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DATE 28 May 1996

TO/DEST. Co-ordinator  
Planning and Environment Committee

FROM/EXP. Planning and Property Commissioner

SUBJECT/OBJET **TOWNSHIP OF GOULBOURN COMPREHENSIVE  
OFFICIAL PLAN**

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### **DEPARTMENTAL RECOMMENDATION**

**That the Planning and Environment Committee recommend Council approve the new comprehensive Official Plan of the Township of Goulbourn subject to the Modifications and Deferrals noted in Annex I, the Approval Page.**

### **BACKGROUND**

The Township of Goulbourn (Goulbourn) adopted its new comprehensive Official Plan on March 7, 1995 and submitted same to the Region on October 4, 1995 for approval under Sections 17 and 21 of the Planning Act, 1990. It has been reviewed under the procedures set out under the delegation of Official Plan approval powers by the Minister of Municipal Affairs, to the Region. Once approved by Regional Council, this document will replace the existing Goulbourn Official Plan which was approved by the Minister of Housing in 1977.

Goulbourn's new Official Plan is the culmination of a review exercise begun in 1993 to update Goulbourn's Official Plan policies and to bring the document into conformity with the Region's 1988 Official Plan (ROP) as well as the relevant Provincial Policy Statements. This review exercise was somewhat unique in that Regional Planning staff participated directly with Goulbourn Planning staff in the preparation of Goulbourn's Official Plan policies. In addition, critical Provincial agencies were consulted during the drafting of Goulbourn's new Official Plan policies. As conceived, this approach was to not only streamline the preparation of Goulbourn's Official Plan but to dramatically reduce the need for extensive modifications to bring Goulbourn's Official Plan into conformity with the ROP. Notwithstanding intervening events (e.g., a municipal election) and a constantly changing Provincial policy environment, this exercise has resulted in only 34 modifications and 23 deferrals. It should be noted that the majority of the proposed modifications have been requested by external agencies and half of the deferrals have been requested by Goulbourn Council. To date, there

have been no requests to refer any section of Goulbourn's new Official Plan to the Ontario Municipal Board.

In short, Regional Planning staff submits that the experience of participating in the preparation of the Goulbourn Official Plan has been a positive one. Measured against other recent Official Plan reviews, this exercise produced a satisfactory result with modest resource commitment. Should a similar opportunity present itself, Regional Planning staff believes the investment in time and effort would pay dividends to the participants.

## OVERVIEW

Goulbourn's new Official Plan is intended to provide a framework for the management of growth and development within the Township to the year 2011. It is estimated that by the end of this period the population of the Township will range between 27,800 and 39,500 persons based on the Region's population forecasts. This is expected to translate into between 4,312 and 8,333 new dwelling units.

Development will primarily be focused within the Stittsville urban area which is expected to reach a dwelling unit level of between 5,822 and 8,757, dependant on servicing constraints, by the year 2011. Growth should also be experienced in Richmond over this period while Munster and Ashton will remain much as they are today. Based on the existing and potential supply of country lots within the rural area of the Township, Goulbourn's new Official Plan proposes policies to manage the amount of new country lot development. In addition, Goulbourn's new Official Plan recognises the need to foster economic development, conserve sensitive environmental features, protect resources, as well as provide a full range of community facilities and services. The detailed policies of Goulbourn's new Official Plan are attached as Annex II.

A summary and discussion of comments received from circulated agencies are outlined under the heading "Comments From External Agencies". The requests by two land owners to have the proposed designations of their properties changed are addressed under the heading "Unsolicited Comments". This is followed by a list of the proposed modifications and deferrals which Goulbourn Council has now concurred with.

## COMMENTS FROM EXTERNAL AGENCIES

Following receipt of Goulbourn's adopted Official Plan, Regional Planning staff circulated the document to public agencies, utility companies and adjoining municipalities for their review and comment. Although most of the circulated agencies had no major concerns related to Goulbourn's new Official Plan, owing to their involvement with its preparation, eight agencies have requested modifications/deferrals. The comments from the agencies that requested modifications/deferrals are summarised on the following pages.

TransCanada Pipelines Limited (TCPL)

a) Subsection 4.6

That a statement or definition be included in this subsection to indicate that TCPL is considered as a public utility/use which is permitted in all zones or land use areas of the Region.

Comment: Regional staff agrees that TCPL is a public utility/use which is permitted in all land use designations of the ROP. See Modification No. 5.

b) Subsection 10.3.1

A separate clause should be added to inform the public that TCPL is exempt from the requirements of the Provincial Wetland Policy Statement.

Comment: Subsection 10.3.1 of the Goulbourn Official Plan has been deferred at the request of the Township of Goulbourn until such time as the wetland policies of the ROP are approved (see Deferral No. 9). TCPL's request will be revisited at the time of lifting Deferral No. 9.

c) Subsection 10.8

A statement should be included in this subsection to indicate that TCPL's right-of-way may be dedicated to the Township, zoned and used as passive open space or parkland, subject to TCPL's easement rights and any other conditions that would maintain the safety and integrity of TCPL's pipeline facilities.

Comment: While Goulbourn is encouraged to take advantage of TCPL's offer to make its right-of-way available to the Township for use as passive open space or parkland, Regional staff does not think the offer warrants noting in Goulbourn's Official Plan as requested by TCPL.

d) Subsection 11.13.1

This subsection should be expanded to include the setback and notice requirements of TCPL for all developments within 30 metres from TCPL's right-of-way.

Comment: Regional staff considers TCPL's request as advisory and notes that all applications for development within 30 m of TCPL's right-of-way will be circulated to TCPL, and any notice/setback requirements will be included in the conditions of approval.

Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)

a) Subsection 3.2.1

Given the abundance (over 100 year supply) of country lots currently in existence in the Township of Goulbourn, and the lack of demonstrated need for the continued creation of such lots, Goulbourn Council's policy to continue permitting the creation of country lots is contradictory and should be reconsidered to avoid additional pressures for the development of resource lands.

Comment: Regional staff shares the OMAFRA's concern and notes that the ROP requires local municipalities to establish policies that define a planning period for the rural area for at least ten years. This ROP policy was drafted to replace a lot allocation policy in the previous ROP in the belief that the Region's rural municipalities should be able to manage their supply of country lots within a Regional policy framework. To date, this ROP policy has proven difficult to implement as the Region's rural municipalities view any limitations on country lot development as a disincentive to investment in their communities.

During the course of preparing Goulbourn's new Official Plan, Regional staff attempted to win support for controls being placed on the creation of additional country lots in Goulbourn as supply far exceeded demand. In the final analysis, Goulbourn Council refused to accept any explicit controls on further country lot development deferring instead to qualitative screening that could yield a satisfactory result. The revised text to Subsection 3.2.1 is outlined in Modification No. 1.

b) Subsection 9.2.1

Policies (a) and (b) of this subsection permit institutional, industrial and commercial uses on "Mineral Resource" lands once the resource is exhausted or when it is demonstrated that the resource is not viable for extraction. The OMAFRA is concerned that the permissiveness of these policies will lead to the introduction of uses incompatible with agricultural activities within rehabilitated pits/quarries. Accordingly, the OMAFRA has requested that both policies be modified to require an Official Plan amendment for any proposed use not currently permitted on "Mineral Resource" lands. The OMAFRA further notes that the Official Plan amendment

requirements of Policy (j) of Subsection 9.2.1 do not appear to support Policies (a) and (b).

Comment: Policies (a) and (b) require an amendment to support uses other than those permitted under the “Mineral Resource” designation policies. Goulbourn’s approach in this regard is consistent with the ROP and as a matter of ROP conformity it is a non-issue. Insofar as Policy (j) is concerned, Regional staff agrees it could conflict with Policy (a) but it is also redundant in light of Policy (a). As a consequence of this potential conflict and real redundancy, Modification No. 20 has been proposed.

c) Subsection 10.3.4

Policy (h) of this subsection requires that agricultural activities carried on prior to June 27, 1992 may be permitted on lands designated as “Adjacent Lands” (i.e., adjacent to Provincially Significant Wetlands) without an Environmental Impact Study. The OMAFRA notes that the Provincial Wetland Policy Statement makes no reference to any specific date and therefore requests that the phrase “established agricultural activities” be substituted for “June 27, 1992”.

Comment: While Regional staff shares the OMAFRA’s concern, Goulbourn Council has requested that the subject policy be deferred until such time as the wetland policies of the ROP are approved (see Deferral No. 9). Regional staff prefers that the OMAFRA’s concern be revisited when Deferral No. 9 is lifted. This will ensure conformity between the final wording for Policy (h) and the requirements of the ROP.

d) Schedule A, Part Lot 15, Concession VII and Part Lots 13 to 15, Concession VIII

The subject lands are designated “Agricultural Resource Area” in the ROP and are proposed for redesignation to “Mineral Resource” in Goulbourn’s new Official Plan based on the preliminary findings of the Regional Mineral Resource Study. Even though Goulbourn Council has requested that the proposed designation be deferred (see Deferral No. 15) until the “Mineral Resource Area” policies of the ROP are updated, the OMAFRA would like to caution that the final designation of the lands in the Goulbourn Official Plan will be subject to further discussion prior to any lifting of the deferral.

Comment: Regional staff considers the above-noted comment as advisory. Therefore no modification or additional deferral is proposed.

e) Schedule A, Part Lots 13 and 14, Concession III

The subject lands are proposed to be designated as “Agricultural Resource - Poor Pocket” in the Goulbourn Official Plan, and are surrounded on all but one side by “Marginal Resource” lands. Given the surrounding designation, the OMAFRA sees no rationale for maintaining the “Agricultural Resource - Poor Pocket” designation.

