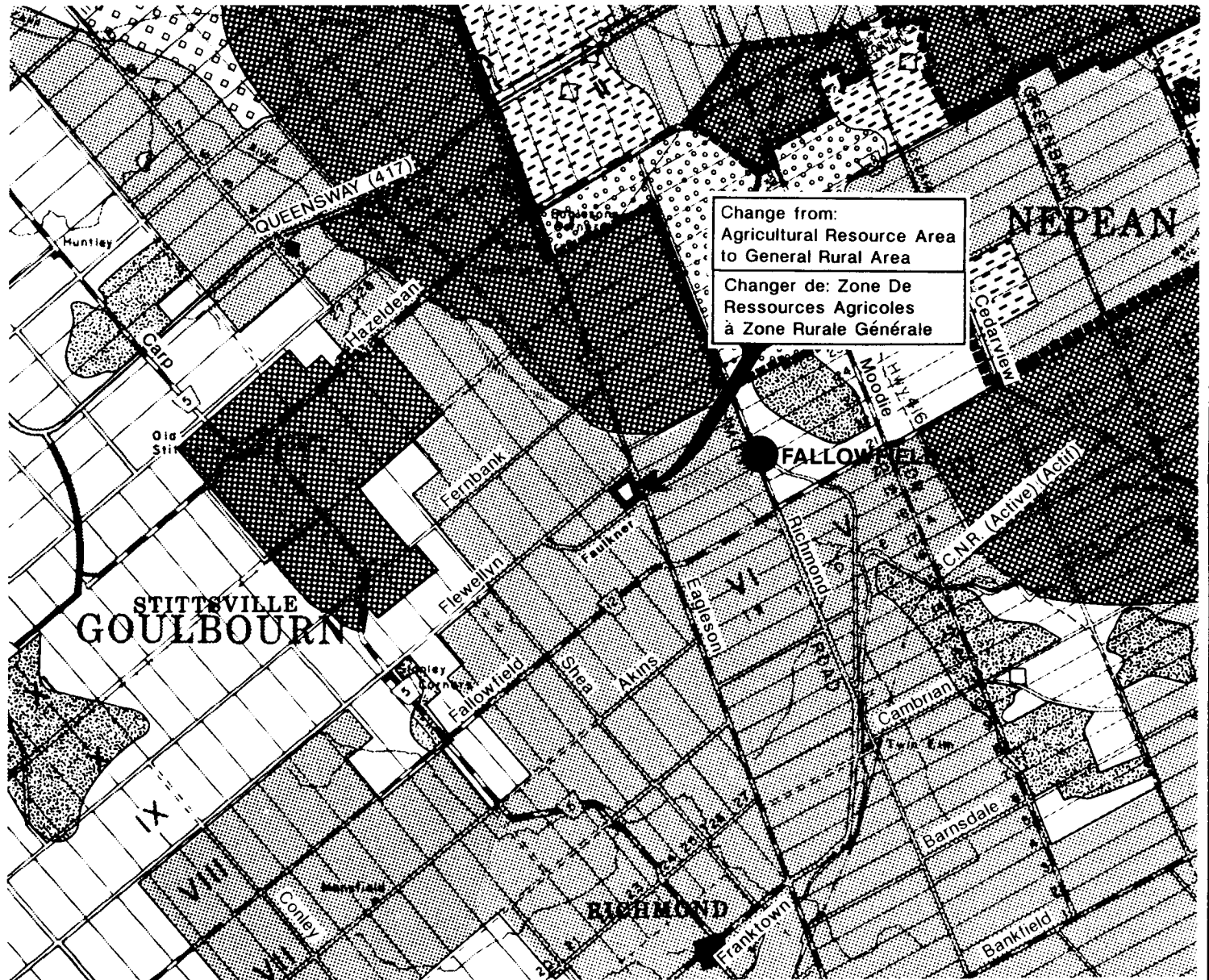
The application is based on a request by the Eagleson-Flewellyn Investment Partnership to amend the Regional Official Plan to permit the proposed development.

