

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

REPORT
RAPPORT

Our File/N/Réf. 11-95-0227
Your File/V/Réf.

DATE 22 November 1996

TO/DEST. Coordinator
 Planning and Environment Committee

FROM/EXP. Commissioner
 Planning and Development Approvals Department

SUBJECT/OBJET **REFERRAL #1 AND #5 TO ROPA 35 SOUTH URBAN CENTRE,
 GLOUCESTER, RIVER RIDGE**

DEPARTMENTAL RECOMMENDATION

1. **That Planning and Environment Committee recommend and Council approve a request to the Ontario Municipal Board or the Minister of Municipal Affairs and Housing, with respect to Part of the South Half of Lot 21, Broken Front Concession, that:**
 - a) **The lands now in the flood plain continue to be designated flood plain in Schedule G of the Regional Official Plan;**
 - b) **The land designated Flood Plain on Schedule G plus a band approximately 10 m to 15 m in width adjacent to the flood plain be designated “Waterfront Open Space” on Schedule B;**
 - c) **The City of Gloucester, RMOC and the owners enter into an agreement which will be registered on title to the effect that any public dedication of land due to the City of Gloucester at the time the site is severed or subdivided will be taken in a continuous strip between the boundaries of the property along the flood plain line, generally in the area designated “Waterfront Open Space”, and;**
 - d) **The balance of the lands be designated General Urban Area on Schedule B, which would permit residential development on full urban services at such time in the future as servicing is extended to the site.**

BACKGROUND

Regional Official Plan Amendment 35 South Urban Centre, Gloucester, River Ridge was the subject of five referrals when it received provincial approval in 1993. Referral #1 referred the designation of Waterfront Open Space on a 10.5-acre parcel described as Part of the South Half of Lot 21, Broken Front Concession (See Annex A). An open space designation for this property included in Gloucester Official Plan Amendment 3 was also referred to the OMB.

Referral #5, initiated by the same parties as Referral #1, referred policy 8.3.3.4., which enabled Council to consider acquiring land designated Waterfront Open Space in the South Urban Centre or to encourage other public agencies to do so. The policy also allowed Council to consider entering agreements with public agencies to manage the property acquired for public purposes. Policies pertaining to River Corridors were also applied to Waterfront Open Space through this policy, and permitted uses were listed.

Discussions among the RMOC, the City of Gloucester and the owner and his agents have been ongoing since 1993. The owner has agreed to withdraw his referrals to the Ontario Municipal Board if Regional Council recommends certain changes to the OMB as reflected in the staff recommendations above. These recommendations move the boundary of the Waterfront Open Space west from River Road to a corridor immediately east of the flood plain line.

Drawing on field work and further study of this site, staff believe this corridor is sufficient to allow for public movement along the river's edge as part of a larger Waterfront Open Space system. There are no views of the Rideau River from River Road at this location, so preserving sight lines is not an issue. Recourse to the acquisition policies now part of Referral #5 will enable Regional staff to consider implementation of the Waterfront Open Space system. The City of Gloucester may wish to supplement Waterfront Open Space with land needed for municipal recreation needs. Towards a longer term, the Regional Official Plan Review is developing policies on how to secure public access along the Rideau River and other rivers in Ottawa-Carleton and more detailed policies on acquisition.

The corridor will be obtained through public dedication as required under the Planning Act and the City of Gloucester Act in the future when the site is subdivided or severed. The corridor width will be in the order of 10 m to 15 m, depending on a survey at the time the land is transferred from the owner to a public body. The width of the strip is not specified at this point because it will depend on the amount of land obtained through the dedication and that, in turn, depends on the future use of the land. By way of example, a 5% dedication taken for low-density residential or institutional use would provide a strip of about 13 m to 15 m, at no public cost.

An agreement among the City of Gloucester, the Region and the owner to this effect will be registered on the title to the property.

The owner has indicated his intention to develop a new single-detached dwelling to replace an existing dwelling on the property. Regional staff have advised him that zoning is a local municipal issue and that he should consult the City of Gloucester.

The land across River Road to the east of the site is designated Transportation Special Study Area. The land south of the site is designated Waterfront Open Space and Transportation Special Study Area. The land north of the site is designated Waterfront Open Space.

