

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

REPORT
RAPPORT

Our File/N/Réf. Your File/V/Réf.	14-90.0503
DATE	1 April 1997
TO/DEST.	Co-ordinator Planning and Environment Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	RESUMPTION OF JURISDICTION TO APPROVE GLOUCESTER OFFICIAL PLAN AMENDMENT (OPA) NO. 3 SOUTH URBAN CENTRE (SUC)

DEPARTMENTAL RECOMMENDATIONS

That the Planning and Environment Committee recommend that Council approve:

- 1. Resumption of approval authority from the Ontario Municipal Board (OMB) to approve Amendment No. 3 to the Gloucester Official Plan (South Urban Centre);**
- 2. That Referral No. 1 to Gloucester OPA No. 3 (the “Open Space ” land use designation of the lands described as being Part of Lot 21, Broken Front Concession, Schedule “A” of this amendment) be approved as modified below;**
 - a) by designating the portion of the land with a land use flood plain constraint on Schedule “A-5” of the Gloucester Official Plan plus a band of 10 to 15 metres in width adjacent to this constraint as “Open Space” on Schedule “A” to this amendment, and;**
 - b) by designating the balance of the lands as “Residential” on Schedule “A” of this amendment;**
- 3. That Referral No. 2 to Gloucester OPA No. 3 (“Residential” land use designation in the Hamlet of Honey Gables as outlined on Schedule “A” of Gloucester OPA No. 3) be approved as submitted;**
- 4. That Deferrals Nos. 2 & 3 to Gloucester OPA No. 3 be lifted and approved as submitted, and;**
- 5. That Deferrals Nos. 1 & 4 to Gloucester OPA No. 3 be lifted and approved as submitted.**

BACKGROUND

On 18 February 1997, the Ministry of Municipal Affairs and Housing approved Referrals Nos. 1 and 3 to Regional Official Plan Amendment No. 35 (ROPA 35) in the Gloucester South Urban Centre (SUC). This was the result of a negotiated settlement, endorsed by Regional Council on 11 December 1996, with the respective appellant representatives (Mr. Booth & Ecovision).

As a result, Referrals Nos. 1 and 2 and Deferrals Nos. 2 and 3 to Amendment No. 3 to the Gloucester Official Plan, which correspond to the ROPA 35 referrals, can be approved (see Annex I - Location Map). The attached addendum approval page for Gloucester OPA No. 3 (see Annex II) reflects the negotiated settlement. In order to do so, Regional Council must request to resume jurisdiction from the Ontario Municipal Board (OMB).

The staff recommendation also includes the approval of Deferrals Nos. 1 and 4 to Amendment No. 3 since on 19 March 1997 Gloucester withdrew Referral No. 4 to ROPA 35 in part as it relates to the Gloucester Glen area only.

STAFF COMMENT

Staff considers that the recommendation to approve the previously mentioned referrals and deferrals to Gloucester OPA No. 3 respects the intent of the ROPA 35 negotiated settlement. This exercise will ensure that the local official plan policies conform with the Regional Official Plan policies for the waterfront in the Gloucester portion of the SUC.

CONSULTATION

The appellant representatives and the City of Gloucester were informed.

