

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

REPORT
RAPPORT

Our File/N/Réf. (23) 14-91.3108
Your File/V/Réf.

DATE 25 September 1996

TO/DEST. Co-ordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

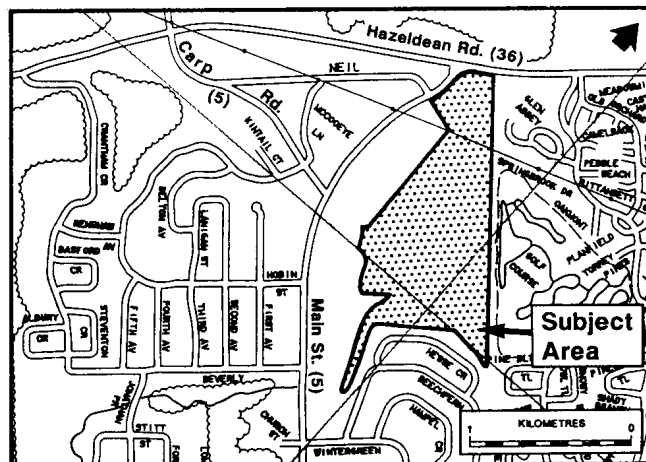
SUBJECT/OBJET **TOWNSHIP OF GOULBOURN
NEW COMPREHENSIVE OFFICIAL PLAN
OMB REFERRAL REQUEST
AMBERLAKES DEVELOPMENT CORPORATION**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend Council refer Deferral No. 19 to the Township of Goulbourn's new Comprehensive Official Plan to the Ontario Municipal Board pursuant to the request of Amberlakes Development Corporation as outlined on the addendum Approval Page appended as Annex I.

BACKGROUND

Regional Council approved, with modifications and deferrals, the Township of Goulbourn's (Goulbourn) new Comprehensive Official Plan on 26 June 96. At that time, Regional Council deferred consideration of the proposed "Residential" designation on lands located in Lot 24, Concessions XI and XII, Township of Goulbourn (Stittsville) pending the OMB's decision on Goulbourn's local Official Plan Amendment (LOPA) 121.



Whereas these lands were originally described as Deferral No. 20 to Goulbourn's new Comprehensive Official Plan, they are now described as Deferral No. 19 owing to Regional Council's decision to delete proposed Deferral No. 14. The lands described by Deferral No. 19 and Goulbourn's LOPA 121 comprise Phase II of Amberlakes Development Corporation's (Amberlakes) proposed Draft Plan of Subdivision (Draft Plan) 06T-93018. Amberlakes' proposed Draft Plan 06T-93018 and implementing zoning by-law amendment (i.e., ZBLA 59/94) are already before the OMB and awaiting a decision.

On 26 Aug. 96, the OMB held a pre-hearing on Goulbourn's LOPA 121 and ZBLA 59/94 as well as Amberlakes' Draft Plan 06T-93018. At this pre-hearing, the OMB confirmed, among other things, that it would consider Phases I and II of Amberlakes' Draft Plan application at a full hearing beginning on 6 Jan. 97. In addition, the OMB directed that Amberlakes request Regional Council to refer Deferral No. 19 to Goulbourn's new Comprehensive Official Plan so that all matters involved with Amberlakes' proposed development may be considered simultaneously. Pursuant to this direction, on 9 Sept. 96, Regional staff received a letter from Nelligan Power (Amberlakes' solicitor), requesting that Deferral No. 19 to Goulbourn's new Comprehensive Official Plan be referred to the OMB (see Annex II).

STAFF COMMENT

Regional staff were present at the OMB pre-hearing on Amberlakes' various planning applications. Regional staff believe there is merit in having all matters associated with Amberlakes' planning applications before the OMB concurrently.

PUBLIC CONSULTATION

As previously noted in the Regional staff's report on Goulbourn's new Comprehensive Official Plan, the public notice and meeting requirements of the Planning Act, 1990 for amending official plans were satisfied by the process adhered to by Goulbourn Council. No further public consultation is required to consider Amberlakes' request to have Deferral No. 19 to Goulbourn's new Comprehensive Official Plan referred to the OMB.