Comment: Regional staff agrees and notes that OMAFRA's concern also applies to other "Agricultural Resource - Poor Pocket" designations in Part Lot 10, Concession IV and Part Lot 12, Concession II. The OMAFRA has verbally agreed to Modification No. 30 which proposes to change the designation of the subject lands from "Agriculture Resource - Poor Pocket" to "Marginal Resource".

Rideau Valley Conservation Authority (RVCA)

a) Subsection 1.1

Reference to the Provincial Policy Statements in the second paragraph of this subsection should be replaced by reference to the Comprehensive Set of Policy Statements under the new Planning Act.

Comment: As Goulbourn's new Official Plan was adopted before March 28, 1995, it is being approved under the old Planning Act and its attendant Provincial Policy Statements. Therefore no modification is proposed to address RVCA's request.

b) Subsection 4.1.3.2

Policy (c) of this subsection should be modified to reflect the fact that, since March 29, 1995, the Conservation Authorities within the Region administer the Part VIII Septic Approvals under the Environmental Protection Act.

Comment: Regional staff agrees, see Modification No. 3.

c) Subsection 7.2.3.1

Policy (b) of this subsection should be modified to reflect the fact that the Ministry of Natural Resources (MNR) has delegated its responsibility for commenting on organic soils and unstable slopes to the Conservation Authorities in the Region as of March 29, 1995.

Comment: Regional staff agrees, see Modification No.13.

d) Subsection 7.2.3.1

Policy (b) of this subsection should be modified to reflect the fact that Conservation Authorities within the Region currently administer the Part VIII Septic Approvals under the Environmental Protection Act.

Comment: Regional staff agrees, see Modification No. 14.

e) Footnote No.8 on Page 10-10

This footnote should be modified to reflect the definition on page 33 of the Comprehensive Set of Policy Statements.

Comment: Regional Staff disagrees, as the footnote is intended to serve as a literature reference rather than a definition. In addition, as noted above, the Comprehensive Set of Policy Statements does not apply in this instance. Consequently, no modification is proposed.

f) Subsection 10.5.2

This subsection should be modified to reflect the fact that where Conservation Authorities exist, it is they and not the MNR, who administer the Provincial floodplain policies.

Comment: Regional staff agrees, see Modification No. 22.

g) Subsection 10.6

For the same reason as noted in (d) above, reference to the MNR in this subsection should be deleted.

Comment: Regional staff agrees, see Modification No. 23.

Ministry of Economic Development Trade and Tourism (MEDTT)

a) Subsection 5.4.3

Policy a) of this subsection proposes, among other things, that bed and breakfast establishments contain a maximum of three guest bedrooms in the communities of Stittsville, Richmond and Munster, and a maximum of four guest bedrooms in the remaining parts of the Township. The MEDTT is concerned that the four guest bedrooms maximum might pose some confusion over whether a property should be licensed under the Ontario Tourism Act as a “Tourist Establishment” and therefore recommends that the three guest bedrooms maximum be applied to the entire Township.

Comment: Regional staff agrees, see Modification No. 7.

Ministry of Citizenship, Culture and Recreation (MCZCR)

The MCZCR has requested that a number of modifications be made to the text of Goulbourn’s new Official Plan to reflect existing Provincial legislation dealing with cultural and heritage protection. As the MCZCR’s modifications are fairly detailed, they are presented here by subsection.

a) Subsection 1.3

Subsection 1.3 should be modified by the addition of the following new Subsection 1.3.5 intended to address specific cultural heritage resource conservation goals and objectives.

**“1.3.5 Cultural Heritage Resource Conservation**

Council recognizes as a priority that cultural heritage resources in the Township be managed in a manner which perpetuates their functional use while maintaining their heritage values and benefits to the community. Cultural heritage resources include, but are not necessarily restricted to, archaeological sites and archaeological potential areas, buildings and structural remains of historical and architectural value, and human-made rural, village and urban districts or landscapes of community value.

Council’s cultural heritage resource conservation objectives are as follows:

- a) to prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources;
- b) to encourage appropriate impact assessment and mitigation when cultural heritage resources are impacted by development;
- c) to encourage development which is adjacent to cultural heritage resources to be of an appropriate scale and character;
- d) to encourage the development of comprehensive cultural heritage resource inventories and data bases for planning purposes;
- e) to support and foster public awareness, participation and involvement in the preservation, improvement and utilization of cultural heritage resources; and
- f) to encourage and facilitate methods for cultural heritage resource conservation, interpretation, preservation and enhancement.”

b) Subsection 4.5

Subsection 4.5 should be modified by deleting the existing Subsection 4.5 in its entirety and replacing it to address the archaeological resource conservation requirements of the Ontario Heritage Act.

## **4.5 HERITAGE, ARCHITECTURAL AND ARCHEOLOGICAL RESOURCES**

### **4.5.1 Buildings and Cultural Landscapes of Historic or Architectural Interest**

Building and cultural landscapes of historic or architectural interest may be considered for protection/preservation due to their unique historic or architectural importance which is valued by the community.

In order to establish control over such buildings, structures and landscapes, Council may undertake the following:

- a) establish a Local Architectural Conservation Advisory Committee in accordance with the provisions of the *Ontario Heritage Act, Part IV*;
- b) maintain a survey to identify all buildings, structures and landscapes of historic or architectural interest within the Township;
- c) establish a priority list indicating which buildings, structures and landscapes should be designated pursuant to the *Ontario Heritage Act, Part IV*;
- d) establish a program to inform the public of the importance of all listed buildings, structures and landscapes, and to encourage the owners of such properties to co-operate in maintaining the original external appearances of such buildings, structures and cultural heritage landscape features; and
- e) where it is considered desirable to establish control over areas occupied by a number of such buildings, structures and landscapes, amendments may be made to this Plan to designate Heritage Conservation Districts, in accordance with the *Ontario Heritage Act, Part V*.

### **4.5.2 Archeological Resources and Potential Archeological Areas**

Where new development is proposed within an area which the Ministry of Citizenship, Culture and Recreation or its delegated authority has identified as containing known archaeological resources or having medium to high archaeological potential, the proponent shall, at the request of the Ministry of Citizenship, Culture and Recreation or its delegated authority, undertake an impact assessment of the property in accordance with the archaeological assessment reporting guidelines of the Ministry of Citizenship, Culture and Recreation. Such assessments shall be undertaken by qualified archaeologists licensed under the Ontario Heritage Act.

Where the Ministry of Citizenship, Culture and Recreation or its delegated authority deems it necessary and appropriate, measures shall be undertaken to mitigate potential adverse impacts on identified significant archaeological resources, including but not limited to either the removal and documentation of the archaeological resource or its avoidance and preservation on site.

No demolition, grading or other soil disturbances shall take place prior to the issuance of a letter by the Ministry of Citizenship, Culture and Recreation advising Council that all archaeological conservation requirements have been met or, alternatively, that there are no archaeological concerns associated with the development of the affected lands.

c) Subsection 12.3.3

This subsection should be modified to add “ consideration of cultural heritage resources” as one of the Site Plan Approval criteria. Such modification will implement the requirements of the Ontario Heritage Act.

d) Section 12

Section 12 should be modified by the addition of a new Subsection 12.3.7 to introduce the following policy for demolition control.

**12.3.7 Demolition Control**

Council may exercise its legislative authority to control the demolition of heritage structures. Where Council has, through by-law, established an area of Demolition Control under the Planning Act, no person shall demolish the whole or any part of a designated property or property in a designated area without first receiving a Demolition Permit from Council.

e) Subsection 12.3.5

Policy (d) of Subsection 12.3.5 should be modified to include reference to “cultural heritage features” to implement the Ontario Heritage Act.

f) Subsection 12.6

Subsection 12.6 should be modified to add the following Policy j) to ensure that, consistent with the Ontario Heritage Act, community improvement plans and programs encourage the preservation, rehabilitation, renewal and reuse of heritage resources.

“j) ensure that community improvement plans and programs encourage the preservation, rehabilitation, renewal and reuse of heritage resources.”

Comment: Regional staff proposed a number of modifications to address the MCZCR's concerns. Goulbourn Council did not concur with these MCZCR inspired modifications preferring to have consideration of these matters deferred pending a review of the MCZCR's request by Goulbourn's Local Conservation and Advisory Committee (LACAC). While not Regional staff's preferred choice, allowing Goulbourn Township more time to ponder its course of action can be accommodated. However, to bring closure to this matter, it is recommended that Goulbourn Council take no more than two years from the date of Regional Council's approval of Goulbourn's new Official Plan to revisit the proposed imposition of the policies outlined by the MCZCR. In addition to Goulbourn's LACAC, such process should involve consultation with the MCZCR and culminate in the adoption of an amendment to Goulbourn's new Official Plan.

#### Ministry of Natural Resources (MNR)

##### a) Schedule A, Part Lot 14, Concession III and Part Lot 15, Concession VII

The MNR is concerned that the subject lands are being redesignated from "Agricultural Resource" to other uses without regard to their aggregate resource potential. The MNR has therefore requested that the proposed designations of the subject lands be deferred until such time as the "Mineral Resource Area" policies of the ROP are updated.

Comment: Aggregate reserves have been identified on the subject lands by the Regional Mineral Resource Study. Given these findings, Regional staff believes that the MNR's deferral request is reasonable in order to avoid prematurely eliminating any extraction options until such time as the Regional Mineral Resource Study concludes that the subject lands are not needed for the Region's mineral reserve or the "Mineral Resource Area" policies of the ROP are updated. However, as in the case of the recently approved Township of Osgoode Official Plan, Regional staff also proposes a modification that will permit certain interim uses on the subject lands, see Deferrals Nos. 14 and 15 and Modification No. 21.