THE AMENDMENT

1. Schedule "A", Rural Policy Plan is hereby amended as shown on Schedule "1" attached, by the redesignation of 28 hectares from "Agricultural Resource Area" to "General Rural Area".

SCHEDULE "1" OF AMENDMENT 46 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 46 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

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE



*Alternate Version* of Draft Amendment 46

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

**PURPOSE**

The purpose of Amendment 46 is to permit outdoor recreation development of a 28 hectare parcel of land in the Township of Goulbourn, in part of Lot 30, Concession VIII.

**BASIS**

The application is based on a request by the Eagleson-Flewellyn Partnership to amend the Regional Official Plan to permit the proposed development.

THE AMENDMENT

1. Section 5.1.3.1 of the Regional Official Plan is hereby amended by adding a new policy 2B as follows:

“2B. Notwithstanding policy 1 above, outdoor recreational uses not directly related to agriculture may be permitted on a 28 hectare parcel of land described as Part 1, Plan 5R-12771; and Part of Lot 30, Concession VIII, Township of Goulbourn.”

## ANNEX C



CORPORATION OF THE TOWNSHIP OF GOULBOURN, p.o. box 189, 2135 huntley road, stittsville ontario K2S 1A3

Tel: 613-831-2832  
Fax: 613-831-2279

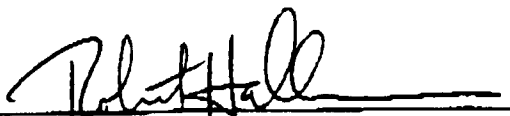
I, Robert Haller, Deputy Clerk of the Corporation of the Township of Goulbourn do hereby certify that the following is a true copy of a resolution passed by Goulbourn Township Council at a meeting held on June 3, 1997

**BE IT RESOLVED THAT** the Council of the Corporation of the Township of Goulbourn hereby adopts the amended recommendations contained in Report 97 -35 Plan and directs the Planning Director to convey these recommendations to the Regional Municipality of Ottawa-Carleton.

The Township of Goulbourn has reviewed the various proposals relating to ROPA 46 and we wish to offer the following comments for your consideration.

1. With respect to the original proposal, the Township does not support the redesignation of the site from "Agricultural Resource Area" to "General Rural Area". This proposal will encourage the removal of lands from agricultural production and may lead to conflict with the surrounding agricultural uses. This is an extensive area of high capability agricultural land and the "General Rural Area" enables a wide range of non-agricultural uses. Our Official Plan specifically directs this type of open air recreational use to areas with an agricultural capability rating of Class 5 or poorer. It is our understanding that the Ontario Institute of Pedology maintains that these lands exhibit a Class 4 rating.
2. With respect to the prospect of utilizing a site specific policy to permit outdoor recreation uses on the site, the Township advises that we regard this as being preferable to the first option as it reduces the degree of conflict with surrounding agricultural uses. Although this proposal encourages the conversion of the said lands, the site is not farmed at this time and is poorly maintained. This form of amendment allows a viable and economically feasible use of the site. As such, we support this option.
3. The Township does not believe that a Temporary Use By-law can be used as a vehicle to avoid amending the Regional and Goulbourn Official Plans. In practical terms, once such a property is utilized for commercial purposes with the associated investment in on-site improvements, it is unlikely that such a site would revert back to agricultural use. Correspondingly, we do not recommend this option.

Given under my hand and the Seal of the said Corporation at the Township of Goulbourn this ninth day of June, 1997.



Robert Haller, Deputy Clerk



**The Corporation of the City of Kanata**

**City Manager Report**

**# 118-06-97**

**Council Date: June 10, 1997**

**Subject:** Proposed Regional Official Plan Amendment No. 46, Eagleson - Flewellyn Investement Partnership, additional comments from the City of Kanata.