FINANCIAL IMPLICATIONS

Regional staff resources are already committed to the OMB hearing on Amberlakes' various planning applications (i.e., Goulbourn's LOPA 121 and ZBLA 59/94 as well as Draft Plan 06T-93018). No additional costs will accrue to the Region because of the referral of Deferral No. 19 to Goulbourn's new Comprehensive Official Plan to the OMB.

CONCLUSION

Given the OMB's 26 Aug. 96 direction that all matters pertaining to Amberlakes' planning applications be considered simultaneously and Amberlakes' 9 Sept. 96 request, Regional staff recommend that PEC and Council refer Deferral No. 19 to Goulbourn's new Comprehensive Official Plan referred to the OMB.

*Approved by
N. Tunnacliffe, MCIP, RPP*

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

I hereby certify that the new comprehensive Official Plan for the Township of Goulbourn, which was approved by the Council of the Regional Municipality of Ottawa-Carleton on June 26, 1996, is further approved as follows:

1. Under Section 17(10) of the Planning Act, 1990, Deferral No. 19 to the new Comprehensive Official Plan of the Township of Goulbourn is lifted.
- C. The following is referred to the Ontario Municipal Board under Section 17(11) of the Planning Act, 1990:

Referral No. 1

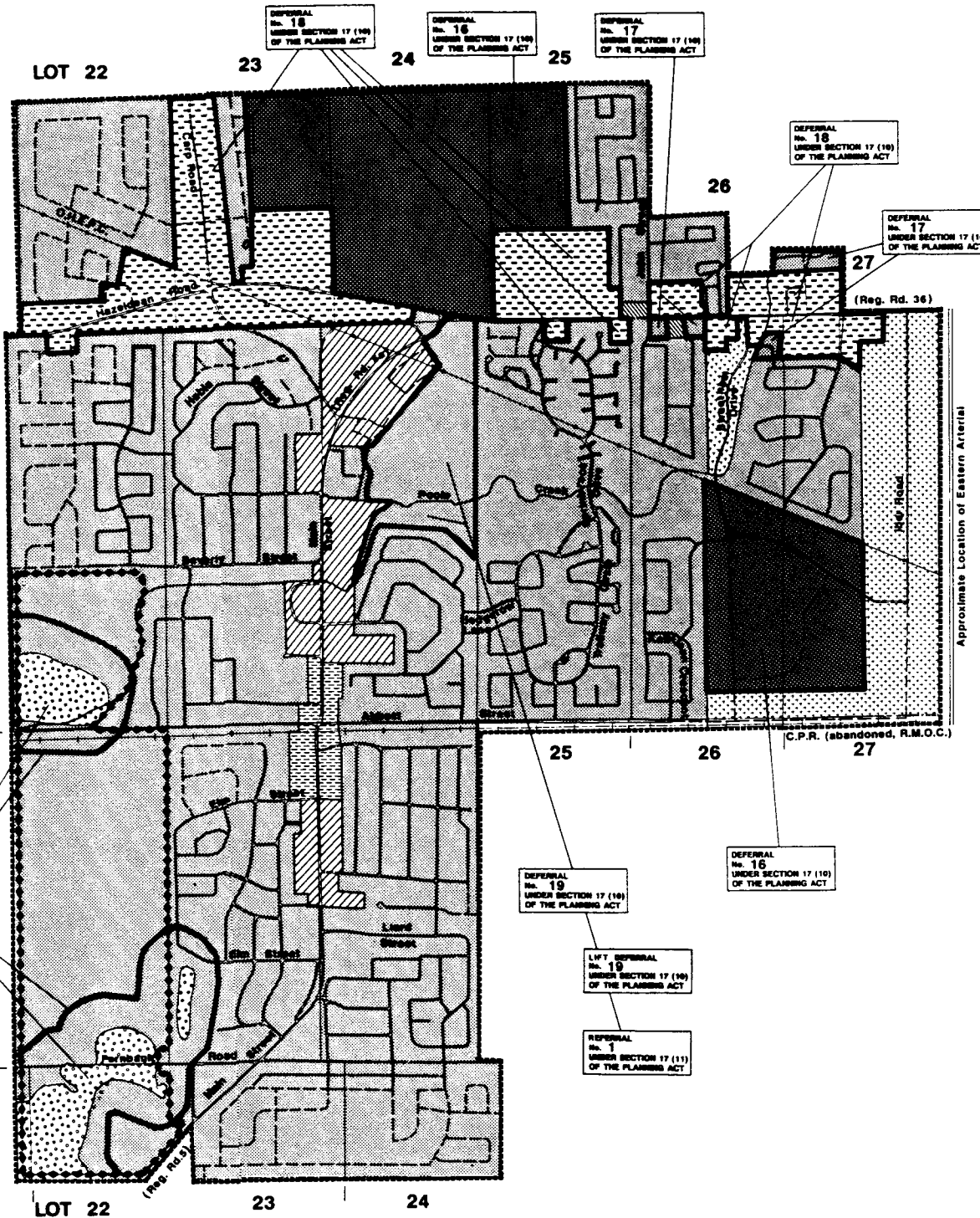
Those lands described on Schedule A1, Land Use Designations, STITTSVILLE, and labelled as Referral No. 1 be referred to the Ontario Municipal Board.

