

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

REPORT  
RAPPORT

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Our File/N/Réf. 11.95-0227  
Your File/V/Réf.

DATE 29 April 1997

TO/DEST. Co-ordinator  
Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **REFERRAL # 2 AND # 4 TO ROPA 35  
SOUTH URBAN CENTRE, GLOUCESTER,  
LANDS NORTH OF GLOUCESTER GLEN**

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**DEPARTMENTAL RECOMMENDATIONS**

**That the Planning and Environment Committee recommend that Council approve a request to the Ontario Municipal Board, with respect to Part of Lot 13 and Lot 14, Concession 1, Rideau Front, City of Gloucester, to modify Regional Official Plan Amendment 35 as follows:**

- a) That the land be designated Waterfront Open Space (South Urban Centre) as shown on Schedule B, attached as Annex A to this report;**
  - b) That the lands be designated General Urban Area on Schedule B, as shown on Annex A to this report;**
  - c) A new policy 10.1.2.6 be added to the Regional Official Plan ( 1988);**
- “6. Notwithstanding Policy 3, development may be permitted as interim uses on private services on Part of Lot 13 and Lot 14, Broken Front, Rideau Front, City of Gloucester, provided that it can be demonstrated to the satisfaction of Council that such development;**
- a) can be adequately serviced by private services;**
  - b) will not compromise the longer term development of the area for urban purposes at appropriate densities on central services;**

- c) developments permitted under this policy will be required to pay for hook-up to central services when they become available”.**

## BACKGROUND

Regional Official Plan Amendment (ROPA) 35 South Urban Centre, Gloucester, River Ridge was the subject of five referrals when it received provincial approval in 1993. Referrals # 1 and # 5 (Booth in Trust for the designation of part of the South Half of Lot 21, Broken Front Concession and policy 8.3.3.4.-the land acquisition and management policies) were withdrawn as part of an agreement between the owners, the City of Gloucester and the RMOC, which Council approved on 11 Dec 96. Referral #3 (Ecovision for the waterfront designation for lands in the existing hamlets of Honey Gables and Gloucester Glen) was also withdrawn. The Minister of Municipal Affairs and Housing resumed, modified and approved the designations and policies subject to these three referrals on 18 Feb 97.

The Ontario Municipal Board conducted a prehearing conference on 13 Dec 96 on matters relating to ROPA 35 and other related appeals (Vinette re-zoning) and referrals (LOPA 13) and issued a Memorandum of Oral Decision. The Board noted, in its decision, that all parties were continuing with discussions in an attempt to secure a resolution of all outstanding issues. The Board also agreed to the request by Mr. Donald Boyd (major property owner in area of Referral # 4) that he be added as a party to the proceeding.

Two referrals on ROPA 35 were not resolved, both are located north of the hamlet of Gloucester Glen (Annex A refers). Referral # 2 is a referral by Mr. and Mrs. Joncas concerning the Waterfront Open Space designation on their land.

Referral # 4 is a referral request by the Corporation of the City of Gloucester. The City of Gloucester initially referred the lands located in Gloucester Glen as well as other lands to the north. The City of Gloucester staff, by letter dated 19 March 97, confirmed that they no longer had any concerns with the “General Urban Area” designation affecting the existing Gloucester Glen community and indicated that it wished to withdraw the referral in relation to this area and land use designation. The City, however, wishes to maintain its referral as it affects the proposed “Waterfront Open Space” designation of the area north of Gloucester Glen

The OMB has scheduled the hearing of these matters to commence on 26 May 97.

Staff have met with all the parties after the prehearing conference to explore opportunities to resolve any or all of the outstanding issues. Based on a review of the need for and extent of river corridor lands in this area, servicing issues and options and concerns over aircraft noise, staff are of the view that certain changes to ROPA 35 ought to be considered and be recommended to the OMB. These changes are contained in the staff recommendations above.

### Modifications to the extent of Waterfront Open Space

These recommendations move the boundary of the Waterfront Open Space in the area north of Gloucester Glen west from the River Road to follow an existing private right of way. The intent of the designation would be to use this corridor to provide a pathway connection from Gloucester Glen to the south, to the NCC Greenbelt in the north (Annex B refers). Drawing on field work and further study of the site, staff believe this corridor is sufficient to allow for public movement between the Greenbelt through to the existing hamlet of Gloucester Glen. The proposed pathway would in most cases be set back from the Rideau River so as not to interfere with the existing residences and the farm located on the waterfront. There are limited views of the Rideau River from River Road at this location, so preserving sight lines from River Road to the Rideau River is not an issue. The width of the pathway corridor would be between 10 m and 15 m and could be obtained through public ownership, easements or other means such as dedication as required under the Planning Act when the site is subdivided or severed.

### General Urban Area Provisions

The area between the Waterfront Open Space corridor and River Road and between the Waterfront Open Space Corridor and the Rideau River north of Gloucester Glen is proposed to be designated General Urban Area.

The lands within the General Urban Area north of the existing hamlet of Gloucester Glen and west of River Road are proposed to be developed on private services as an interim position until such time as municipal services are available in this area.

### Aircraft Noise

The area north of Gloucester Glen is subject to aircraft noise from existing Ottawa airport operations. In addition, the forecast noise exposure contours for this area would indicate that residential development ought not to be permitted. Most of the site is above the 30 NEF/NEP contours (Noise Exposure Forecast and Noise Exposure Projections).

Recognizing this limitation staff are therefore recommending that only uses that are compatible with aircraft noise be permitted to be established.

### CONSULTATION

Provisions of these recommendations were discussed with the various parties including Mr. and Mrs. Joncas, the Boyds, the legal representative for the Vinette property, the City of Gloucester and the Airport Authority.

### FINANCIAL IMPLICATIONS

Any land to be acquired for Waterfront Open Space purposes will be acquired through dedication of land for public purposes or purchased or otherwise acquired as part of the Waterfront Open Space land acquisition program.

*Approved by  
N. Tunnacliffe, MCIP, RPP*

## Location Of Subject Site