**Author:** Carol Timusk

**Signature:**

**Position:** Planner III

**Service Group:** Planning & Development

**Service Group Report No.** 37-97

**Corporate File No.** ~~118-06-97~~

**Recommendation(s):**

THAT the City of Kanata supports proposed ROPA 46 if the application is revised to retain the designation of "Agricultural Resource" but permit Outdoor Recreation uses such as a golf driving range, mini putt and playing fields, which do not involve main buildings for non-agricultural uses and would not generate a large amount of additional traffic on Eagleson Road between Highway 417 and Flewellyn Road.

**Background:**

At the Council Meeting of April 22, 1997 Council considered Report 77-04-87 concerning six applications to amend the Regional Official Plan for lands in Goulbourn Township near Kanata's border. With respect to ROPA 46 there was a separate part of the Recommendation which Council adopted. It stated that, without more information as to the types of recreation facilities and the impact of the proposal on transportation facilities and other planned infrastructure, the application was premature.

On the same day that Kanata Council was considering the staff Report on draft ROPA 46, Regional Planning and Environment Committee was holding a Public Meeting about it. Since Kanata's and Goulbourn Township's comments were not available for the Public Meeting, Planning and Environment Committee deferred further consideration of the application until June 24<sup>th</sup> in order that they could receive the missing comments.

In addition, at the Public Meeting it was suggested the applicant change the amendment request so that instead of asking for a redesignation to "General Rural",

**DIRECTOR:**

**OTHER:**

**Treasurer's Approval:**  
(if applicable)

**CITY MANAGER'S COMMENTS:** (if applicable)

**CITY MANAGER**

they leave the Agricultural Resource designation in place and ask for an exception to the permitted uses policies for that designation.

The purpose of this present Report, therefore, is to provide comments on the application as it is proposed to be revised in time for the June 24<sup>th</sup> continuation of the Public Meeting. Attachment No. 1 to the Report shows the subject site location and Attachment No. 2 shows the proposed deployment of uses on the site itself.

**Rationale:**

The subject site consists of approximately 27.5 ha (68 acres) of land at the southwest corner of Eagleson and Flewellyn Roads. This is one Concession down from Fembank Road, one of Kanata's southern borders. There is an existing house at the south end of the site and at Flewellyn Road there is an existing garden centre.

A 1993 Agricultural Survey of the lands carried out by William Graham, P.Ag., CAC concludes as follows:

- 6.1 This land is in a disturbed condition. Aside from an old farmstead site, new house and a landscaping business, topsoil appears to have been removed over most of or all of the agricultural land (either directly or in the form of sod) and about 7 acres of fill have been spread over the northeast corner.
- 6.2 The land is poorly drained overall and very poorly drained in some areas. There is a slight ponding effect created on the property by roads on three sides (which slows or inhibits adequate drainage). It does not appear to be feasible to install normal subsurface tile drainage because of the lack of an outlet.
- 6.3 Interpreting the soil and growing conditions for long term crop production on this site indicate that the site will not sustain production of a range of commercial crops, including soybeans, like the adjacent farm properties. It is best suited for perennial forage crops, which is a Class 5 CLI designation.
- 6.4 While there are two barns to the southwest of the property, the Minimum Distance Separation criteria do not appear to apply. The barn nearest to the subject property is not suitable for intensive commercial livestock production, and the distance to the second one appears to provide adequate buffering for a small dairy operation."

Despite this poor rating of the soil, the Region prefers to leave the site designation "Agricultural Resource" and have applied the new LEAR evaluation system to it and found it warrants the designation. Therefore, they are willing to make a permitted use exception to the policies for Agricultural Resource for this site, but they are not prepared to recommend approval of a change in the designation to "General Rural". This latter designation would permit many other types of uses, including rural subdivisions and rural commercial uses.

Kanata staff are of the opinion that as long as the types of uses permitted on this site are for Open Air Recreation purposes, such as a golf driving range, mini putt and soccer fields, then the need for urban infrastructure (sewers and water) should not arise, and the traffic generated by the site will not add considerably to the traffic along Eagleson Road from Highway 417 to Flewellyn Road. Traffic is likely to be local only from Bridlewood, Stittsville, Fallowfield, Richmond or possibly from as far away as other parts of Kanata or Barrhaven.