##### b) Designation of Additional Mineral Resource Areas

The MNR has indicated that the following lands are identified in the Regional Mineral Resource Study as candidate mineral resource areas and should therefore be deferred until such time as the "Mineral Resource Area" policies of the ROP are updated:

- Lots 6, 7, 8 and Part Lot 9, Concession X;
- Lots 6, 7 and Part of Lot 8, Concession IX;
- Lots 10, 11 and the West Part of Lot 12, Concession X;
- Lots 11, 12, 13, 14 and 15, Concession IV; and
- North Part of Lots 13, 14 and 15, Concession III.

Comment: Regional staff agrees, see Deferral No. 14 and Modification No. 21.

c) Schedule A, Part Lot 21, Concession X

The subject lands are proposed for redesignation from “Mineral Resource” to “Marginal Resource” in the Goulbourn Official Plan. The MNR is concerned that no justification has been provided in support of said redesignation and has requested that the existing “Mineral Resource” designation be maintained. The Regional Mineral Resource Study has confirmed that the lands are viable for aggregate extraction.

Comment: Even though the subject lands were originally identified as viable for aggregate extraction, they have since been eliminated from the list of candidate mineral resource areas due to their proximity to the Stittsville Urban Area. Accordingly, no modification is proposed.

d) Subsection 10.3

This subsection contains policies to implement the requirements of the Provincial Wetlands Policy Statement. However, Goulbourn Council has requested that Subsection 10.3 of Goulbourn’s new Official Plan and its associated designations be deferred until such time as the wetland policies of the ROP are approved. The MNR is opposed to this request stating that Section 4.4 of the Implementation Guidelines for the Wetlands Policy Statement requires that municipalities shall have regard to the Wetlands Policy Statement irrespective of whether or not their Official Plans are approved by the Minister.

Comment: Regional staff supports Goulbourn Council’s deferral request for a number of reasons. First, deferring the wetlands policies of Goulbourn’s new Official Plan will not preclude the Township or the Region from having regard to the Wetlands Policy Statement. Conditions of subdivision and other development approvals are routinely imposed to implement the Wetlands Policy Statement. Second, as the wetland policies of other municipalities in the Region including Osgoode and Rideau Townships, have already been deferred by Regional Council Goulbourn’s wetland policies should be treated in a similar manner. On this basis Regional staff has proposed Deferral Nos. 9, 11 and 13.

e) Subsection 10.9.1

The MNR has requested that Policies e) , g) and i) of this subsection be modified to more closely reflect the requirements of Section 10.2.2 of the ROP, and to delete reference to the phrase “ ... with the exception of the MNR.”

Comment: As Goulbourn’s proposed wording conforms to the requirements of the ROP, Regional staff does not support MNR’s request.

Ministry of Environment and Energy (MOEE)

a) Subsection 4.1.3.2

This subsection contains policies on private servicing systems including private individual and communal systems. The MOEE has requested that this subsection be modified to differentiate between public piped systems, communal systems and private systems and to indicate that servicing options assessment will be required for all multiple lot/unit developments containing more than 5 units.

Comment: As policies relating to public piped systems and mobile home parks are already contained in Subsections 4.1.3.1 and 5.5 of the Goulbourn Official Plan respectively, Regional staff sees no need to propose the modification requested by the MOEE.

b) Subsection 5.2.1

This Subsection should be modified to make communal sewage and water services optional for new developments in Ashton and for mobile home park development in areas designated “Marginal Resource”.

Comment: This request will encourage higher density developments in Ashton and on “Marginal Resource” lands. However, pursuant to Subsection 5.3.1, Policy b) ii) of Goulbourn’s new Official Plan, Goulbourn Council intends to encourage higher density developments along the main streets in Stittsville and Richmond. Therefore, as the MOEE’s request conflicts with the proposed policies of Goulbourn’s new Official Plan no modification is proposed.

c) Subsection 6.3

This subsection should be modified to indicate that separation distances shall be provided between industrial uses and any sensitive land uses in accordance with MOEE guidelines.

Comment: Regional staff agrees, see Modification No. 9.

d) Subsection 6.3.3

The MOEE does not support the development of “Village Industrial” lands on private individual systems as noted in Policy h) of this subsection.

Comment: Even though Policy h) permits “Village Industrial” development on private individual services, the policy also notes that such development can only be approved if the MOEE is satisfied with the proposed servicing. Therefore, no modification is proposed.

e) Subsections 7.2.3.1 a) / 9.2.1 d) and e) / 10.7 h) / 10.9.1 / 10.10.1

These subsections should be modified to increase/establish separation distances of 150 metres for pits, 300 metres for industrial and other noxious uses, and 500 metres for quarries, Provincial Highways, railway and waste disposal sites. Moreover, these same subsections should reflect the requirements to be met prior to the approval of any development within the above-noted influence areas.

Comment: Modification Nos. 11 and 25 are proposed to address the above-noted request, except those relating to pits and quarries. As Subsection 5.2.7 of the ROP establishes separation distances of 120 metres for pits and 450 metres for quarries, Regional staff has no basis to recommend an increase to these separation distances as requested by the MOEE.

f) Section 10

This section should be modified by the addition of a new Subsection 10.12 to establish policies dealing with potentially contaminated sites such as former transfer stations, industrial facilities and gas stations.

Comment: Regional staff agrees, see Modification No. 26.

Ministry of Transportation (MTO)

a) Table 11.1

This table presents information on the functional classification of roads, including right-of-way width, number of lanes and operating speed. According to the MTO, Official Plans should not include such information on Provincial highways, and has therefore requested that Table 11.1 be modified to delete reference to “Provincial Highway”.

Comment: The MTO has not provided any justification in support of this request and was not available for consultation at the time this report was being prepared. However, Regional staff believes that the data presented in Table 11.1 relating to Highway 7 is useful public information and would allow MTO the flexibility to make any changes to its design criteria without having to amend Goulbourn’s Official Plan. Regional staff therefore does not support the MTO’s proposed modification.

b) Subsection 11.2.1

This subsection should be modified to indicate that once Highway No. 7 is widened, all existing entrances will be closed with all direct accesses restricted to interchanges proposed at Ashton Station Road, Dwyer Hill Road (Regional Road 3) and Hazeldean Road (Regional Road 36).

Comment: Regional staff agrees, see Modification No. 27.

c) Schedule C

Schedule C should be modified to show the Highway No. 7 interchanges proposed at Ashton Station Road, Dwyer Hill Road (Regional Road 3) and Hazeldean Road (Regional Road 36).

Comment: Regional staff agrees, see Modification No. 33.

UNSOLICITED COMMENTS

Thomas Cavanagh Construction Limited (Cavanagh)

a) Schedule A, Part Lot 22, Concession VIII

The subject lands are designated “Pits and Quarries” in Goulbourn’s existing Official Plan. Goulbourn’s new Official Plan proposes to designate the lands as “Mineral Resource” which essentially maintains the existing designation. However, Cavanagh has provided documentation from the MNR indicating that the aggregate resources on the site have been exhausted and that the rehabilitation of the site has been completed. Cavanagh has now requested that the lands be designated as “Highway Commercial” in Goulbourn’s new Official Plan.

Comment: The subject lands are designated “Mineral Resource Area” in the ROP. Section 5.2.7, Policy 3 of the ROP states that once the aggregate resource is exhausted and the license surrendered, “General Rural Area” uses, with the exception of residential uses, may be permitted. on lands designated “Mineral Resource Area”. On this basis, Regional staff has no objection to Cavanagh’s request. However, Goulbourn staff has advised that a “Marginal Resource” designation is more appropriate for the subject site. As the policies associated with the “Marginal Resource” designation permit country lot residential development, such designation cannot be supported on the subject lands without an amendment to the ROP. As this matter could be resolved through the ROP Review, Goulbourn staff has indicated that they have no objection to deferring consideration until the ROP Review is complete. See Deferral No. 23.

Ken Dunbar Limited

a) Schedule A2: Part Lot 26, Concession IV (Richmond)

The subject lands form part of a larger area identified as “Future Development” lands in Goulbourn’s new Official Plan. The owner has requested that this designation be changed to retain the existing highway commercial uses currently permitted in the

Goulbourn's Zoning By-Law (i.e., Zoning By-law 77-60). Goulbourn staff has no objection to this request.

Comment: The subject lands are located within the "Serviced Village" of Richmond as identified on Schedule A of the ROP. The ROP permits "Highway Commercial" type uses in designated "Serviced Villages", therefore, Regional staff has no objection to the subject request, see Modification No. 31.

## PROPOSED MODIFICATIONS

### Modification No. 1

**SUBSECTION 3.2.1, Rural Area**, be modified by deleting paragraph 5 and Policies a) and b) in their entirety and replacing them with the following:

"To balance the opportunity for permitting limited country lot development to occur with a desire to control the rate of development, Council has established certain evaluation criteria in Section 7.0 - Marginal Resource."

Comment: This modification has been introduced to ensure that Subsection 3.2.1 conforms with Section 4.2.3, Policy 15 of the ROP.

### Modification No. 2

**SUBSECTION 3.2.2, Stittsville**, paragraph 5, be modified by:

- a. deleting reference to "...Stittsville at the current development densities currently experience ..." on lines 3 and 4, and replacing it with reference to "...Stittsville at the development densities currently experienced ..." , and

- b. deleting the last sentence in the paragraph and replacing it with the following:

"Within this 6,000 dwelling unit ceiling, 200 dwelling units of infill development shall be permitted. Such infill development shall be monitored from 1995."