FINANCIAL IMPLICATIONS

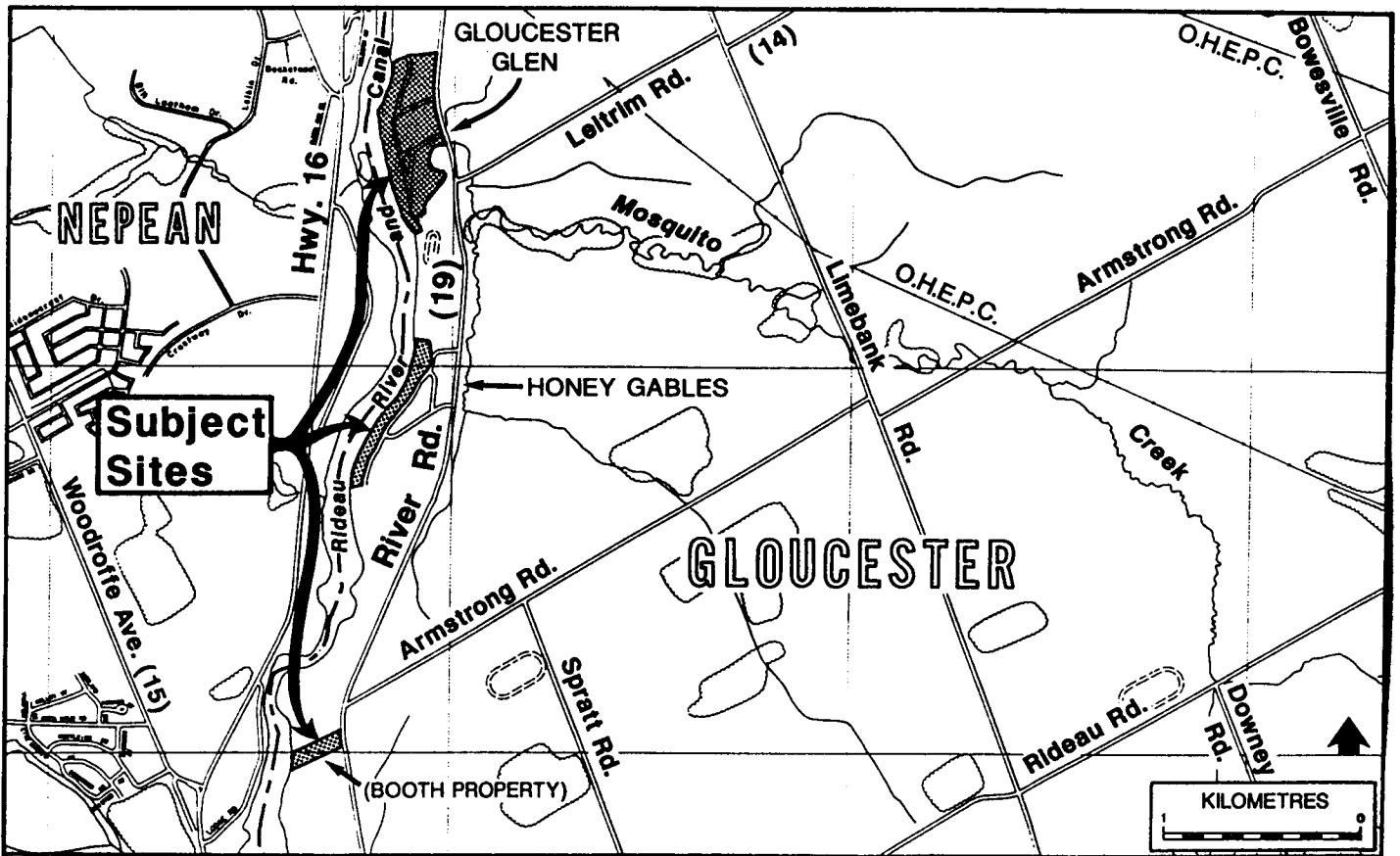
There are no financial implications.

Approved by
B. Edgington on behalf of
N. Tunnacliffe

Attachments:

- Annex I - Location Map
- Annex II - Addendum Approval Page
- Annex III - Gloucester OPA 3 Excerpts

LOCATION MAP



ADDENDUM APPROVAL PAGE**AMENDMENT NO. 3 TO THE OFFICIAL PLAN OF THE
CITY OF GLOUCESTER**

I hereby certify that Amendment No. 3 to the Official Plan of the City of Gloucester, which was approved in part by the Council of the Regional Municipality of Ottawa-Carleton on 7 December 1993, was further approved and modified on 14 May 1997 as follows:

1. Under Section 65 of the Planning Act, 1990, Referrals 1 and 2, are taken back by the Region for disposition.
2. Under Subsection 17(9) of the Planning Act, 1990, Deferrals 1, 2, 3 and 4 are lifted.
3. Under Subsection 17(9) of the Planning Act, 1990, the following modification is added:

Modification No. 30

That Schedule "A" of this amendment, for the lands affected by Referral No. 1 (Booth property) and described as being Part of Lot 21, Broken Front Concession, be modified as follows:

- a) "Open Space" designation for that portion of the land with a land use flood plain constraint designation on Schedule "A-5" of the Gloucester Official Plan plus a band of 10 to 15 metres in width adjacent to this constraint designation; and
- b) "Residential" designation for the balance of the lands.

4. Under Subsection 17(10) of the Planning Act, 1990, those parts of Amendment No. 3 to the Official Plan of the City of Gloucester to which former Referral 1, as modified and Referral 2 and Deferrals 1, 2, 3 and 4, as submitted, are hereby approved.

Dated this day of 1997.

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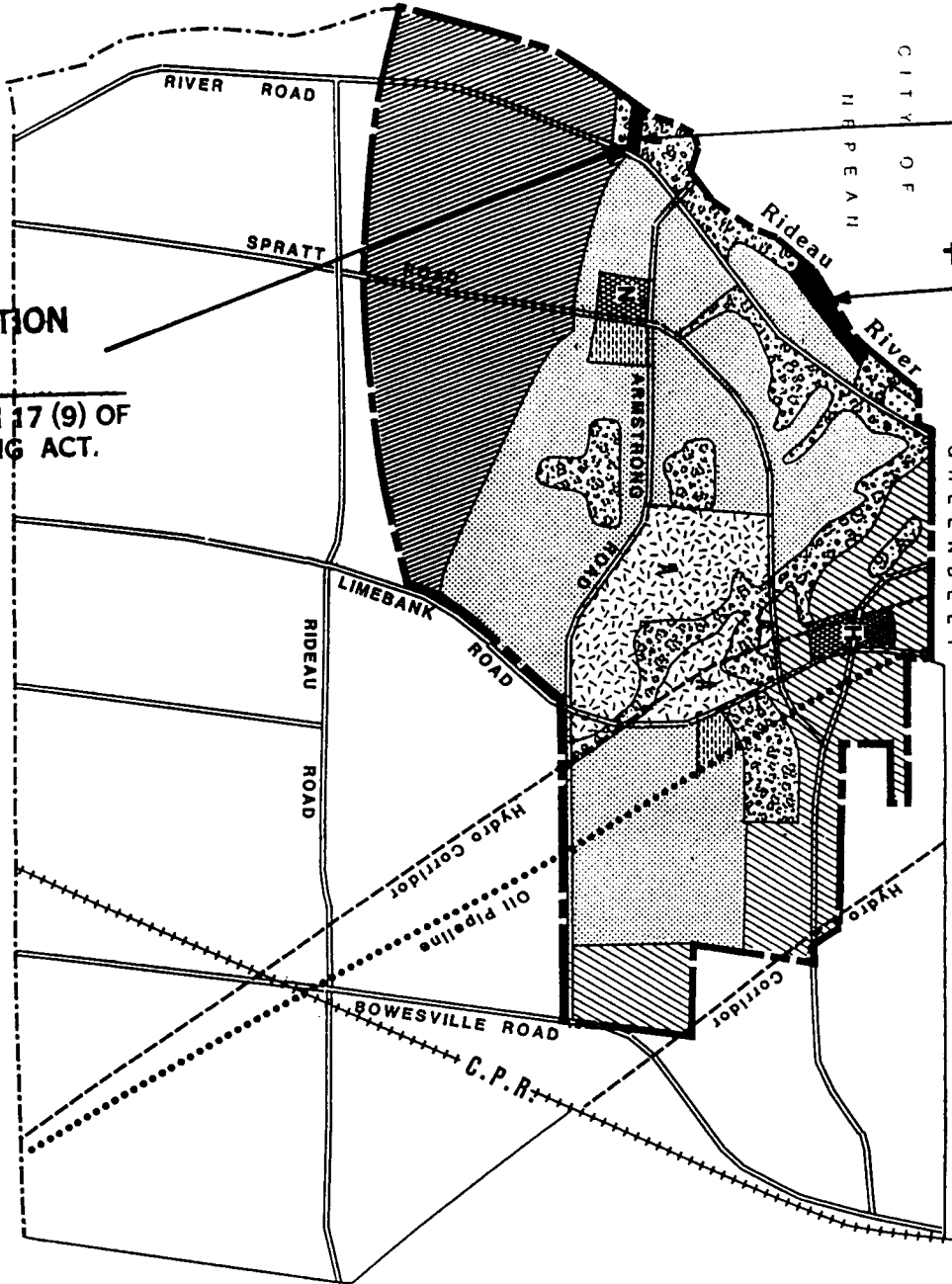
Clerk, Regional Municipality of Ottawa-Carleton

GLOUCESTER OPA 3 EXCERPTS

ANNEX III

MODIFICATION
NO. 30
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

TOWNSHIP OF OSGOODE



~~REFERRAL NO. 1~~
~~UNDER SECTION 17 (11)~~
~~OF THE PLANNING ACT~~

~~REFERRAL NO. 2~~
~~UNDER SECTION 17 (11)~~
~~OF THE PLANNING ACT~~

LEGEND

- Residential
- Activity Node
- Commercial (NEIGHBOURHOOD/HIGHWAY)
- Industrial
- Institutional
- Commercial Recreation
- Open Space
- Transportation Study Area
- Boundary of Amendment

MODIFICATION
NO. 28
UNDER SECTION 17 (9) OF
THE PLANNING ACT

<p>CITY OF GLOUCESTER official plan amendment no. 3 Schedule A</p>	
<p>AMENDMENT TO THE OFFICIAL PLAN FOR THE CITY OF GLOUCESTER SCHEDULE A.3 - PLAN OF LAND USE</p>	<p>DATE: SEPT 1992 PREPARED BY: PLANNING DEPARTMENT</p>

**LIFT
DEFERRAL**

1

and location of buildings will be reviewed in consultation with the Canadian Parks Service to ensure that the historic value of the Rideau River Corridor is respected and any visual impact on the river corridor is minimized.

7.1.3 (r)

~~DEFERRAL NO. 1
UNDER SECTION 17 (10)
OF THE PLANNING ACT.~~

The existing Honey Gables and Gloucester Glen residential neighbourhoods will be maintained as low density residential areas. It is the long-term intention that these areas will be provided with full urban services. However, in the interim, existing uses will be permitted to continue on the basis of private services. Any new construction and/or additions to structures or landscaping on lots extending to the Rideau River shoreline should minimize adverse impacts on the river corridor. Where possible, natural shoreline vegetation should be re-established.

MODIFICATION

NO. 5
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

7.1.3 (s)

Within wooded areas which have been designated for residential purposes, Council shall encourage the preservation of existing vegetation to the extent practicable. Within such areas, a vegetation assessment report will be required as part of the subdivision application, which will recommend measures to encourage the preservation of vegetation, such as cluster development or a requirement for larger lot sizes.

7.1.3 (t)

MODIFICATION

NO. 6
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

The design of subdivisions in the area east of River Road will direct residential traffic to the Spratt Road extension. New road connections with River Road will not be permitted."

MODIFICATION

NO. 7
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

3.

Sub-section 6.4.3 (w) is hereby amended by ~~eliminating the first four words 'for the Leitrim Area'~~ and by adding between the words 'residential' and 'commercial' the word 'institutional';

4.

Section 7.2.1 entitled 'Commercial Activity Areas' is hereby deleted in its entirety and replaced with the following new provisions;

MODIFICATION

NO. 8
UNDER SECTION 17 (9) OF
THE PLANNING ACT.

LIFT
DEFERRAL

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~~DEFERRAL No. 2~~

~~UNDER SECTION 17 (10)
OF THE PLANNING ACT.~~

14. Section 7.7.6 entitled 'Waterfront Recreational Open Space' is hereby amended by adding thereto the following paragraph between the third and fourth paragraphs;

"Certain private lands in proximity to major regional open space systems along the Rideau River are appropriate for commercial recreation uses which complement the open space character, facilitate public access to the waterfront, complement the recreational potential of the waterfront, safeguard any adjacent natural environment areas and complement the public uses in the vicinity. Such lands have been designated Commercial Recreation and are subject to the policies of Section 7.7.9.2."

15. Sub-section 7.7.9 entitled 'Privately Owned Open Space' is hereby amended by adding the following new sub-heading;

"7.7.9.1 General Provisions".

16. Sub-section 7.7.9 entitled 'Privately Owned Open Space' is hereby further amended by adding the following new section;

"7.7.9.2 Commercial Recreation

- a) Permitted uses on lands designated Commercial Recreation include active or passive recreational facilities and limited ancillary uses directly related to the needs of the users of the recreational facilities, which do not require major buildings or structures, and may include uses which would be attracted to regional open space uses in the area or which relate to the natural amenities offered by the area. Such uses may include but not be limited to, marinas, riding stables, day camps, miniature golf and driving ranges, and accessory retail and service uses related thereto.

- b) The City shall ensure that a high standard of landscaping is provided along major roads, that signage and access are carefully controlled, and that the open space character of the area is maintained. It is not the intention to permit shopping centres of any size or any retail facilities including the retailing of automotive fuels which are not incidental to the recreational uses.

LIFT
DEFERRAL

3

~~DEFERRAL No. 3~~

~~UNDER SECTION 17 (10)
OF THE PLANNING ACT.~~

LIFT
DEFERRAL

3

~~DEFERRAL No. 3~~
~~UNDER SECTION 17 (10)~~
~~OF THE PLANNING ACT.~~

- c) An area of Commercial Recreation uses has been designated on the west side of River Road, north of the Honey Gables area. Development of the lands for such purposes will be carefully controlled to minimize any negative and visual impacts on the Rideau River or any negative impacts on the Honey Gables residential area. The City will encourage consolidation of land ownerships within the designation to minimize access points to River Road and to support a coordinated approach to landscaping and site design. As a condition of development approval, lands below top-of-bank may be conveyed to the City or the appropriate authority. In addition, a buffer strip above the top-of-bank may be acquired as a condition of development approval to accommodate a continuous trail system along the Rideau River."

17. Section 8.3.3.1 entitled 'Pits and Quarries' is hereby amended by deleting therefrom paragraph (L);
18. Section 9.0 entitled 'Special Study Areas' and Section 10.0 entitled 'Administration' are hereby renumbered to 10.0 and 11.0 respectively;
19. A new section 9.0 entitled 'Development Resource Policies' is hereby added to the text of the Official Plan as follows:

"9.0 Development Resource Policies

Throughout the municipality there are a number of environmental resources that should be considered for preservation within existing and future communities because they provide the potential to enhance new development community neighbourhoods or individual land uses. The resources include; wetlands, woodlots and valley lands.

In addition to parkland areas, open space areas may be provided including valley lands, stormwater management areas and associated drainage swales and tableland woodlots. Such lands may be dedicated to public agencies as a condition of development approval.

9.1 Valley Lands

- a) Valley lands may be dedicated to the appropriate authority as a condition of development approval. While these lands are considered to be constraint

MODIFICATION

NO. 22
UNDER SECTION 17 (9) OF

THE PLANNING ACT.

requirement. The right-of-way requirements for these facilities will be determined in consultation with the Regional Municipality of Ottawa-Carleton."

31. Sub-section 6.1.3 entitled 'Policies' is hereby amended by adding the following new provisions at the end;

"n) In the South Urban Community, it is recognized that there is additional capacity in the water and sanitary sewer trunk services to service development beyond the River Ridge Community including the Honey Gables and Gloucester Glen residential areas.

LIFT
DEFERRAL
#4

~~DEFERRAL NO. 4
UNDER SECTION 17 (10)
OF THE PLANNING ACT.~~

o) Existing uses within the Honey Gables and Gloucester Glen residential areas may continue on private water and sewer systems on an interim basis. It is the long-term objective that full urban services be provided to the area through a Local Improvement program.

p) Master Drainage Plans will support and identify ways to protect the fisheries resource at the mouth of the Mosquito Creek.

q) ~~In accordance with master drainage plans, stormwater management facilities will be provided which will maintain existing water quality and fisheries resources.~~ As a condition of subdivision approval, lands will be set aside for stormwater management ponds and open drainage swales. The precise configuration and location of such ponds and swales will be established at the time of subdivision approval.

r) Lands within the South Urban Community will generally drain towards the Mosquito Creek valley system for stormwater management purposes, with the exception of lands located west of River Road, south of Armstrong Road, which are designated for Open Space (District Park) purposes. If development occurs on these lands, a separate stormwater management system draining to the Rideau River may be required as a condition of development approval.

s) In the event that the Ottawa International Airport proceeds with construction of the proposed new runway, it would be necessary to relocate one or possibly both of the existing hydro lines traversing the Airport lands. The most feasible solution is likely the relocation of the hydro

MODIFICATION

NO. 23
UNDER SECTION 17 (9) OF
THE PLANNING ACT.