**Other Alternatives Considered:**

N/A

**Financial Considerations:**

N/A

**Consultations:**

N/A

**ATTACHMENT NO. 1**

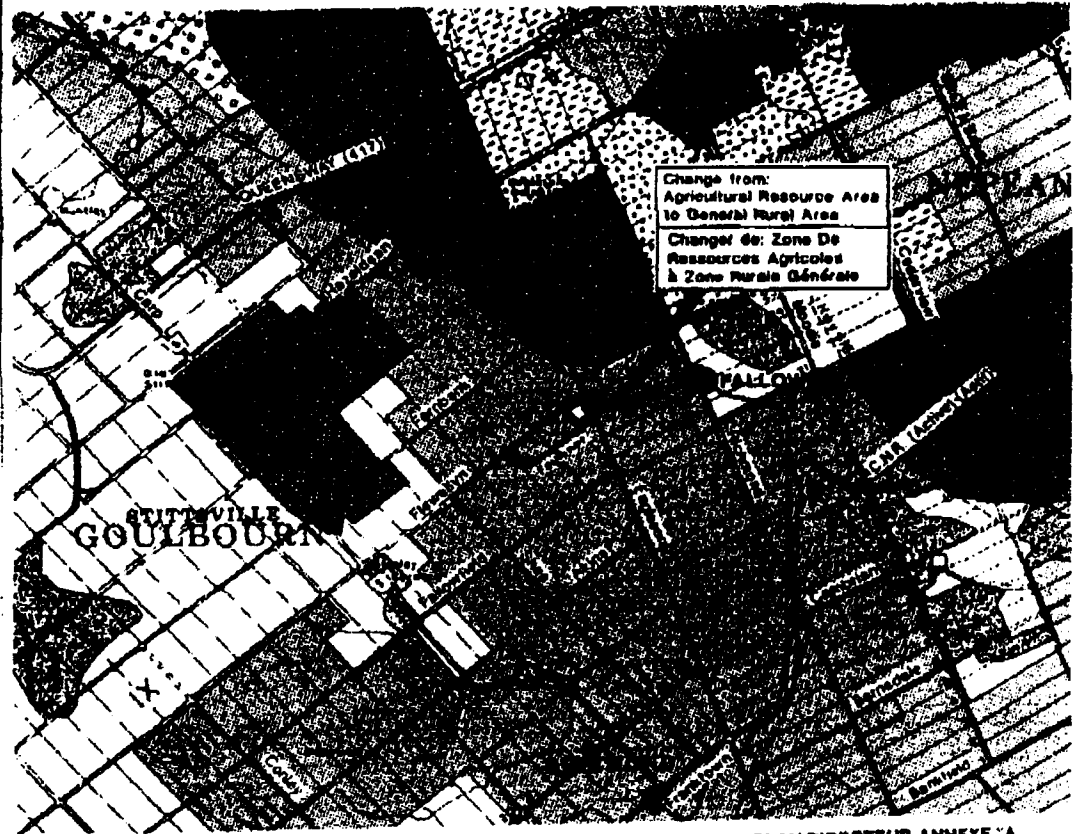
**REPORT NO. 118-06-96**

SENT BY: PLANNING;

4-29-97 11:34AM; 61358080080 ->

**SCHEDULE "1" OF AMENDMENT 46 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE "1" LÉGALE DE L'AMENDMENT 46 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