CONSULTATION

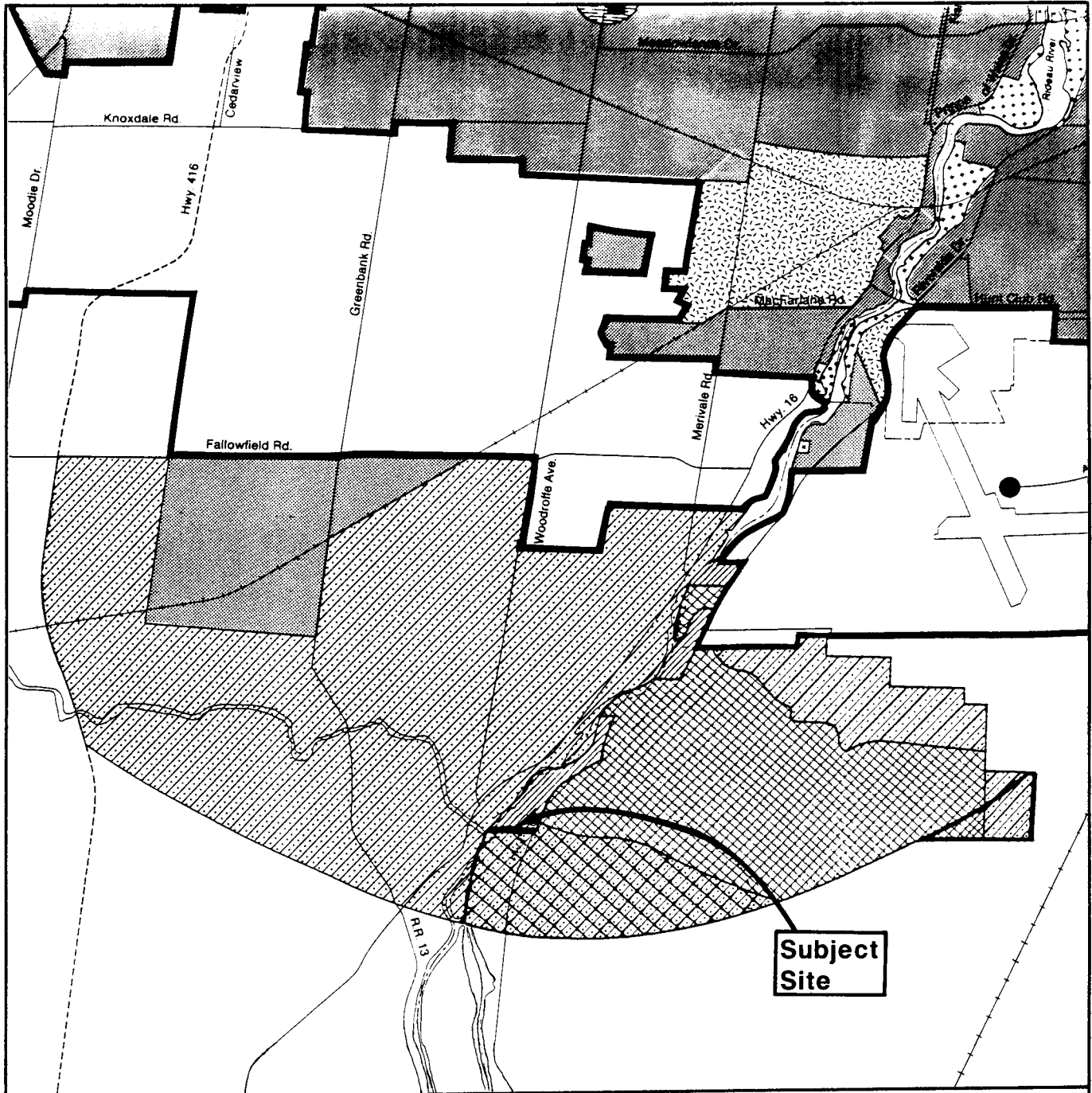
Provisions of these recommendations were discussed with staff at the City of Gloucester. At its meeting 19 Nov 96, Gloucester Planning Advisory Committee considered a report describing the agreement negotiated with the landowner and recommended that Gloucester staff be authorized to implement it as it affects the referral on the local official plan. Gloucester Council will consider the committee recommendation on 26 Nov 96.

FINANCIAL IMPLICATIONS

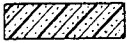



The land to be acquired for Waterfront Open Space is to be acquired through dedication of land for public purposes. This represents a savings to the taxpayer.

*Approved by
N. Tunnacliffe, MCIP, RPP*

Location Of Subject Site



Subject Site

EXTENSIVE EMPLOYMENT AREA		ZONE D'EMPLOI À FAIBLE INTENSITÉ
GENERAL URBAN AREA		ZONE URBAINE GÉNÉRALE
TRANSPORTATION SPECIAL STUDY AREA		ZONE D'ÉTUDE SPÉCIALE - TRANSPORT
WATERFRONT OPEN SPACE (SOUTH URBAN CENTRE)		ESPACE VERT RIVERAIN (CENTRE URBAIN SUD)