

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

REPORT
RAPPORT

Our File/N/Réf. 11-96-0501/11-95-0174
Your File/V/Réf.

DATE 03 June 1997

TO/DEST. Coordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **DRAFT REGIONAL OFFICIAL PLAN
AMENDMENTS 51 AND 69**

DEPARTMENTAL RECOMMENDATIONS

That, having held a public meeting 22 May 97, Planning and Environment Committee recommend that:

- 1. Council enact a bylaw to adopt Amendment 69, Davidson (1085084 and 790591 Ontario) as modified and attached as Annex A to this report;**
- 2. Council enact a bylaw to adopt Amendment 51, Relocatable Homes, (Sweetnam) as modified and attached as Annex B to this report.**

BACKGROUND

At the public meetings held by Planning and Environment Committee (PEC) on May 20 - 22, 1997, to consider the draft Regional Official Plan, the Township of Goulbourn requested that the urban boundary in Stittsville be extended to accommodate a site for a high school and recreation complex planned as a joint-use facility. At the same time, Planning and Environment Committee heard presentations on eight requests to amend the 1988 Regional Official Plan which, if approved, would be reflected in the draft Official Plan.

In the report to PEC dated June 3, 1997, which accompanies this report, Regional staff recommend that PEC support the request from the Township of Goulbourn. Support for the Township of Goulbourn request has implications for two proposed amendments to the 1988 Regional Official Plan, Amendment 51 and Amendment 69. This report proposes changes to these amendments which take into account the Township of Goulbourn request.

DISCUSSION

Amendment 69 - Goulbourn

The Township of Goulbourn has asked that the urban boundary in Stittsville be extended to take in approximately 20 ha (50 acres) south of the former CPR right-of-way and east of the present urban boundary. The Township has scheduled a public meeting for June 3, 1997, on a local official plan amendment to extend the urban boundary to take in this site. The proposed local amendment designates the land as Residential, with a policy provision that its primary use be for a high school and recreation complex. The basis for the local official plan amendment indicates few sites within the urban area are the minimum required size of 20 ha and fewer still meet requirements for accessibility and a central location within the service area.

The site proposed for the joint-use facility is included in the land subject to draft Amendment 69. In its report to PEC dated 7 May 1997, Regional staff recommended against the original Amendment 69, which proposed to change the designation of 95 ha (230 acres) of General Rural Area to General Urban area for residential use. The basis for the staff recommendation was that this application, along with six others to expand the urban boundary in Stittsville, almost doubled the size of the community. Approval of these applications would create servicing and transportation requirements well beyond those envisioned in the draft Regional Official Plan, Transportation Master Plan, and Water and Wastewater Master Plan.

However, Regional staff are now recommending that PEC recommend approval of a modified Amendment 69, as shown in Annex A. The modified amendment changes the designation of 20 ha of the 95 ha which were the subject of the original amendment. A portion of this 20 ha is also shown on Schedule G of the 1988 Regional Official Plan as organic soils. As proposed, the modified amendment includes the land proposed for the joint-use facility within the urban boundary of Stittsville in the 1988 Regional Official Plan. As well, staff recommend that a policy change be included which would limit the use of the site to a high school, recreation facility, or other institutional use. Other policies address stormwater and organic soils issues.

With reference to draft Amendments 67, 69 (as originally proposed), and 48, Council for the Township of Goulbourn indicated that while this land is a logical area for expansion, it does not support development in the southeast area at this time. Goulbourn's staff report said that even with the increase in the dwelling unit count proposed for Stittsville in the draft Official Plan, it is uncertain whether all land currently designated as urban can be developed.

Goulbourn staff said at the public meeting May 20 to 22, 1997, that the Township will be seeking an amendment to the 1988 Official Plan to accommodate the joint-use facility. Approval of an amendment to the 1988 Regional Official Plan could allow the Region to consider a local official plan amendment regarding the facility sooner than might be the case otherwise.

The original draft Amendment 69 was circulated in 1990 and 1997. Comments through these circulations indicated a need for a stormwater management plan for the site. Accordingly, the modified Amendment 69 requires completion of a plan for managing stormwater within the area before a local official plan amendment is approved. Also, the modified amendment makes the

General Urban designation subject to provision of sufficient soils and engineering information to indicate that the site can be developed for the proposed use.

Regional staff indicate no transportation or servicing studies would be required to support a request for an expansion of the urban area by 20 ha for the proposed use. The amount of servicing reserved for industrial, commercial and institutional uses in Stittsville is sufficient to accommodate the proposed facility. The transportation infrastructure planned for Stittsville can also accommodate the development, since no change is proposed in the dwelling unit count or projected employment.