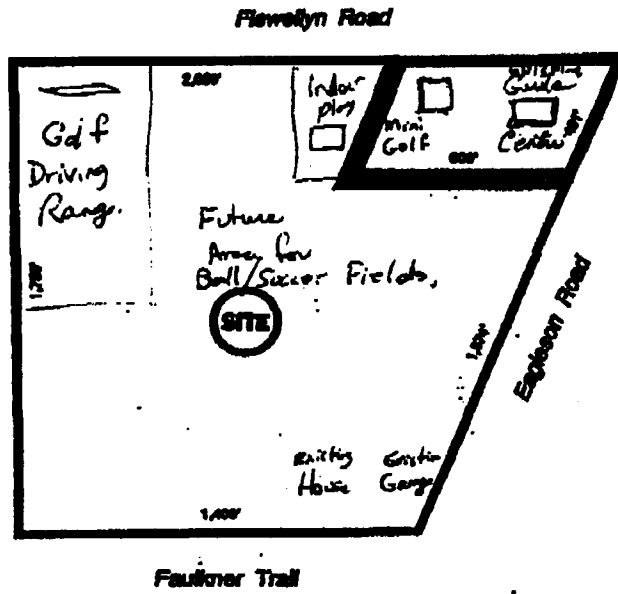
PLAN DIRECTEUR-ANNEXE "A"  
PLAN DES POLITIQUES EN MILIEU RURAL

AGRICULTURAL RESOURCE AREA  ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA  ZONE RURALE GÉNÉRALE

**ATTACHMENT NO. 2**  
**REPORT NO. 118-06-87**

**SITE MAP**



REGIONAL MUNICIPALITY OF OTTAWA CARLETON  
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

REPORT  
RAPPORT

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Our File/N/Réf. 11-95-0021  
 Your File/V/Réf.

DATE 4 April 1997

TO/DEST. Co-ordinator  
 Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

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

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### DEPARTMENTAL RECOMMENDATION

**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.**

### PURPOSE

Proposed Regional Official Plan Amendment 46 (ROPA 46) attached as Annex A is before Planning and Environment Committee for a public meeting.

The Eagleson-Flewellyn Investment Partnership has requested an amendment to the Agricultural Resource Area policies of the Regional Official Plan to permit the development of outdoor recreation facilities on a parcel of land in part of Lot 30 Concession VIII in the Township of Goulbourn. The proposed recreational development would include a golf driving range and a mini-putt facility and a reservation for future recreation uses on 28 hectares (68 acres) of Class 4 agricultural land.

The applicant has requested that the Official Plan designation be changed from "Agricultural Resource Area" to "General Rural Area" to permit the proposed uses.



## CONSULTATION

Public notice of this application was published in *Le Droit* on 29 March 1997 and in the *Ottawa Citizen* and the *Ottawa Sun* on 30 March 1997. Notice also appeared in the *Stittsville News* on 2 April 1997 and in the *Kanata Courier Standard* on 27 March 1997. Notice of the public meeting was also mailed to adjacent property owners and agencies, as specified in the regulations under the Planning Act.

### Circulation

The original amendment which was to allow for a school to be considered for the site application was circulated in March 1994 to the usual technical agencies, adjacent landowners and other interested parties. The applicants advised the Regional Planning Department that they wished the application to be put on “hold” on July 5 1994. In January 1997 the applicant advised that the original intent for a school use was no longer being considered and a revised application for recreational uses was submitted. A limited re-circulation of the revised amendment was carried out in January 1997 to those agencies who had provided comments on the original application. This was done so that agencies could review the revised application.

### Ministry of Agriculture and Food

After review by a Ministry pedologist in 1994, the Ministry’s position was and still is that the Graham and Comptois agricultural report indicated a Class 4 capability rating for the site. The Ministry indicated that the subject lands “appear to represent high priority agricultural land” as defined in Section 3.4 of the *Ontario Foodland Guidelines* (1978) which were in effect at the time the application was submitted. The Ministry is concerned that “given the range of uses permitted through the General Rural designation, the potential exists for additional non-farm uses to be permitted that may conflict with surrounding agricultural activities.” The Ministry of Agriculture and Food has objected to the proposed Regional Official Plan Amendment.

### Ministry of Municipal Affairs and Housing

The Ministry advised that based on the review of the consultant’s report, and the “amount of ongoing agricultural activity on lands surrounding the property, the site is still identified as representing high priority agricultural land and being part of the prime agricultural area.” “The uses permitted in General Rural designation would raise the potential for land use conflicts with existing surrounding farming activities”. The Ministry stated that maintaining the current designation of Agricultural Resource would prevent potential land use conflicts and more farmland being lost.