Comment: This modification clarifies the intent of the affected policy including the fact that the 200 dwelling unit infilling development is not over and above the 6,000 dwelling unit cap imposed on Stittsville by the ROP.

### Modification No. 3

**SUBSECTION 4.1.3.2, Policy c)**, be modified by adding "or its delegated agencies" after the word "Energy" on line 2.

Comment: This modification was requested by the RVCA to account for the fact that the Conservation Authorities within the Region currently administer the Part VIII Septic Approvals under the Environmental Protection Act.

Modification No. 4

**SUBSECTION 4.1.4.1, Subdivision Plans**, be modified by adding “as well as those of the Regional Official Plan.” after “...policies of this Plan.” on line 3.

Comment: This modification is intended to ensure that Goulbourn Council’s decisions on subdivision applications conform with the policies of the ROP.

Modification No. 5

**SUBSECTION 4.6, PUBLIC USES**, be modified by:

- a. deleting the word “and” at the end of Policy c);
- b. adding the word “and” at the end of Policy d); and
- c. adding a new Policy e) to read as follows:  
“e) the utility facility is permitted under the Environmental Assessment Act.”

Comment: Modification No. 5 is proposed to satisfy the requirements of TCPL.

Modification No. 6

**SUBSECTION 5.3.1, Housing Policies**, be modified by:

- a. deleting Policy a) in its entirety and replacing it with the following:  
“a) the provision of a full range of housing types to accommodate various income and household groups will be supported. By permitting all age groups and income levels to remain in the Township, an enhanced community atmosphere will be created. Current housing targets are contained in the Municipal Housing Statement dated November, 1993. Council will continue to adopt Municipal Housing Statements at five year intervals to update the Township’s housing targets. The housing targets will :
  - i) identify the range of housing types, including forms of affordable housing, tenure and cost required to meet the needs of the Township;

- ii) in Stittsville, address Regional housing targets, including the requirement that 1/3 of all new housing be medium or high density housing; and
- iii) be reviewed on an annual basis and be amended as required.”
- b. deleting the word “principle” on line 3 of Policy (g) and replacing it with “principal”.

Comment: This modification proposes a number of editorial changes to clarify the intent of the affected policies. Please note the spelling of the word “principle” in Policy (m)(i) would also have been the subject of a proposed modification to change it to “principal” had it not been included in proposed Deferral No. 1.

#### Modification No. 7

**SUBSECTION 5.4.3, Bed and Breakfast Establishments**, be modified by deleting the words “a maximum of four (4) guest bedrooms” on line 5 of Policy a).

Comment: This modification was requested by the MEDTT to ensure that the affected policy is consistent with the Ontario Tourism Act and to avoid confusion over whether or not a bed and breakfast establishment should be licensed under the Act as a “Tourist Establishment”.

#### Modification No. 8

**SECTION 6, COMMERCIAL AND INDUSTRIAL AREAS, INTRODUCTION**, be modified by deleting the number “3,175” on line 1 of paragraph 1, and replacing it with “2,772”.

Comment: The total number of full and part-time jobs in the Township of Goulbourn as reported by the Region’s 1991 Employment Survey is 2,772.

#### Modification No. 9

**SUBSECTION 6.3, INDUSTRIAL AREA DESIGNATIONS, Restricted Industrial - Business Park**, be modified by adding the phrase “Separation distances shall be provided between the industrial areas and any sensitive land uses in accordance with Ministry of Environment and Energy guidelines” at the end of Policy g) of Subsection 6.3.1; Policy g) of Subsection 6.3.2; Policy d) of Subsection 6.3.3; and Policy d) of Subsection 6.3.4.

Comment: This proposed modification was requested by the MOEE to implement the requirements of the “Guideline On Separation Distance Between Industrial Facilities And Sensitive Land Uses”.

Modification No. 10

**SUBSECTION 7.2.2, Non-Farm Residential Uses**, be modified by adding the words “that the proposed development” between the words “and” and “will” on line 5 of paragraph 5.

Comment: Modification No. 10 is proposed to clarify the intent of the affected policy.

Modification No. 11

**SUBSECTION 7.2.3.1, Policy a)**, be modified by adding the following phrase at the end of the second paragraph:

“and provided that the Ministry of Environment and Energy is satisfied that such matters as noise , dust, vibration, and groundwater effects have been adequately addressed.”

Comment: This proposed modification is requested by the MOEE to clarify that it considers the potential environmental impacts of aggregate operations on other land uses prior to development approval.

Modification No. 12

**SUBSECTION 7.2.3.1, Policy a)**, be modified by deleting the fourth paragraph in its entirety and replacing it with the following:

“The development shall not be permitted within 500 metres of a Provincial highway, railway, or waste disposal site, or within 300 metres of an industrial use or other noxious use, unless it can be demonstrated that there will be no negative impact.”

Comment: This proposed modification was requested by the MOEE to implement its separation distance requirements.

Modification No. 13

**SUBSECTION 7.2.3.1, Policy b), Environmental/Ecological Considerations, Environmental Constraints**, be modified by deleting the second to last sentence of the paragraph in its entirety and replacing it with the following:

“In determining the location and extent of environmental constraints, advice shall be sought from the relevant Conservation Authority on flood plains, organic soils and unstable slopes, and the Ministry of Environment and Energy on groundwater recharge areas.”

Comment: This modification was requested by the RVCA to clarify the responsibilities of the affected agencies.

Modification No. 14

**SUBSECTION 7.2.3.1, Policy b), Environmental/Ecological Considerations, Private Sewage Disposal Systems**, be modified by adding the phrase “or its designated agencies” after the word “Energy” on line 3 of the first paragraph.

Comment: Modification No. 14 was requested by the RVCA to account for the fact that certain MOEE responsibilities may be delegated to other agencies.

Modification No.15

**SUBSECTION 7.2.3.2, Secondary Criteria**, be modified by deleting the third paragraph in its entirety and replacing it with the following:

“Country lot development shall, wherever possible, take place by plan of subdivision in accordance with Section 4.1.4.1. Where a plan of subdivision is not necessary for orderly development, consents will be considered in accordance with Section 4.1.4.2.”

Comment: This proposed modification clarifies that not all country lot development shall take place by plan of subdivision.

Modification No. 16

**SUBSECTION 7.2.3.2, Policy f), Secondary Criteria, Phasing**, be modified by deleting the second paragraph in its entirety and replacing it with the following:

“Prior to the registration of each phase subsequent to the first phase of a plan of subdivision, the operation of existing wells and private sewage disposal systems in the preceding phase(s) of development shall be reviewed and proven satisfactory. When implementing this policy, Council shall seek the advice of the Ministry of the Environment and Energy or its delegated agency.”

Comment: This rewording clarifies how the performance of existing wells and private sewage disposal systems will be monitored.

Modification No. 17

**SUBSECTION 7.2.3.2, Policy i), Secondary Criteria, Draft Plan**, be modified by deleting the two bullet points contained therein and replacing them with the following:

- “the draft plan of subdivision prepared in accordance with the Planning Act, including detailed information on topography, site drainage, and in sparsely treed areas, an inventory of trees over 0.2 metres in diameter; and
- a report prepared by a qualified professional in the field of hydrology, geology or engineering which, based on site investigation, states that:

- i) private sewage disposal systems can be installed in the proposed locations and will function safely and satisfactorily in the existing soils or with minimal alterations to the existing soils, such as fill placement;
- ii) the site is capable of yielding groundwater of adequate quality and quantity to support the proposed development; and
- iii) that the provincial health and aesthetic parameters for drinking water are satisfied.”

Comment: The proposed rewording is intended to correct a number of typographical errors as well as ensure conformity with Section 10.1.2 of the ROP.

#### Modification No. 18

**SUBSECTION 8.2.2, Permitted Uses on Lands Designated as Agricultural Resource, Policy h),** be modified by deleting the words “ which fronts” on line 1, and replacing them with the words “existing and fronting”.

Comment: This modification is proposed to ensure conformity with Policy (1)(k) of Section 5.1.3.1 of the ROP.

#### Modification No. 19

**SUBSECTION 8.2.4, Severance Policies for Lands Designated Agricultural Resource, Policy g),** be modified by adding the words “ or its delegated agencies” after “Ontario Ministry of Agriculture and Food”.

Comment: Modification No. 19 is proposed to recognise that the OMAFRA may delegate its authority to determine if the parcel of land to be severed from a farm and the remaining lands are of sufficient size for the operations proposed.

#### Modification No. 20

**SUBSECTION 9.2.1, Policy (j),** be deleted in its entirety and the remaining alphabetical policy references adjusted.

Comment: Modification No. 20 is proposed to eliminate a redundancy that could serve to confuse the intent of Goulbourn’s “Mineral Resource” policies.

#### Modification No. 21

**SECTION 9, MINERAL RESOURCE,** be modified by adding a new Subsection 9.3 to read as follows:

### **“9.3 CANDIDATE MINERAL RESOURCE AREAS**

Council recognises that an amendment to this Official Plan will be needed relating to the designation of new mineral resource areas. This amendment will be forthcoming once a corresponding amendment to the Regional Official Plan has been approved. The following interim policies are intended to ensure that lands with mineral aggregate potential identified on Schedule ‘A’ as Deferrals Nos. 14 and 15 are not prematurely lost to development.