Dated this day of 1996.

Deputy Clerk, Regional Municipality of Ottawa-Carleton

**TOWNSHIP OF GOULBOURN
OFFICIAL PLAN
SCHEDULE A 1
Land Use Designations
STITTSVILLE**

-  Residential
-  Stittsville Main Street Mixed Use Area
-  Stittsville Core Area
-  Highway Commercial
-  General Commercial
-  Restricted Industrial - Business Park
-  General Industrial
-  Provincially Significant Wetlands
-  Adjacent Lands
-  Stage II Boundary
-  Urban Area Boundary



JUNE 1996

NELLIGAN·POWER

LAW OFFICES • BUREAU D'AVOCATS

WILLIAM BURROWS Q.C.
Ottawa Office
Direct Dial in Number (613) 231-8216

September 4, 1996

The Regional Municipality of
Ottawa-Carleton
Ottawa-Carleton Centre
Cartier Square
111 Lisgar Street
Ottawa, Ontario
K2P 2L7

Attention: Mary Jo Woollam, Regional Clerk

Dear Ms. Woollam:

**Re: Amberlakes Development Corporation
Township of Goulbourn Official Plan**

I act on behalf of Amberlakes Development Corporation who is in the process of attempting to develop a parcel of land at the intersection of Hazeldean Road and Main Street in the Village of Stittsville. There are presently three files before the Ontario Municipal Board with a hearing proposed to be held commencing on the 6th of January, 1997. I am advised that Deferral #19 of the Goulbourn Official Plan relates to my client's parcel of land. I would be obliged if you would see that steps are taken so that this deferral also be referred to the Ontario Municipal Board so that all matters dealing with my client's lands may be dealt with concurrently.

If you require any further information with respect to this matter please feel free to contact me or Andrew Hope who is the person responsible in the Planning Department for this file.

Yours very truly,



William Burrows, Q.C.

WB:dlm

cc: Andrew Hope, Planning Branch
cc: Tim Marc, Legal Department

ANNEX II

JOHN P. NELLIGAN	DENIS J. POWER	WILLIAM BURROWS
JOHN E. JOHNSON	ALLAN R. O'BRIEN	JANICE B. PAYNE
DAVID A. STOUT	CATHERINE H. MACLEAN	PETER J.E. CROWNY
DAVID H. CHICK	DOUGALD E. BROWN	CLIVE G. SAVAOS
JAMES M. DAVIDSON	STEVEN H. WALLER	ROGER A.J. BEAUDRY
RORY MCCORMICK	SEAN T. MCGEE	GIOVANNA ROCCAMO
J.J. MARK EDWARDS	KAREN L. CLIFFORD	SIOBHAN M. DEVLIN
MARK GEDDES	RONALD F. CAZA	ELIZABETH A. CREARY
DEBORAH A. BELLINGER	STEVEN J. WELCHNER	DENISE WORKUN
R. GUY REIVE	HEATHER J. WILLIAMS	CARON L. GEORGE
ARLENE MCKECHNIE	RICHARD O'REILLY	AINSLIE BENEDICT
SEAN MALONE	JOHN D. PETERS	PAM MACEachern
DANIELLE H. MANTON	LISA NICKERSON	PIERRE CHAMPAONE
CHERYL A. FOY		

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