The Ministry indicated that “The proposed uses are also located close to the boundary of the City of Kanata and would appear to represent fringe development.” Section 3.1 of the *Growth and Settlement Guidelines* (1992), states that new recreational development not be permitted on prime

agricultural areas “unless the development is directly related to the resource and is required in close proximity to the resource”. The proposal did not appear to meet the intent of this policy.

The Ministry concluded that “this proposal does not have regard for the policies of the *Growth and Settlement Policy Guidelines* or the *Foodland Guidelines*”.

### Township of Goulbourn

Goulbourn Council’s resolution of June 1994 resolution did not support the approval of Regional Official Plan Amendment 46 as a proposed school site. They were re-circulated in January 1997. Comments have not been received at the time that this report was written.

### City of Kanata

Kanata Council in May 17, 1994, carried a motion to not support proposed Regional Official Plan Amendment 46, as originally proposed by the applicant as a site for a school site. Comments on the 1997 circulation have not been received at the time that this report was written.

### Ottawa-Carleton Federation of Agriculture

Advise against the 1994 submission. The same comments apply for the 1997 circulation.

### Ontario Institute of Agrologists (Ottawa Valley Branch).

Based on the 1994 submission, the following comments apply.

“Most of the area still falls within the definition of “Prime Farmland”.

The Institute has several concerns about the Graham Agricultural Survey:

- The Institute “questioned whether the removal in the 1960’s of 4.3 inches of topsoil from 12.4 inches would lower the capability from 2 to 5”.
- Drainage problems on the site could be dealt with by installing a culvert. Engineering solutions to the drainage problem are not dealt with in the survey.
- “there is no reference in the survey to the severity of physical soil limitations” which is an important part of soil capability rating.
- The Institute is “concerned with the consultants apparent unfamiliarity with current approaches to rating soil capability.”

## DISCUSSION

The major issue arising in this application is use of agricultural land.

The Eagleson-Flewellyn Investment Partnership is proposing outdoor recreation facilities on a 28-hectare site in the Township of Goulbourn. (See map in Annex A.) Part of the site is now used for a garden centre. The rest of the site includes unused agricultural land, old farm buildings, a new house and a landscaping business. Surrounding land uses include farmlands to the east, west and north of the property and unused land to the south.

The site has a Class 2 rating for agricultural capability on the Soil Capability for Agriculture map, which is used as base information for the Agricultural Resource Area designation in the Regional Official Plan (1988). Class 2 lands have moderate limitations or a combination of minor limitations, which restrict the range of crops or require moderate conservation practices.

The applicant submitted an agricultural survey of the property as part of the justification for the requested change in designation. The consultant's report questioned the viability of the site for intensive agricultural production because of the disturbed nature of the site from topsoil removal and dumping of fill, poor drainage and stoniness. The survey questioned the ability of the site to sustain production of a range of commercial crops that the adjacent farms could do because of these limitations. The survey concludes that the site is best suited for the production of perennial forage crops which by inference is a Class 5 designation.

### Agricultural Land Issues

The subject property is designated "Agricultural Resource Area" in the Regional Official Plan (1988), and "Agricultural Resource" in the Township of Goulbourn Official Plan (1996).

According to the Ministry of Agriculture and Food pedologist who reviewed the agricultural survey of the site, the lands are correctly classified as Class 4 agricultural land. Therefore, the proposed use would not be permitted. In addition, section 3.4 of the *Ontario Foodland Guidelines* (1976), which were in effect at the time of the application, defines high priority agricultural lands as all lands where Class 1, 2, 3 and 4 lands predominate. Also section 4A.1 of the Guidelines indicates that Agricultural lands should be "uninterrupted by non-agricultural designations" so as to prevent conflicts between agricultural and non-agricultural land uses and the loss of farmland.