#### **9.3.1 Policies**

**a)** The following interim uses will be permitted on lands identified as Deferral Nos. 14 and 15, on Schedule ‘A’:

- farming,
- forestry, and
- other non-residential uses associated with the above provided they will not remove the potential of opening a pit or a quarry.

**b)** Notwithstanding Policy a) above, Deferral Nos. 14 and 15 may be lifted on a site-by-site basis where it can be shown that:

- extraction will not be feasible, or
- the proposed land use or development serves a greater long-term interest to the general public than does aggregate extraction, or
- the proposed land use or development will not significantly preclude or hinder future extraction both on the site itself or on the adjacent properties.

In assessing the above, Council shall seek the advice of the Ministry of Natural Resources and the Ministry of Environment and Energy.”

**Comment:** This proposed modification establishes interim policies that will ensure that, until Deferral Nos. 14 and 15 are lifted, the opportunity to open a pit or quarry on the affected lands will not be lost. A corresponding modification to the Table of Contents is also required.

Modification No. 22

**SUBSECTION 10.5.2, Flood Plain Policies**, be modified by:

- a. deleting the words “Setbacks will be measured from the lot line” at the end of Policy d) ii); and replacing them with “Setbacks will be measured horizontally from the flood line”; and
- b. deleting the paragraph after Policy d) iii) and re-introducing it as Policy h) to read as follows:
  - “h) In implementing the above-noted policies, Council shall seek the advice of the relevant Conservation Authority.”

Comment: Modification No. 22 is requested by the RVCA to clarify the intent of the affected policies.

Modification No. 23

**SUBSECTION 10.6, ORGANIC SOILS AND UNSTABLE SLOPES**, be modified by deleting the words “Ministry of Natural Resources and” on line 1 of the third paragraph.

Comment: This modification was requested by the RVCA to clarify that responsibility for organic soils and unstable slopes has been delegated to the relevant Conservation Authority.

Modification No. 24

**SUBSECTION 10.9.1, Storm Water Policies**, be modified by:

- a. deleting Policy e) in its entirety and replacing it with the following:
  - “Where a Master Drainage Plan has been approved by the relevant agencies, Council shall require the preparation of a Stormwater Design Plan for approval by the Ministry of Natural Resources, the relevant Conservation Authority, the Region and the Township, as a condition of draft approval of a Draft Plan of Subdivision.”
- b. deleting Policy g) in its entirety and replacing it with the following:
  - “Council shall evaluate site plans on the basis of approved Stormwater Design Plans, or where no such Stormwater Design Plan exists, Council shall request the following:
    - a) proposals for the provision of stormwater drainage facilities;

- b) a determination of the impact of the development on the receiving watercourse or stormwater management facility, both during and after construction, in respect of flooding, pollution, erosion and sedimentation;
  - c) proposals for mitigating any adverse impacts if such are likely to result from the development; and
  - d) to have regard for the Provincial Government's Urban Drainage Guidelines.
- c. deleting Policy i) in its entirety and replacing it with the following:
- “Council requires that during and after construction, appropriate measures be undertaken to minimise the effects of stormwater runoff on the receiving watercourses in terms of flooding, pollution, erosion and sedimentation. Such measures shall be satisfactory to the Ministry of Natural Resources, the relevant Conservation Authority, the Region and the Township.”

Comment: This proposed modification was requested by the MNR and the MOEE to clarify their stormwater management responsibilities.

Modification No. 25

**SUBSECTION 10.10.1, Waste Management Policies**, be modified by adding new Policies e) and f) after Policy d) to read as follows:

- “e) No use shall be made of land which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be used as a disposal site, without the approval of the Ministry of Environment and Energy.
- f) Where no information is available on the actual influence of a former landfill site, the Ministry of Environment and Energy's separation distance of 500 metres measured from the perimeter of the fill area will be used. Lands located within the influence area are considered as potentially subject to the most significant adverse environmental effects of the landfill site.

Applications for development within the 500 metre separation distance shall be supported by a study to assess the presence and impact of any adverse environmental effects including landfill generated gases such as methane, ground and surface water contamination by leachate, odour, litter, traffic, visual impact, dust and noise. Said study shall be approved

by the Ministry of the Environment and Energy or its delegated authority in consultation with the Township of Goulbourn.”

Comment: This proposed modification was requested by the MOEE to implement the Provincial policy on the after use of former waste disposal sites, and to recognise the potential off-site influence of a landfill site.

#### Modification No. 26

**SECTION 10, ENVIRONMENTAL MANAGEMENT**, be modified by adding a new Subsection 10.12 after Subsection 10.11 to read as follows:

#### **“10.12 CONTAMINATED SITES**

It is the intent of Council to ensure the proper decommissioning and clean up of contaminated sites prior to their redevelopment or reuse. Prior to Council’s approval of planning applications for a site, the proponent shall document the present and past uses of the site and its surrounding lands and advise if the site is contaminated or potentially contaminated. Should the site be identified as contaminated or potentially contaminated, the proponent shall engage professional assistance in the analysis of soils, groundwater and surface water as required in consultation with the Ministry of Environment and Energy, and shall prepare a clean-up plan in accordance with the Ministry’s Decommissioning Guidelines.”

Comment: Modification No. 26 was requested by the MOEE to implement the Provincial policy on contaminated sites. A corresponding modification to the Table of Contents is also required.

#### Modification No. 27

**SUBSECTION 11.2.1, Provincial Highways**, be modified by deleting the last sentence of the paragraph and replacing it with the following:

“The approximate location of the corridor, including the proposed interchanges, is identified on Schedule C. Once the Highway is widened, all existing entrances will be closed and all direct accesses will be restricted to the interchange locations shown on Schedule C.”

Comment: This modification was requested by the MTO to clarify that there are long-term plans to widen Highway No. 7 to a four lane divided highway, and that access to same will be restricted.

Modification No. 28

**SCHEDULE B - ENVIRONMENTAL CONSTRAINTS**, be modified by placing the “Critical Wildlife Habitat” constraint on the “Marginal Resource” designation of lands located in Part Lots 7, 8, 9, 10 and 11, Concession XII, and identified as “Modification No. 28”.

Comment: This modification is proposed to correct a drafting error that did not accurately reflect the extent of the “Marginal Resource Area (Restricted)” designation on Schedule A of the ROP. The “Critical Wildlife Habitat” constraint proposed to be placed on the subject lands requires, among other things, that any proposed development conforms to the “Marginal Resource Area (Restricted)” policies of the ROP.

Modification No. 29

**SCHEDULE A - LAND USE DESIGNATIONS**, be modified by changing the designation of lands located on Part Lot 10, Concession IV, Part Lot 12, Concession II, and Part Lots 13 and 14, Concession III from “Agricultural Resource - Poor Pockets” to “Marginal Resource”.

Comment: As the subject lands are not surrounded on all sides by “Agricultural Resource” designations, the OMAFRA has indicated that the lands should be designated “Marginal Resource”. Regional staff agrees.

Modification No. 30

**SCHEDULE A - LAND USE DESIGNATIONS**, be modified by changing the designations of lands located on Part Lots 6, 7 and 8, Concession IV, from “Marginal Resource” and “Mineral Resource” to “Agricultural Resource”, save and except those portions of said lands included within the boundaries of Registered Plan 4M - 501

Comment: This modification is proposed to correct a drafting error that did not accurately reflect the extent of the “Agricultural Resource Area” designation in the ROP. However, part of the west-half of Lot 7, Concession IV is included in Registered Plan 4M - 501 and therefore no longer warrants protection for agricultural purposes.

Modifications No. 31

**SCHEDULE A2 - Land Use Designations - RICHMOND**, be modified by changing the designation of lands located in Part Lot 26, Concession IV, known municipally as 5831 Perth Street and currently zoned “Highway Commercial (CH)” in the Township of Goulbourn Zoning By-Law 77-60, from “Future Development” to “Highway Commercial”.

Comment: The subject lands are currently zoned “Highway Commercial” in Goulbourn’s Zoning By-Law 77-60 and the owner has requested that this use be retained in the new Goulbourn Official Plan. Regional staff agrees.

Modification No. 32

**SCHEDULE B - Environmental Constraints**, be modified by moving the “Waste Disposal” designation in the north-half of Lot 15, Concession III to the south-half of Lot 16, Concession III.

Comment: This modification is proposed to correct a drafting error that does not accurately reflect the location of the waste disposal site.

Modification No. 33

**SCHEDULE C - TRANSPORTATION AND UTILITIES PLAN**, be modified by showing the proposed interchanges along Highway No. 7 at Ashton Station Road, Dwyer Hill Road (Regional Road No. 3), and Hazeldean Road (Regional Road No. 36), and introducing a corresponding symbol within the legend of Schedule C.

Comment: This modification was requested by the MTO to identify the location of proposed interchanges along Highway No. 7.

Modification No. 34

**SCHEDULES C AND C1**, be modified by redesignating the “ Stittsville Eastern Arterial Road” from “Major Arterial” to “Minor Arterial”.

Comment: According to Section 11.2.2.1 of the Goulbourn Official Plan, “Major Arterial Roads” refers to existing and future Regional Roads which must be designated in the ROP. This modification places the subject road alignment in the category of Township Roads since it is not yet designated in the ROP.

**PROPOSED DEFERRALS**Deferral No. 1

**SUBSECTION 5.3.1, Housing Policies, Policy m)**, be deferred in its entirety until such time as the corresponding Policy 18 of Section 6.2.3 of the Regional Official Plan is amended pursuant to changes proposed in Provincial Bill 20.

