

REGION OF OTTAWA CARLETON

MEMORANDUM

RÉGION D'OTTAWA CARLETON

NOTE DE SERVICE

File/ Réf. 43-99-0119

DATE 2 November 2000

TO/ DEST. Chair and members of Regional Council

FROM/ EXP. Commissioner, Planning & Development Approvals

SUBJECT/ OBJET **RESOLUTION OF APPEAL ON ROPA 7 ~
HOUSEKEEPING AMENDMENT**

For the information of Regional Council, the following memo details the preferred means of resolving an appeal on Regional Official Plan Amendment 7 ~ the Housekeeping Amendment.

*Approved by
N. Tunnacliffe, MCIP, RPP*

Information Previously Distributed

To be listed on the next Planning & Environment
Committee Agenda

BACKGROUND & PURPOSE

Regional Council adopted Regional Official Plan Amendment 7 on 28 June 2000. Amendment 7 was prepared as a housekeeping amendment to make minor revisions and corrections required for the Region's Official Plan in one amendment. These revisions were grouped into three categories that would:

1. Correct errors or omissions in the approved text and schedules of the Regional Official Plan;
2. Give effect to various mediated settlements that were agreed upon in order to resolve appeals against certain provisions of the Regional Official Plan as originally adopted; and
3. Modify certain policies of the Regional Official Plan primarily to improve clarity in how the policies are to be interpreted.

The resulting amendments to the Region's Official Plan were quite extensive with ROPA 7 comprising 20 clauses of text changes and 25 map schedules. Despite the complexity of ROPA 7, only one appeal was received; that being from Miss Lois Smith on Clause 7. Clause 7 of ROPA 7 dealt with a point of clarification to Policies 1 c) and d) in Section 4.4 of the Official Plan. These policies deal with vehicular access to business parks. Miss Smith objected on the basis that Clause 7 would:

“...promote “cut-through” traffic as well as “intentional” extra car and truck traffic in and through “next-door” residential areas under a number of road layouts...”

Staff did not agree with this assertion, however, through discussions with Miss Smith revised wording has been agreed upon which will resolve her appeal and thereby avoid the need for an Ontario Municipal Board hearing. This memo will present the proposed modified wording for Clause 7.

REVISIONS TO CLAUSE 7 TO RESOLVE APPEAL

Existing Policy 1 in Section 4.4 of the Official Plan reads:

1. Define Business Parks, as designated on Schedule B, to include areas with the following characteristics:
 - a) a road network facilitating public transit service;
 - b) the potential exists to accommodate at least 2,000 jobs with a mix of uses at relatively average low densities;
 - c) direct access to a Regional Road or provincial highway which can accommodate the anticipated traffic;
 - d) direct access to designated truck routes is provided.

In an attempt to clarify that direct access mentioned in Policies 1 c) and d) could be via a local or collector road, Clause 7 of ROPA 7 reads:

7. Policy 1 in Section 4.4 is hereby amended by inserting the words “by local and collector roads” after “direct access” in clause c) and by inserting the words “by local or collector road” after “direct access” in clause d). The new clauses c) and d) are as follows:

“c) direct access by local and collector roads to a Regional road or provincial highway which can accommodate the anticipated traffic;

“d) direct access by local or collector road to designated truck routes is provided.”

The revised wording (underlined) which will satisfy this objection is:

c) direct access by local and collector roads, which do not pass through residential areas, to a Regional Road or provincial highway which can accommodate the anticipated traffic;

d) direct access by local or collector roads, which do not pass through residential areas, to designated truck routes.

CONCLUSION

Except for Clause 7, the balance of ROPA 7 is now in effect. This memo outlines the preferred wording for resolving this outstanding appeal of ROPA 7. If you have any concerns with this proposed wording change, please inform either Scott Manning (ext. 1850) or Tim Marc (ext. 1444) by Monday November 20, 2000. If there are no concerns, staff will approach the Ontario Municipal Board to complete resolution of this appeal and obtain the Board’s approval of Clause 7 as modified.