Section 5.1.3.1 of the Regional Official Plan defines Agricultural Resource Areas as lands having an agricultural capability rating of Class 1, 2 or 3. Agricultural Resource Areas also include lands of Class 4 or lower classification lands which are contiguous with Class 1, 2 or 3 lands that show evidence of being actively farmed. Agricultural Resource Areas are drawn to prevent penetration of non-agricultural development into these areas. As the classification of the applicant's lands has been confirmed by the Ministry of Agriculture and Food as Class 4, and the lands in question are completely surrounded by Class 2 agricultural lands, they are appropriately designated as "Agricultural Resource Area" in both the existing Regional Official Plan (1988) and the new draft Regional Official Plan (1997).

Staff have employed the Land Evaluation and Area Review (LEAR) of agricultural lands which was developed as part of the review of the Regional Official Plan. The LEAR was developed to evaluate potential Agricultural Resource Areas for the Official Plan Review. The LEAR takes into consideration soil capability, as well as the percentage of the area currently in agricultural use, land fragmentation, parcel size and adjacent land uses.

The site had an original rating based on Class 2 soils of 180 or greater which is the highest LEAR score of the ten categories on the LEAR system. The LEAR score was recalculated by staff using the Class 4 soil capability rating revised by the Ministry of Agriculture and Food pedologist which dropped the score to 126 which is the seventh category on the LEAR scale which is still within the range for an Agricultural Resource Area designation. It is shown as Agricultural Resource Area in the new Draft Official Plan.

#### Land Use Compatibility Issue

As the site is surrounded by Class 2 agricultural land, much of which is currently being farmed, there is the land use compatibility issue. Section 4A.1 of the Ontario Foodland Guidelines states that the high priority agricultural lands **must** be placed in an agricultural designation and are uninterrupted by non-agricultural designations. This is to prevent conflicts between farm and non-farm uses. The lands surrounding the proposed amendment, are being intensively farmed. If the proposed amendment was adopted, this would create a potential conflict between agricultural and non-agricultural uses.

The *Growth and Settlement Policy Guidelines* (1992), Section 3.1, directs that new residential, recreational, commercial, industrial and institutional uses not be permitted on prime agricultural land unless the development is directly related to prime agricultural land and is required to be in close proximity to prime agricultural land. The proposed recreational development does not meet these criteria.

The Ministry of Agriculture and Food also indicated that with the range of uses permitted in the General Rural designation, the potential exists for additional non-farm uses to be permitted that may conflict with surrounding agricultural uses.

As the soil capability is Class 4 and not Class 5, poor pockets policies do not apply in this situation.

## CONCLUSION

The applicant has requested that the designation on Schedule “A” of the Regional Official Plan be changed from “Agricultural Resource Area” to “General Rural Area”. Amendment 46 would permit recreational or other forms of non-agricultural development such as estate residential on the subject site. The site is in prime agricultural land and in keeping with the Regional Official Plan and the *Ontario Foodland Guidelines*, and the *Growth and Settlement Policy Guidelines*, the Planning and Development Approvals Department cannot support the proposed amendment.

## FINANCIAL IMPLICATIONS

There are no financial implications.

*Approved by*  
*P. Sweet, MCIP, RPP*

## DRAFT

## AMENDMENT 46

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

PURPOSE

The purpose of Amendment 46 is to redesignate a 28 hectare parcel of land in the Township of Goulbourn, part of Lot 30, Concession 8, from “Agricultural Resource Area” to “General Rural Area” in order to permit outdoor recreation development.

BASIS

The application is based on a request by the Eagleson-Flewellyn Investment Partnership to amend the Regional Official Plan to permit the proposed development.