Deferral No. 2

**SUBSECTION 6.2.2, Highway Commercial**, paragraph 1, line 1, reference to Schedule A1 be deferred as requested by the Township of Goulbourn, until such time as the Township’s “Hazeldean Road Planning Study” and “Stittsville Community Development Strategy” are completed and more detailed policies are established.

Deferral No. 3

**SUBSECTION 6.3.1, Restricted Industrial - Business Park**, paragraph 3 be deferred in its entirety as requested by the Township of Goulbourn, until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 4

**SUBSECTION 6.3.2, General Industrial**, paragraph 3 be deferred in its entirety as requested by the Township of Goulbourn until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No.5

**SUBSECTION 6.3.3, Village Industrial**, paragraph 2, be deferred in its entirety as requested by the Township of Goulbourn until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 6

**SUBSECTION 6.3.4, Rural Industrial**, paragraph 2, be deferred in its entirety as requested by the Township of Goulbourn until such time as the Township's "Hazeldean Road Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 7

**SUBSECTION 7.2.3.1 Policy b), Environmental/Ecological Considerations, Environmental Constraints**, third to fourth line of the paragraph, reference to "Classes 4 to 7 wetlands" be deferred as requested by the Township of Goulbourn until such time as the wetland policies of the Regional Official Plan are approved.

Deferral No. 8

**SUBSECTION 7.2.3.1 Policy b), Environmental/Ecological Considerations, Environmental Constraints, Wetlands**, be deferred in its entirety as requested by the Township of Goulbourn; until such time as the wetland policies of the Regional Official Plan are approved.

Deferral No. 9

**SUBSECTION 10.3, PROVINCIALY SIGNIFICANT WETLANDS**, be deferred in its entirety until such time as the wetland policies of the Regional Official Plan are approved.

Deferral No. 10

**SUBSECTION 10.4.3, Richmond Conservation Area**, reference to “34 hectares” on line 2 of the first paragraph, be deferred as requested by the Township of Goulbourn until such time as the “Richmond Conservation Area Management Study” is completed and more detailed policies are established.

Deferral No. 11

**SUBSECTION 10.4.4, Other Wetlands**, be deferred as requested by the Township of Goulbourn until such time as the “Sittsville Community Development Strategy” is completed and the wetland policies of the Regional Official Plan are approved.

Deferral No. 12

**SUBSECTION 10.10.1, Waste Management Policies, Policy b)**, be deferred in its entirety as requested by the Township of Goulbourn until such time as the Township’s “Hazeldean Road Planning Study” and “Stittsville Community Development Strategy” are completed and more detailed policies are established.

Deferral No. 13

**SCHEDULE A - LAND USE DESIGNATIONS, AND SCHEDULE A1 - LAND USE DESIGNATIONS, STITTSVILLE**, all lands designated “Provincially Significant Wetlands” including their adjacent lands and identified as “Deferral No. 13”, be deferred, as requested by the Township of Goulbourn until such time as the wetlands policies of the Regional Official Plan are approved.

Deferral No. 14

**SCHEDULE A**, the “Marginal Resource” designation of lands located in Lots 7, 8 and 11; Part Lots 6, 9, 10 and 12, Concession X ; Lots 6, 7 and 8 , Concession IX ; Lots 11, 12, 13, 14, and 15, Concession IV; and the north-half of Lots 13, 14 and 15, Concession III and identified as “Deferral No. 14” be deferred as requested by the Ministry of Natural Resources until such time as the Regional Mineral Resource Study concludes the subject lands are not required for the Region’s mineral resource reserve or the “Mineral Resource Area” policies of the Regional Official Plan are updated.

Comment: Goulbourn Council has indicated in an April 16, 1996 resolution that it does not support Deferral No. 14 on account of the potential impact on existing residences and businesses in the area of the deferral. Regional Planning staff has pointed out that the imposition of a deferral on the subject lands does not pre-judge the most appropriate land use designations but merely allows Regional staff time to conclude its work on the Regional Mineral Resource Study. As Regional Council has recently imposed deferrals on the Official Plans of the Townships of Osgoode and Rideau for the same reason, Regional Planning staff submits there is no technical justification to apply a different approach insofar as Goulbourn's new comprehensive Official Plan is concerned.

#### Deferral No. 15

**SCHEDULE A**, the "Mineral Resource" designation of lands located in Part Lots 13, 14 and 15, Concessions VII and VIII and the "Agricultural Resource - Poor Pockets" designation of Part Lot 15, Concessions VII and VIII be deferred, as requested by the Ministry of Natural Resources and the Ministry of Agriculture, Food and Rural Affairs, until such time as the Regional Mineral Resource Study concludes the subject lands are not required for the Region's mineral resource reserve or the "Mineral Resource Area" policies of the Regional Official Plan are updated.

#### Deferral No. 16

**SCHEDULE A**, the "Natural Environment" designation of part of Lot 22, Concession VII, be deferred, as requested by the Township of Goulbourn, until such time as the wetland policies of the Regional Official Plan are approved.

#### Deferral No. 17

**SCHEDULE A1**, the "General Industrial" designation of Part Lots 23, 24 and 25, Concession XII and Part Lots 26 and 27, Concession XI and identified as "Deferral No. 17", be deferred, as requested by the Township of Goulbourn, until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

#### Deferral No. 18

**SCHEDULE A1**, the "Residential" designation of lands located in Part Lots 26 and 27, Concessions XI and XII and identified as "Deferral No. 18" be deferred as requested by the Township of Goulbourn, until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 19

**SCHEDULE A1**, the “Highway Commercial” designation of lands located on Part Lots 22, 23, 24, 25, 26 and 27, Concession XII; and on Part Lots 22, 25, 26 and 27, Concession XI and identified as “Deferral No. 19” be deferred, as requested by the Township of Goulbourn, until such time as the Township’s “Hazeldean Road Planning Study” and “Stittsville Community Development Strategy” are completed and more detailed policies are established.

Deferral No. 20

**SCHEDULE A1**, the “Residential” designation of lands located in Lot 24, Concessions XI and XII and identified as “Deferral No. 20” be deferred until such time as the Ontario Municipal Board has rendered a decision on Goulbourn’s Official Plan Amendment No. 121.

Deferral No. 21

**SCHEDULE A2**, the “Natural Environment” designation of lands located in Lot 25, Concession III and identified as “Deferral No. 21” be deferred as requested by the Township of Goulbourn, until such time as the “Richmond Conservation Area Management Study” is completed.

Deferral No. 22

**SCHEDULE B**, the “Critical Wildlife Habitat” designation of lands located in Lots 1 through 10, Concession I and Lots 8 through 10, Concession II be deferred as requested by the Township of Goulbourn until such time as the Ministry of Natural Resources has clarified the distinction between habitats for special conservation interest (i.e., deer yards), and rare , threatened and endangered species to the Township of Goulbourn.

Deferral No. 23

**SCHEDULE A**, the “Mineral Resource” designation on the lands located in Part Lot 22, Concession VIII be deferred pending the completion of the Regional Official Plan Review.

CONSULTATION

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. Nevertheless, in response to the request of Goulbourn Council, a public information session was held on May 22, 1996 to explain to those Goulbourn residents impacted by Goulbourn’s new Official Plan the nature of the proposed modifications and deferrals as well as the balance of the approvals process beginning with the PEC meeting on Jun. 11, 1996.

### FINANCIAL IMPLICATIONS

The approval of Goulbourn's new Official Plan will have no direct financial implications for the Region.

### SUMMARY

The approval of Goulbourn's new Official Plan will conclude what has been a successful pilot project in co-operative plan preparation. Although there remain a number of modifications and deferrals to Goulbourn's new Official Plan, many of these can be attributable to the passage of time and evolving policies at the Province. On a positive note, there is no question that these modifications and deferrals would have been more numerous had this exercise not taken place. What's more, the experience of co-operative plan preparation has fostered a better understanding of Provincial, Regional and local planning objectives and policies amongst elected representatives, the public and municipal staff alike.

A draft copy of the proposed modifications and deferrals dated March 18, 1996 was sent to Goulbourn staff for concurrence. On April 16, 1996, Goulbourn Council passed a resolution concurring with most of modifications and deferrals proposed (see Annex III). Those that Goulbourn Council did not concur with, they asked for further changes to or deferral of. Regional staff has worked to accommodate Goulbourn Council's concerns within the framework of Regional Council's delegated approval authority under the Planning Act, 1990. As a result of this work, Regional staff can report that Goulbourn Council's outstanding concerns have been satisfied save and except it's request to have Deferral No. 14 deleted.

*Approved by  
N. Tunnaclyffe, MCIP, RPP*

FK/AMH/fk/amh

**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 adopted by the Council of the Township of Goulbourn, was approved by the Council of the Regional Municipality of Ottawa-Carleton on \_\_\_\_\_, 1996 under Section 21 of the Planning Act, 1990 except:

A. the following which were modified under Section 17(9) of the Planning Act:

Modification No. 1

**SUBSECTION 3.2.1, Rural Area**, is modified by deleting paragraph 5 and Policies a) and b) in their entirety and replacing them with the following:

“To balance the opportunity for permitting limited country lot development to occur with a desire to control the rate of development, Council has established certain evaluation criteria in Section 7.0 - Marginal Resource.”

Modification No. 2

**SUBSECTION 3.2.2, Stittsville**, paragraph 5, is modified by:

- a. deleting reference to “...Stittsville at the current development densities currently experience ...” on lines 3 and 4, and replacing it with reference to “...Stittsville at the development densities currently experienced ...”, and
- b. deleting the last sentence in the paragraph and replacing it with the following:  
  

“Within this 6,000 dwelling unit ceiling, 200 dwelling units of infill development shall be permitted. Such infill development shall be monitored from 1995.”

Modification No. 3

**SUBSECTION 4.1.3.2, Policy c), Sewage Disposal**, is modified by adding “or its delegated agencies” after the word “Energy” on line 2.

Modification No. 4

**SUBSECTION 4.1.4.1, Subdivision Plans**, is modified by adding “as well as those of the Regional Official Plan.” after “...policies of this Plan.” on line 3.

Modification No. 5

**SUBSECTION 4.6, PUBLIC USES**, is modified by:

- a. deleting the word “and” at the end of Policy c);
- b. adding the word “and” at the end of Policy d); and
- c. adding a new Policy e) to read as follows:  
 “e) the utility facility is permitted under the Environmental Assessment Act.”

Modification No. 6

**SUBSECTION 5.3.1, Housing Policies**, is modified by:

- a. deleting Policy a) in its entirety and replacing it with the following:  
 “a) the provision of a full range of housing types to accommodate various income and household groups will be supported. By permitting all age groups and income levels to remain in the Township, an enhanced community atmosphere will be created. Current housing targets are contained in the Municipal Housing Statement dated November, 1993. Council will continue to adopt Municipal Housing Statements at five year intervals to update the Township’s housing targets. The housing targets will :  
 i) identify the range of housing types, including forms of affordable housing, tenure and cost required to meet the needs of the Township;  
 ii) in Stittsville, address Regional housing targets, including the requirement that 1/3 of all new housing be medium or high density housing; and  
 iii) be reviewed on an annual basis and be amended as required.”
- b. deleting the word “principle” on line 3 of Policy (g) and replacing it with “principal”.

Modification No. 7

**SUBSECTION 5.4.3, Bed and Breakfast Establishments**, is modified by deleting the words “a maximum of four (4) guest bedrooms” on line 5 of Policy a).

Modification No. 8

**SECTION 6, COMMERCIAL AND INDUSTRIAL AREAS, INTRODUCTION**, is modified by deleting the number “3,175” on line 1 of paragraph 1, and replacing it with “2,772”.

Modification No. 9

**SUBSECTION 6.3, INDUSTRIAL AREA DESIGNATIONS**, is modified by adding the phrase “Separation distances shall be provided between the industrial areas and any sensitive land uses in accordance with Ministry of Environment and Energy guidelines” at the end of Policy g) of Subsection 6.3.1; Policy g) of Subsection 6.3.2; Policy d) of Subsection 6.3.3; and Policy d) of Subsection 6.3.4.

Modification No. 10

**SUBSECTION 7.2.2, Non-Farm Residential Uses**, is modified by adding the words “that the proposed development” between the words “and” and “will” on line 5 of paragraph 5.

Modification No. 11

**SUBSECTION 7.2.3.1, Policy a)**, is modified by adding the following phrase at the end of the second paragraph:

“and provided that the Ministry of Environment and Energy is satisfied that such matters as noise , dust, vibration, and groundwater effects have been adequately addressed.”

Modification No. 12

**SUBSECTION 7.2.3.1, Policy a)**, is modified by deleting the fourth paragraph in its entirety and replacing it with the following:

“The development shall not be permitted within 500 metres of a Provincial highway, railway, or waste disposal site, or within 300 metres of an industrial use or other noxious use, unless it can be demonstrated that there will be no negative impact.”

Modification No. 13

**SUBSECTION 7.2.3.1, Policy b), Environmental/Ecological Considerations, Environmental Constraints**, is modified by deleting the second to last sentence of the paragraph in its entirety and replacing it with the following:

“In determining the location and extent of environmental constraints, advice shall be sought from the relevant Conservation Authority on flood plains, organic soils and unstable slopes, and the Ministry of Environment and Energy on groundwater recharge areas.”

Modification No. 14

**SUBSECTION 7.2.3.1, Policy b), Environmental/Ecological Considerations, Private Sewage Disposal Systems**, is modified by adding the phrase “or its designated agencies” after the word “Energy” on line 3 of the first paragraph.

Modification No.15

**SUBSECTION 7.2.3.2, Secondary Criteria**, is modified by deleting the third paragraph in its entirety and replacing it with the following:

“Country lot development shall, wherever possible, take place by plan of subdivision in accordance with Section 4.1.4.1. Where a plan of subdivision is not necessary for orderly development, consents will be considered in accordance with Section 4.1.4.2.”

Modification No. 16

**SUBSECTION 7.2.3.2, Policy f), Secondary Criteria, Phasing**, is modified by deleting the second paragraph in its entirety and replacing it with the following:

“Prior to the registration of each phase subsequent to the first phase of a plan of subdivision, the operation of existing wells and private sewage disposal systems in the preceding phase(s) of development shall be reviewed and proven satisfactory. When implementing this policy, Council shall seek the advice of the Ministry of the Environment and Energy or its delegated agency.”

Modification No. 17

**SUBSECTION 7.2.3.2, Policy i), Secondary Criteria, Draft Plan**, is modified by deleting the two bullet points contained therein and replacing them with the following:

- “the draft plan of subdivision prepared in accordance with the Planning Act, including detailed information on topography, site drainage, and in sparsely treed areas, an inventory of trees over 0.2 metres in diameter; and
- a report prepared by a qualified professional in the field of hydrology, geology or engineering which, based on site investigation, states that:
  - i) private sewage disposal systems can be installed in the proposed locations and will function safely and satisfactorily in the existing soils or with minimal alterations to the existing soils, such as fill placement;
  - ii) the site is capable of yielding groundwater of adequate quality and quantity to support the proposed development; and
  - iii) that the provincial health and aesthetic parameters for drinking water are satisfied.”

Modification No. 18

**SUBSECTION 8.2.2, Permitted Uses on Lands Designated as Agricultural Resource, Policy h)**, is modified by deleting the words “ which fronts” on line 1, and replacing them with the words “existing and fronting”.

Modification No. 19

**SUBSECTION 8.2.4, Severance Policies for Lands Designated Agricultural Resource, Policy g)**, is modified by adding the words “ or its delegated agencies” after “Ontario Ministry of Agriculture and Food”.

Modification No. 20

**SUBSECTION 9.2.1, Policy (j)**, is deleted in its entirety and the remaining alphabetical policy references adjusted.

Modification No. 21

**SECTION 9, MINERAL RESOURCE**, is modified by adding a new Subsection 9.3 to read as follows:

**“9.3 CANDIDATE MINERAL RESOURCE AREAS**

Council recognises that an amendment to this Official Plan will be needed relating to the designation of new mineral resource areas. This amendment will be forthcoming once a corresponding amendment to the Regional Official Plan has been approved. The following interim policies are intended to ensure that lands with mineral aggregate potential identified on Schedule ‘A’ as Deferrals Nos. 14 and 15 are not prematurely lost to development.

**9.3.1 Policies**

**a)** The following interim uses will be permitted on lands identified as Deferral Nos. 14 and 15, on Schedule ‘A’:

- farming,
- forestry, and
- other non-residential uses associated with the above provided they will not remove the potential of opening a pit or a quarry.

**b)** Notwithstanding Policy a) above, Deferral Nos. 14 and 15 may be lifted on a site-by-site basis where it can be shown that:

- extraction will not be feasible, or
- the proposed land use or development serves a greater long-term interest to the general public than does aggregate extraction, or
- the proposed land use or development will not significantly preclude or hinder future extraction both on the site itself or on the adjacent properties.

In assessing the above, Council shall seek the advice of the Ministry of Natural Resources and the Ministry of Environment and Energy.”

Modification No. 22

**SUBSECTION 10.5.2, Flood Plain Policies**, is modified by:

- a. deleting the words “Setbacks will be measured from the lot line” at the end of Policy d)ii); and replacing them with “Setbacks will be measured horizontally from the flood line”; and
- b. deleting the paragraph after Policy d) iii) and re-introducing it as Policy h) to read as follows:
  - “h) In implementing the above-noted policies, Council shall seek the advice of the relevant Conservation Authority.”

Modification No. 23

**SUBSECTION 10.6, ORGANIC SOILS AND UNSTABLE SLOPES**, is modified by deleting the words “Ministry of Natural Resources and” on line 1 of the third paragraph.

Modification No. 24

**SUBSECTION 10.9.1, Storm Water Policies**, is modified by:

- a. deleting Policy e) in its entirety and replacing it with the following:

“Where a Master Drainage Plan has been approved by the relevant agencies, Council shall require the preparation of a Stormwater Design Plan for approval by the Ministry of Natural Resources, the relevant Conservation Authority, the Region and the Township, as a condition of draft approval of a Draft Plan of Subdivision.”
- b. deleting Policy g) in its entirety and replacing it with the following:

“Council shall evaluate site plans on the basis of approved Stormwater Design Plans, or where no such Stormwater Design Plan exists, Council shall request the following:

  - a) proposals for the provision of stormwater drainage facilities;
  - b) a determination of the impact of the development on the receiving watercourse or stormwater management facility, both during and after construction, in respect of flooding, pollution, erosion and sedimentation;

- c) proposals for mitigating any adverse impacts if such are likely to result from the development; and
  - d) to have regard for the Provincial Government's Urban Drainage Guidelines."
- c. deleting Policy i) in its entirety and replacing it with the following:
- "Council requires that during and after construction, appropriate measures be undertaken to minimise the effects of stormwater runoff on the receiving watercourses in terms of flooding, pollution, erosion and sedimentation. Such measures shall be satisfactory to the Ministry of Natural Resources, the relevant Conservation Authority, the Region and the Township."

Modification No. 25

**SUBSECTION 10.10.1, Waste Management Policies**, is modified by adding new Policies e) and f) after Policy d) to read as follows:

- "e) No use shall be made of land which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be used as a disposal site, without the approval of the Ministry of Environment and Energy.
- f) Where no information is available on the actual influence of a former landfill site, the Ministry of Environment and Energy's separation distance of 500 metres measured from the perimeter of the fill area will be used. Lands located within the influence area are considered as potentially subject to the most significant adverse environmental effects of the landfill site.

Applications for development within the 500 metre separation distance shall be supported by a study to assess the presence and impact of any adverse environmental effects including landfill generated gases such as methane, ground and surface water contamination by leachate, odour, litter, traffic, visual impact, dust and noise. Said study shall be approved by the Ministry of the Environment and Energy or its delegated authority, in consultation with the Township of Goulbourn."

Modification No. 26

**SECTION 10, ENVIRONMENTAL MANAGEMENT**, is modified by adding a new Subsection 10.12 after Subsection 10.11 to read as follows:

**“10.12 CONTAMINATED SITES**

It is the intent of Council to ensure the proper decommissioning and clean up of contaminated sites prior to their redevelopment or reuse. Prior to Council’s approval of planning applications for a site, the proponent shall document the present and past uses of the site and its surrounding lands and advise if the site is contaminated or potentially contaminated. Should the site be identified as contaminated or potentially contaminated, the proponent shall engage professional assistance in the analysis of soils, groundwater and surface water as required in consultation with the Ministry of Environment and Energy, and shall prepare a clean-up plan in accordance with the Ministry’s Decommissioning Guidelines.”

Modification No. 27

**SUBSECTION 11.2.1, Provincial Highways**, is modified by deleting the last sentence of the paragraph and replacing it with the following:

“The approximate location of the corridor, including the proposed interchanges, is identified on Schedule C. Once the Highway is widened, all existing entrances will be closed and all direct accesses will be restricted to the interchange locations shown on Schedule C.”

Modification No. 28

**SCHEDULE B - ENVIRONMENTAL CONSTRAINTS**, is modified by placing the “Critical Wildlife Habitat” constraint on the “Marginal Resource” designation of lands located in Part Lots 7, 8, 9, 10 and 11, Concession XII, and identified as “Modification No. 28”.

Modification No. 29

**SCHEDULE A - LAND USE DESIGNATIONS**, is modified by changing the designation of lands located on Part Lot 10, Concession IV, Part Lot 12, Concession II, and Part Lots 13 and 14, Concession III from “Agricultural Resource - Poor Pockets” to “Marginal Resource”.

Modification No. 30

**SCHEDULE A - LAND USE DESIGNATIONS**, is modified by changing the designations of lands located on Part Lots 6, 7 and 8, Concession IV, from “Marginal Resource” and “Mineral Resource” to “Agricultural Resource”, save and except those portions of said lands included within the boundaries of Registered Plan 4M - 501

Modifications No. 31

**SCHEDULE A2 - Land Use Designations - RICHMOND**, is modified by changing the designation of lands located in Part Lot 26, Concession IV, known municipally as 5831 Perth Street and currently zoned “Highway Commercial (CH)” in the Township of Goulbourn Zoning By-law 77-60, from “Future Development” to “Highway Commercial”.

Modification No. 32

**SCHEDULE B - Environmental Constraints**, is modified by moving the “Waste Disposal” designation in the north-half of Lot 15, Concession III to the south-half of Lot 16, Concession III.

Modification No. 33

**SCHEDULE C - TRANSPORTATION AND UTILITIES PLAN**, is modified by showing the proposed interchanges along Highway No. 7 at Ashton Station Road, Dwyer Hill Road (Regional Road No. 3), and Hazeldean Road (Regional Road No. 36), and introducing a corresponding symbol within the legend of Schedule C.

Modification No. 34

**SCHEDULES C AND C1** are modified by redesignating the “ Stittsville Eastern Arterial Road” from “Major Arterial” to “Minor Arterial”.

- B. the following which were deferred for further consideration under Section 17(10) of the Planning Act:

Deferral No. 1

**SUBSECTION 5.3.1, Housing Policies, Policy m)**, is deferred in its entirety until such time as the corresponding Policy 18 of Section 6.2.3 of the Regional Official Plan is amended pursuant to changes proposed in Provincial Bill 20.

Deferral No. 2

**SUBSECTION 6.2.2, Highway Commercial**, paragraph 1, line 1, reference to Schedule A1 is deferred as requested by the Township of Goulbourn, until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 3

**SUBSECTION 6.3.1, Restricted Industrial - Business Park**, paragraph 3 is deferred in its entirety as requested by the Township of Goulbourn, until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 4

**SUBSECTION 6.3.2, General Industrial**, paragraph 3 is deferred in its entirety as requested by the Township of Goulbourn until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 5

**SUBSECTION 6.3.3, Village Industrial**, paragraph 2, is deferred in its entirety as requested by the Township of Goulbourn until such time as the Township's "Hazeldean Road Planning Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 6

**SUBSECTION 6.3.4, Rural Industrial**, paragraph 2 is deferred in its entirety as requested by the Township of Goulbourn until such time as the Township's "Hazeldean Road Study" and "Stittsville Community Development Strategy" are completed and more detailed policies are established.

Deferral No. 7

**SUBSECTION 7.2.3.1 Policy b), Environmental/Ecological Considerations, Environmental Constraints**, third to fourth line of the paragraph, reference to "Classes 4 to 7 wetlands" is deferred as requested by the Township of Goulbourn until such time as the wetland policies of the Regional Official Plan are approved.

Deferral No. 8

**SUBSECTION 7.2.3.1 Policy b), Environmental / Ecological Considerations, Environmental Constraints, Wetlands**, is deferred in its entirety as requested by the Township of Goulbourn; until such time as the wetland policies of the Regional Official Plan are approved.

Deferral No. 9

**SUBSECTION 10.3, PROVINCIALY SIGNIFICANT WETLANDS**, is deferred in its entirety until such time as the wetland policies of the Regional Official Plan are approved.

Deferral No. 10

**SUBSECTION 10.4.3, Richmond Conservation Area**, reference to “34 hectares” on line 2 of the first paragraph is deferred as requested by the Township of Goulbourn until such time as the “Richmond Conservation Area Management Study” is completed and more detailed policies are established.

Deferral No. 11

**SUBSECTION 10.4.4, Other Wetlands**, is deferred as requested by the Township of Goulbourn until such time as the “Sittsville Community Development Strategy” is completed and the wetland policies of the Regional Official Plan are approved.

Deferral No. 12

**SUBSECTION 10.10.1, Waste Management Policies, Policy b)**, is deferred in its entirety as requested by the Township of Goulbourn until such time as the Township’s “Hazeldean Road Planning Study” and “Stittsville Community Development Strategy” are completed and more detailed policies are established.

Deferral No. 13

**SCHEDULE A - LAND USE DESIGNATIONS, AND SCHEDULE A1 - LAND USE DESIGNATIONS, STITTSVILLE**, all lands designated “Provincially Significant Wetlands” including their adjacent lands and identified as “Deferral No. 13”, are deferred, as requested by the Township of Goulbourn until such time as the wetlands policies of the Regional Official Plan are approved.

Deferral No. 14

**SCHEDULE A**, the “Marginal Resource” designation of lands located in Lots 7, 8 and 11; Part Lots 6, 9, 10 and 12, Concession X ; Lots 6, 7 and 8 , Concession IX ; Lots 11, 12, 13, 14, and 15, Concession IV; and the north-half of Lots 13, 14 and 15, Concession III and identified as “Deferral No. 14” is deferred as requested by the Ministry of Natural Resources until such time as the Regional Mineral Resource Study concludes the subject lands are not required for the Region’s mineral resource reserve or the “Mineral Resource Area” policies of the Regional Official Plan are updated.

Deferral No. 15

**SCHEDULE A**, the “Mineral Resource” designation of lands located in Part Lots 13, 14 and 15, Concessions VII and VIII and the “Agricultural Resource - Poor Pockets” designation of Part Lot 15, Concessions VII and VIII is deferred, as requested by the Ministry of Natural Resources and the Ministry of Agriculture, Food and Rural Affairs, until such time as Regional Mineral Resource Study concludes that the subject lands are not required for the Region’s mineral resource reserve or the “Mineral Resource Area” policies of the Regional Official Plan are updated.

Deferral No. 16

**SCHEDULE A**, the “Natural Environment” designation of part of Lot 22, Concession VII, is deferred, as requested by the Township of Goulbourn, until such time as the wetland policies of the Regional Official Plan are approved.

Deferral No. 17

**SCHEDULE A1**, the “General Industrial” designation of Part Lots 23, 24 and 25, Concession XII and Part Lots 26 and 27, Concession XI and identified as “Deferral No. 17” , is deferred, as requested by the Township of Goulbourn, until such time as the Township’s “Hazeldean Road Planning Study” and “Stittsville Community Development Strategy” are completed and more detailed policies are established.

Deferral No. 18

**SCHEDULE A1**, the “Residential” designation of lands located in Part Lots 26 and 27, Concessions XI and XII and identified as “Deferral No. 18” is deferred as requested by the Township of Goulbourn until such time as the Township’s “Hazeldean Road Planning Study” and “Stittsville Community Development Strategy” are completed and more detailed policies are established.

Dated this            day of            1996.

Deputy Clerk, Regional Municipality of Ottawa-Carleton