Amendment 51, Relocatable Homes, (Sweetnam)

Amendment 51 proposes a change in designation on 48.32 ha (120 acres) within the urban area of Stittsville from Extensive Employment to General Urban to permit development of 650 units of housing and institutional uses. The applicant initially asked that the General Urban designation apply to only 39 ha (96 acres) of the property. A subsequent request asked that the General Urban designation be extended to include the whole 48.32 ha so that an additional 9.3 ha (23 acres) of land be available for a high school at the south end of the property. The Extensive Employment designation in the Regional Official Plan would not accommodate a high school.

Council for the Township of Goulbourn support the change in designation on 39 ha of the site but wish to retain the Extensive Employment designation on the 9.3 ha to maintain an inventory of immediately serviceable land in Stittsville.

Regional staff recommended in favour of an amendment to change the designation on 48.32 ha of land in its report May 7, 1997, on the basis that 9.3 ha would be available for a high school site. However, since the land is not required for a high school, staff recommend that the 9.3 ha at the south end of the property be retained as Extensive Employment, as shown in the draft amendment in Annex B of this report. This designation would permit a designation of Restricted Industrial - Business Park in the local official plan, which is supported by the applicant and the Township. As well, retention of the Extensive Employment designation supports development of the larger Extensive Employment area adjacent to it.

CONSULTATION

The changes to draft Amendments 51 and 69 were discussed with the applicants and the Township of Goulbourn. Notice of the public meeting on the draft amendments as initially proposed was published in *Le Droit*, the *Ottawa Sun* and *Ottawa Citizen* on the weekend of April 19 and 20, 1997.

FINANCIAL IMPLICATIONS

The amendments as proposed in Annex A and Annex B do not add financial obligations to the Region over and above those proposed in the draft Regional Official Plan.

*Approved by
N. Tunnacliffe, MCIP, RPP*

JF/

Attach. (2)

DRAFT

Amendment 69

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

PURPOSE

The purpose of Amendment 69 is to redesignate a 20 hectare parcel of land in the Township of Goulbourn, part of Lot 25, Concession 10, from “General Rural Area” to “Urban Area” on Schedule “A” and to “General Urban Area” on Schedule “B” in order to permit development of a high school, recreation facility and other institutional uses.

BASIS

The application was based on an initial request by Mr. W. Davidson and others in 1991 to amend the Regional Official Plan and a further request from the Township of Goulbourn in May, 1997.

The Amendment

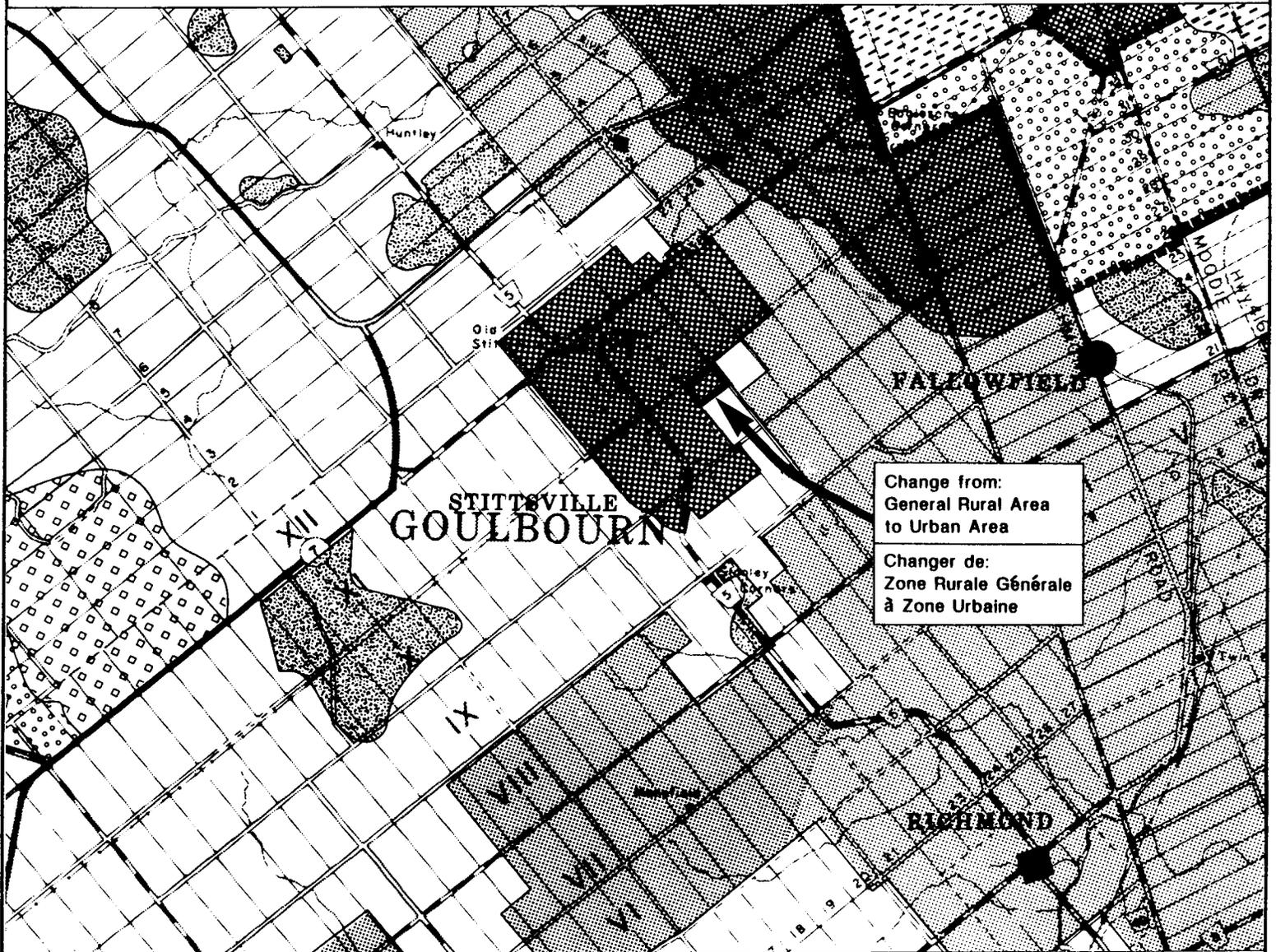
1. Schedule A, Rural Policy Plan, is hereby amended as shown on Schedule 1 attached, by the redesignation of 20 ha of land from General Rural Area to Urban Area.
2. Schedule B, Urban Policy Plan, is hereby amended as shown on Schedule 2 attached, by the addition of 20 ha to General Urban Area.
3. Policy 2.2 is hereby amended by adding the following new policies:

“15. With respect to the lands designated General Urban in the north part of the north half of Lot 25, Concession 10, in the Township of Goulbourn, located immediately south of the former CPR right-of-way, the following policies shall apply:

- a) Notwithstanding the uses permitted in policy 1 of Section 3.4.3, limit the uses of these lands to a recreation facility, a high school, or other institutional uses. The General Urban designation of these lands is subject to studies which provide sufficient soils and engineering information to indicate that, although the site is identified as organic soils on Schedule G of the Regional Official Plan, it is in fact suitable or can be made suitable for development of a recreation facility, a high school, or other institutional uses.
- b) In addition to provisions for stormwater design plans in section 10.2.2 of the Regional Official Plan, a local official plan amendment for these lands may be approved only after completion of a plan for managing stormwater within the area is completed to the satisfaction of the Mississippi Valley Conservation Authority, the Township of Goulbourn, and the Regional Municipality of Ottawa-Carleton.”

SCHEDULE "1" OF AMENDMENT 69 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 69 LE PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "A"
RURAL POLICY PLAN

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

GENERAL RURAL AREA
URBAN AREA
AGRICULTURAL RESOURCE AREA

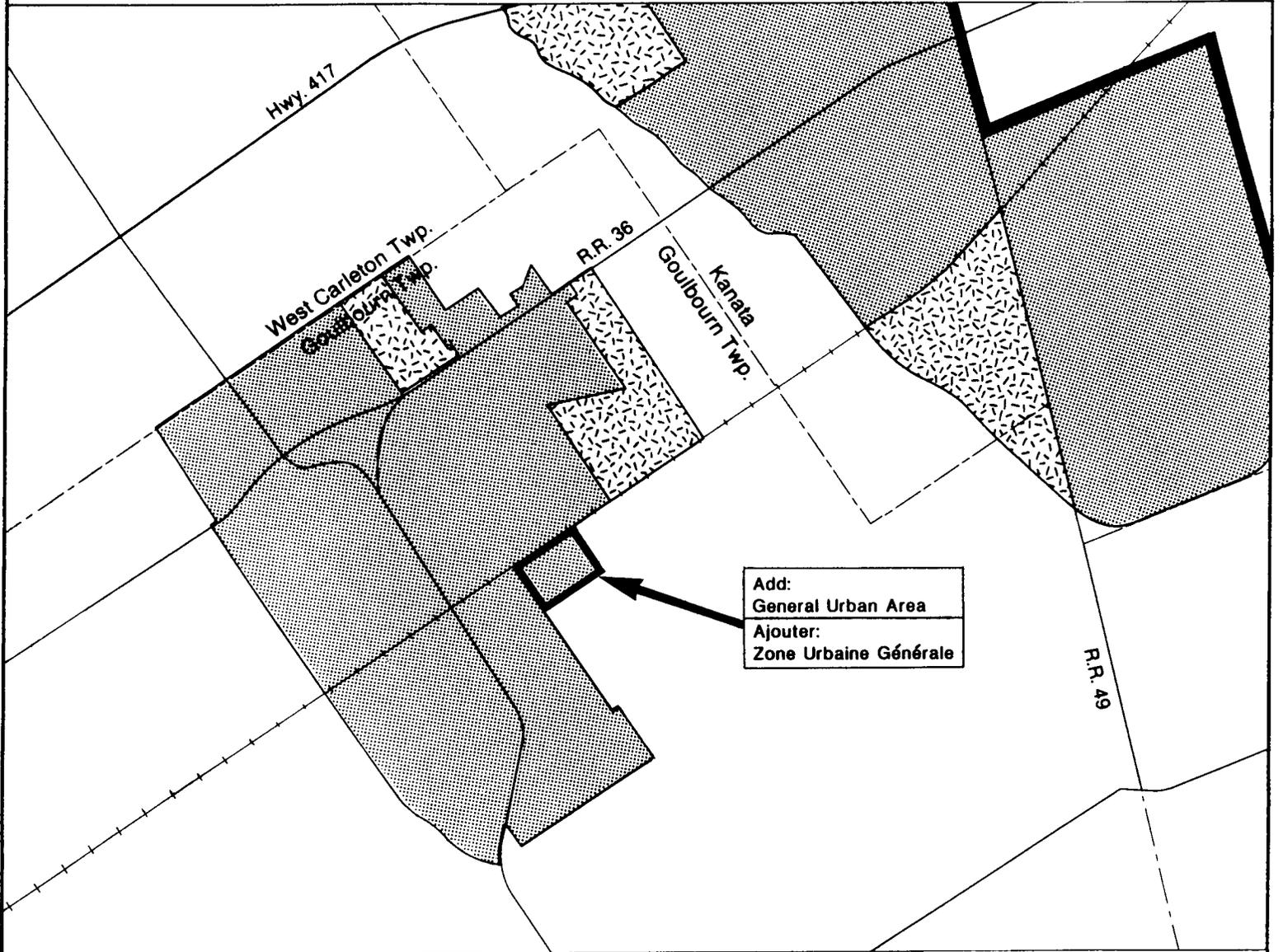


ZONE RURALE GÉNÉRALE
ZONE URBAINE
ZONE DE RESSOURCES AGRICOLES

Scale 1:100,000

SCHEDULE "2" OF AMENDMENT 69 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "2" LÉGALE DE L'AMENDEMENT 69 LE PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA
EXTENSIVE EMPLOYMENT AREA



ZONE URBAINE GÉNÉRALE
ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000

DRAFT

Amendment 51**Official Plan (1988) of the
Regional Municipality of Ottawa-Carleton.****PURPOSE**

The purpose of Amendment 51 is to redesignate a 39 hectare parcel of land in the urban area of Stittsville in the Township of Goulbourn, Parts of Plan 4M-374, and 4M-658 and part of Lot 27, Concession 11, from Extensive Employment Area to General Urban Area on Schedule “B” in order to permit primarily residential development, along with other uses.

BASIS

The application is based on a request by P. Sweetnam to amend the Regional Official Plan to permit the proposed development. There is sufficient industrial, commercial and institutional (ICI) land within Stittsville to support the level of employment proposed for Stittsville without use of the subject site for industrial purposes. Furthermore, the servicing capacity allocated for the existing industrial subdivision can accommodate the proposed residential and other uses.

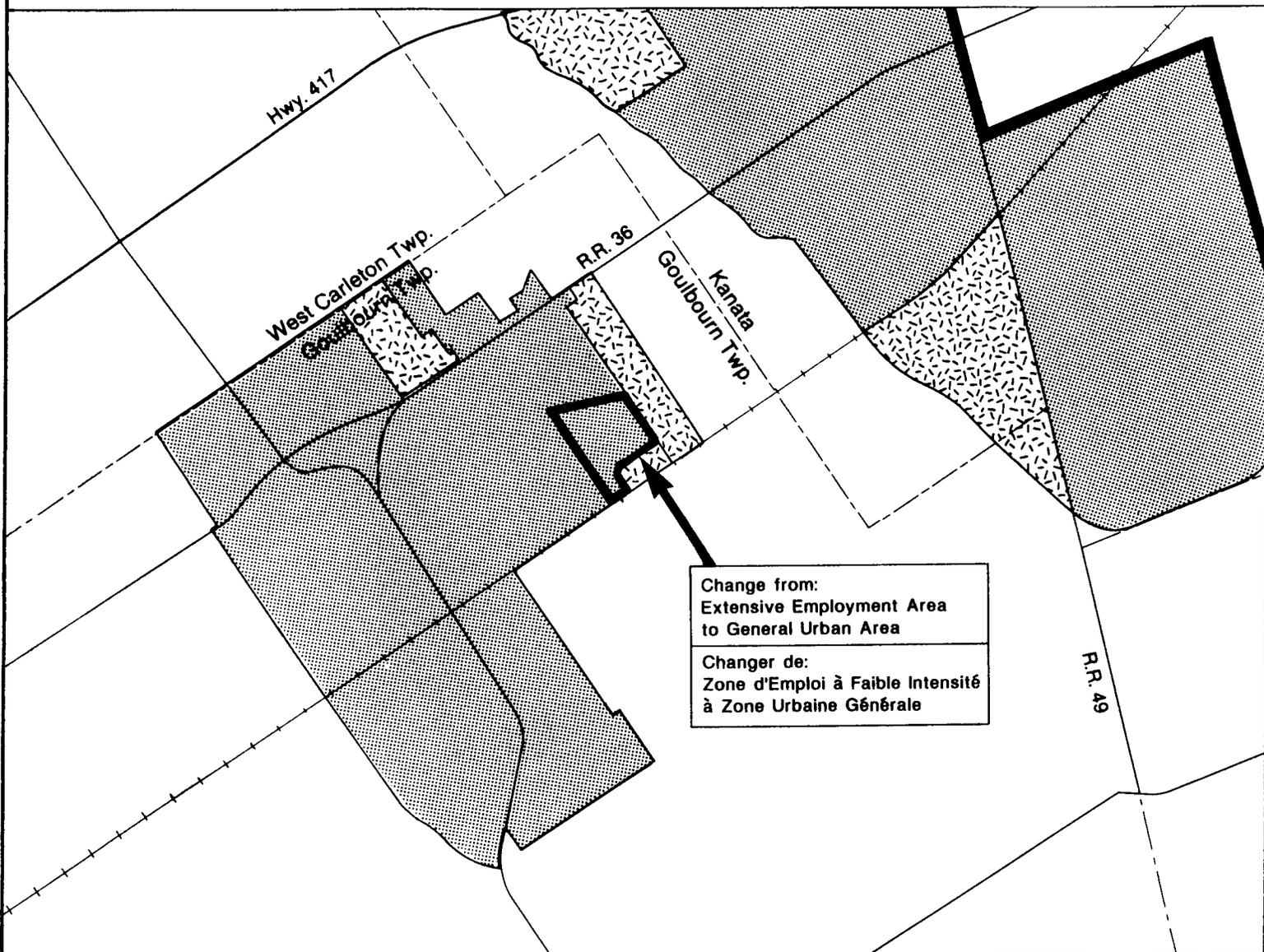
Redesignation of the site for residential uses and use of its servicing allocation for residential uses is in keeping with the thrust of the draft Official Plan to maximize use of existing capacity before building new infrastructure.

The Amendment

1. Schedule “B”, Urban Policy Plan is hereby amended as shown on Schedule “1” attached, by the redesignation of 39 hectares from Extensive Employment Area to General Urban Area.
2. Section 2.2.5 Development Strategy is hereby amended to read, “Stittsville maximum dwelling units 6,650.”

SCHEDULE "1" OF AMENDMENT 51 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE "1" LÉGALE DE L'AMENDEMENT 51 LE PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN-SCHEDULE "B"
URBAN POLICY PLAN

PLAN DIRECTEUR-ANNEXE "B"
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA
EXTENSIVE EMPLOYMENT AREA



ZONE URBAINE GÉNÉRALE
ZONE D'EMPLOI À FAIBLE INTENSITÉ

Scale 1:50,000