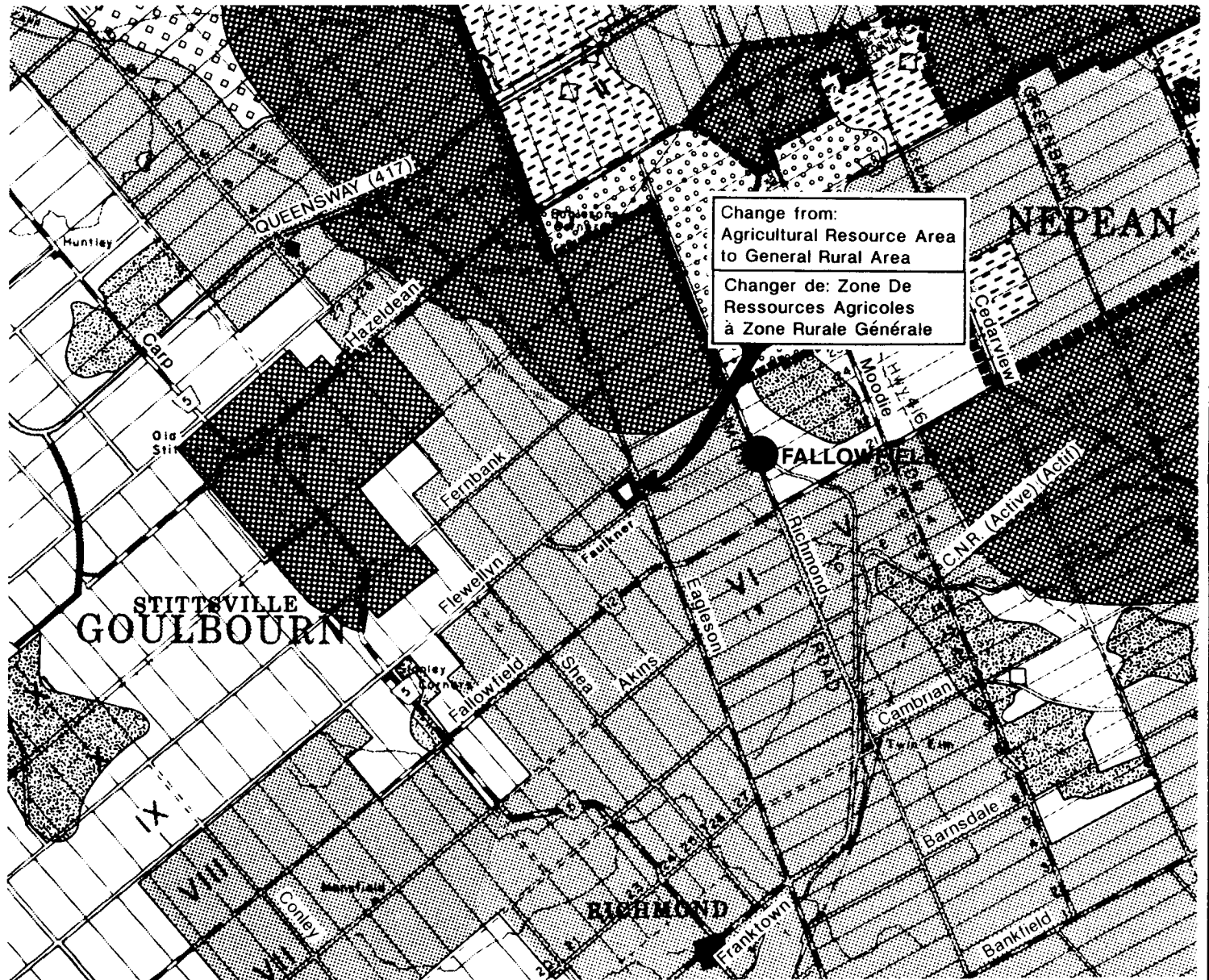
DRAFT

THE AMENDMENT

1. Schedule "A", Rural Policy Plan is hereby amended as shown on Schedule "1" attached, by the redesignation of 28 hectares from Agricultural Resource Area to General Rural Area.

SCHEDULE "1" OF AMENDMENT 46 OFFICIAL PLAN (1988) OF  
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 46 LE PLAN DIRECTEUR  
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



Change from:  
Agricultural Resource Area  
to General Rural Area

Changer de: Zone De  
Ressources Agricoles  
à Zone Rurale Générale

OFFICIAL PLAN-SCHEDULE "A"  
RURAL POLICY PLAN

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

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE