

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

REPORT
RAPPORT

Our File/N/Réf. (23)14-91.3108
Your File/V/Réf.

DATE 3 April 1997

TO/DEST. Co-ordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **LIFTING DEFERRAL NOS. 17, 18 AND 20
NEW COMPREHENSIVE OFFICIAL PLAN
TOWNSHIP OF GOULBOURN**

DEPARTMENTAL RECOMMENDATIONS

That the Planning and Environment Committee recommend that Council approve:

- 1. The lifting of Deferral No. 17 to the new comprehensive Official Plan of the Township of Goulbourn, save and except that portion of Deferral No. 17 which applies to a .8 ha (2 ac.) parcel of land off Hazeldean Rd. as outlined on the Addendum Approval Page attached as Annex I;**
- 2. The lifting of Deferral Nos. 18 and 20 to the new comprehensive Official Plan of the Township of Goulbourn as outlined on the Addendum Approval Page attached as Annex I;**
- 3. The designations underlying Deferral Nos. 18 and 20 as outlined on the Addendum Approval Page attached as Annex I, and;**
- 4. Modification No. 35 as outlined on the addendum Approval Page attached as Annex I.**

BACKGROUND

Regional Council approved the Township of Goulbourn's (Goulbourn) new comprehensive Official Plan on 26 June 96 except those portions which were modified and deferred. At that time, Deferrals Nos. 17, 18 and 20 were approved at the request of Goulbourn Council to postpone consideration of certain designations on properties along Hazeldean and Carp Rds. in Stittsville and on the Richmond Conservation Area until studies were completed that would confirm the most appropriate designations and policies for these lands. Goulbourn Council has

now indicated that these studies have been completed and has asked the Region to lift Deferral Nos. 17, with the exception of a .8 ha (2 ac.) parcel of land off Hazeldean Rd., 18 and 20 and approve some of the underlying designations and modify others. No policy changes to Goulbourn's new comprehensive Official Plan are proposed in support of the lifting of Deferral Nos. 17 (partial), 18 and 20.

STAFF COMMENT

The lands to which Deferral Nos. 17 and 18 apply are designated "General Urban Area" in the existing Regional Official Plan and "Urban Area" in the draft ROP. Deferral No. 20 applies to the "Richmond Conservation Area" and this parcel of land is presently designated "Serviced Village" in the ROP and "Waterfront Open Space" in the draft ROP. The policies associated with these designations can accommodate all the uses proposed by the designations underlying Deferral Nos. 17, 18 and 20.

The parcel of land Goulbourn Council does not want Deferral No. 17 lifted on is a mobile home park which has enjoyed legal non-conforming use status under Goulbourn's 1988 Stittsville Secondary Plan and Zoning By-law 77-60. Out of interest in providing more protection for this pocket of affordable housing, Goulbourn Council directed that these lands be designated "Residential" in its new comprehensive Official Plan. The owner of the mobile home park (i.e., Mr. P. Sweetnam) has requested that the subject lands be designated "Highway Commercial" so that in the fullness of time they could be developed in conjunction with abutting lands fronting on Hazeldean Rd. Notwithstanding Goulbourn Council's action on Mr. Sweetnam's mobile home park, Mr. Sweetnam has not requested that the matter be referred to the Ontario Municipal Board. As both the proposed "Residential" and requested "Highway Commercial" designations can be accommodated within the "General Urban Area" designation of the ROP, Regional staff submits that this matter is local in nature.

The three other parcels of land which Deferral No. 17 also applies were proposed to be designated "Residential" in Goulbourn's new comprehensive Official Plan. The "Stittsville Community Development Strategy" and the "Hazeldean Rd. Planning Study" concluded that given the location of these lands near or adjacent to Hazeldean Rd., these lands should be designated "Highway Commercial". On the strength of the conclusions of these studies and their own staff's recommendation, Goulbourn Council has asked that these lands be redesignated from "Residential" to "Highway Commercial". Regional staff propose Modification No. 35 to effect this change.

Modification No. 35

SCHEDULE A1 - Land Use Designations - STITTSVILLE, be modified by redesignating lands in Part of Lots 26 and 27, Concessions XI and XII, from "Residential" to "Highway Commercial".

Goulbourn's new comprehensive Official Plan was approved under the Planning Act, 1990 before the proclamation of either Bill 163 or Bill 20. The transitional provisions of Section 74.1 of Bill 20 require that all subsequent decisions on matters pertaining to Goulbourn's new comprehensive

Official Plan, including the lifting of deferrals, be considered on the basis of the Planning Act as it read at the time Regional Council approved the parent document.

CONSULTATION

The public notice and meeting requirements of the Planning Act, 1990 for official plans were satisfied by the process adhered to by Goulbourn Council. No further public consultation is required. Goulbourn Council has been advised that the lifting of Deferral Nos. 17 (partial), 18 and 20 to its new comprehensive Official Plan will be considered at the 22 April 1997 meeting of Planning and Environment Committee.

FINANCIAL IMPLICATIONS

The lifting of Deferral Nos. 17 (partial) 18 and 20 to Goulbourn's new comprehensive Official Plan will have no direct financial implications for the Region.

*Approved by
B. Edgington on behalf of
N. Tunnacliffe, MCIP, RPP*

**ADDENDUM 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 approved, in part, by the Council of the Regional Municipality of Ottawa-Carleton on June 26, 1996, is further approved as follows:

1. a) Under Section 17(10) of the Planning Act, 1990, Deferral No. 17, save and except a .8 ha (2 ac.) parcel of land off Hazeldean Rd. is lifted; and
b) under Section 17(10) of the Planning Act, 1990, Deferral Nos. 18 and 20 are lifted.
2. Under Section 17(10) of the Planning Act, 1990, the designations underlying Deferral Nos. 18 and 20, are approved.
3. Under Section 17(9) of the Planning Act, 1990, the following modification is added:

Modification No. 35

SCHEDULE A1 - Land Use Designations - STITTSVILLE, is modified by redesignating lands in Part of Lots 26 and 27, Concessions XI and XII, from "Residential" to "Highway Commercial".

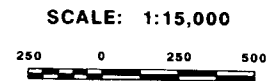
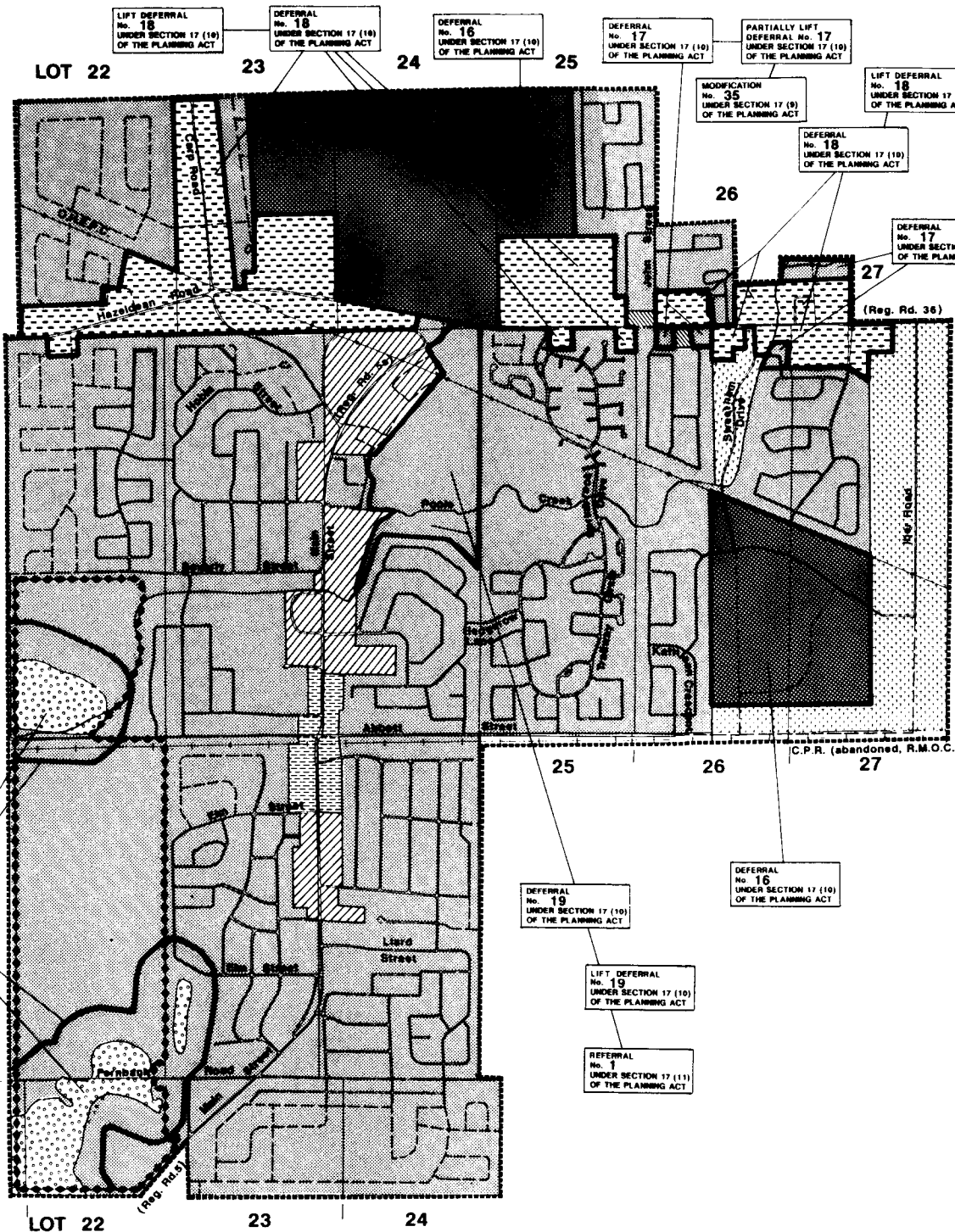
Dated this day of , 1997

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Deputy Clerk, Regional Municipality of Ottawa-Carleton

**TOWNSHIP OF GOULBOURN
OFFICIAL PLAN
SCHEDULE A 1
Land Use Designations
STITTSVILLE**

-  Residential
-  Stittsville Main Street Mixed Use Area
-  Stittsville Core Area
-  Highway Commercial
-  General Commercial
-  Restricted Industrial - Business Park
-  General Industrial
-  Provincially Significant Wetlands
-  Adjacent Lands
-  Stage II Boundary
-  Urban Area Boundary



JUNE 1996

DEFERRAL No. 13 UNDER SECTION 17 (10) OF THE PLANNING ACT

DEFERRAL No. 19 UNDER SECTION 17 (10) OF THE PLANNING ACT

LIFT DEFERRAL No. 19 UNDER SECTION 17 (10) OF THE PLANNING ACT

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

DEFERRAL No. 16 UNDER SECTION 17 (10) OF THE PLANNING ACT

LOT 22

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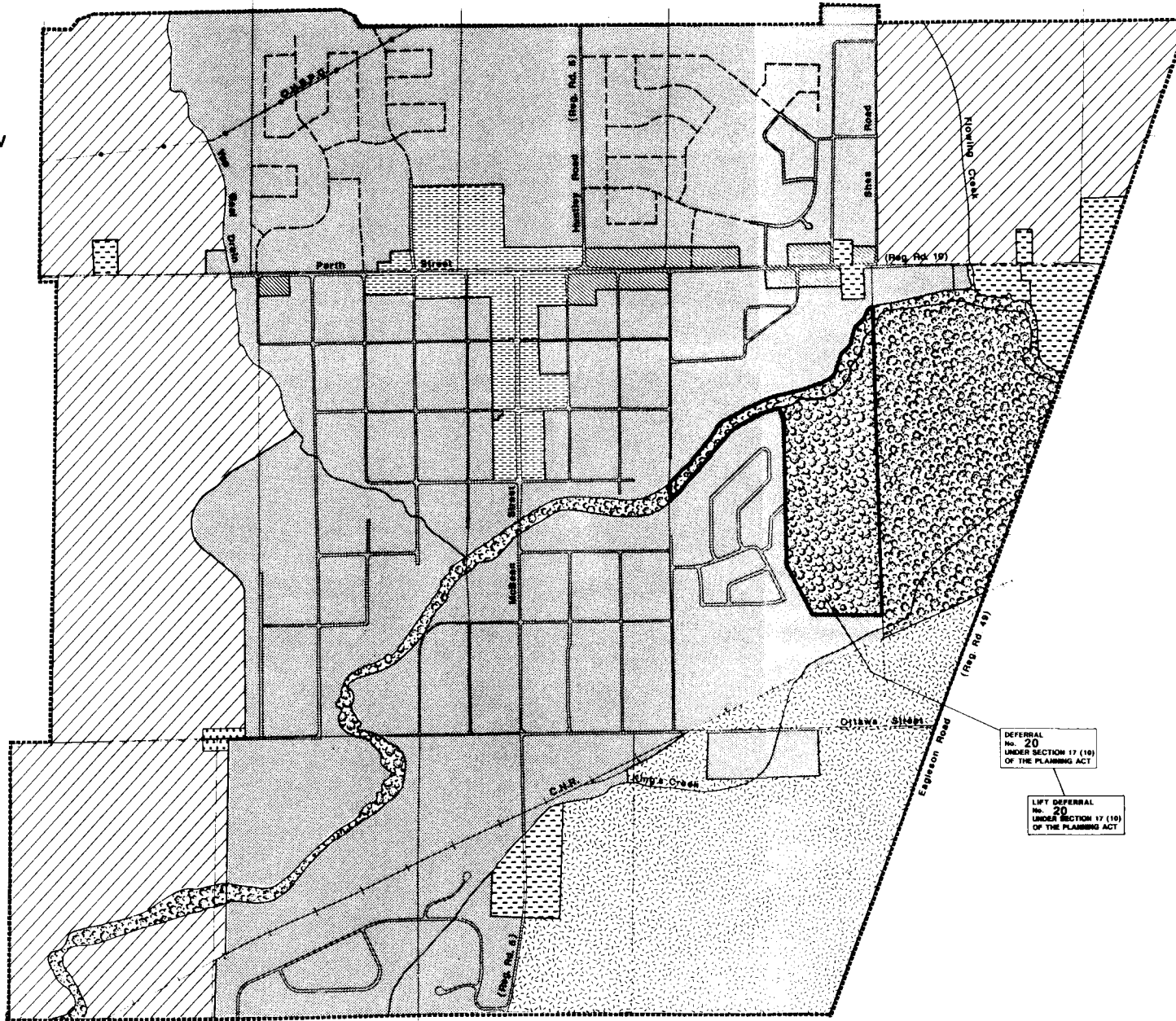
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CON II

**TOWNSHIP OF GOULBOURN
OFFICIAL PLAN
SCHEDULE A2**

**Land Use Designations
RICHMOND**

-  Residential
-  Special Residential
-  Richmond Core Area
-  Highway Commercial
-  General Commercial
-  Village Industrial
-  Future Development
-  Natural Environment
-  Village Boundary



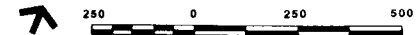
LOT 22

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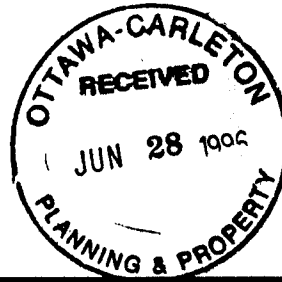
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SCALE: 1:10,000



JUNE 1996



CORPORATION OF THE TOWNSHIP OF GOULBOURN, p.o. box 189, 2135 huntley road, stittsville, ontario. K2S 1A3

Tel. 613-831-2832
Fax. 613-831-2279

June 26, 1996

Ms. Mary Jo Woollam
Regional Municipality of Ottawa-Carleton
Cartier Square
111 Lisgar Street
Ottawa, ON K2P 2L7

Dear Ms. Woollam:

RE: Goulbourn Official Plan - Deferrals 5-2, 5-3, 5-5, 6-2 10-4 and 10-5

Attached for your review and processing with the Regional Planning report is a copy of a resolution adopted by the Council of the Corporation of Goulbourn Township at its meeting of June 25, 1996. Also included is a copy of Planning Advisory Meeting Report 95-6, as referred to in the resolution.

If you have any questions or comments, please contact the Township Planning Department at 831-2832.

Yours truly,

Moira A. Winch, AMCT
Township Clerk and
Economic Development Officer

Encl.

c. Planning and Property Services



CORPORATION OF THE TOWNSHIP OF GOULBOURN, p.o. box 189, 2135 huntley road, stittsville, ontario. K2S 1A3

Tel. 613-831-2832
Fax. 613-831-2279

I, Moira A. Winch, Clerk of the
Corporation of the Township of Goulbourn
do hereby certify that the following is
a true copy of a resolution passed by
Goulbourn Township Council at a meeting
held on June 25, 1996

BE IT RESOLVED THAT the Council of the Corporation of the Township of
Goulbourn hereby adopts Planning Advisory Meeting Report 96 - 6.

Given under my hand and the Seal of the
said Corporation at the Township of Goulbourn this
26th day of June 1996

Moira A. Winch, AMCT
Clerk & Economic Development Officer



PLANNING ADVISORY MEETING REPORT 96 - 6

GENERAL

Report No. 96 - 28 - From Sally Switzer, Deputy Planning Director

RE: Deferral to the Township Official Plan; Highway Commercial, Hazeldean Road (Township Official Plan)

RECOMMENDATION:

That the Planning Advisory Committee advise Council to recommend to the Regional Municipality of Ottawa-Carleton to lift Deferral Nos. 5-2, 5-3, 5-5 and 6-2; which affect lands fronting on Hazeldean Road and Carp Road in Stittsville and show these lands as designated "Highway Commercial" on Schedule A1 of the Township Official Plan.

CARRIED

Report No. 96 - 29 - From David Loker, Planner

RE: Goulbourn Official Plan - Deferral Nos. 10-4 & 10-5 (Richmond Conservation Area).

RECOMMENDATION:

That the Planning Advisory Committee recommend advise Council to recommend to the Regional Planning and Property Department to lift the Township Deferral No. 10-4: affecting lands located in part of Lot 25, Concession 3, within "Schedule A2 - Richmond"; and, to lift Township Deferral No. 10-5: in reference to "34 hectares" within Section 10.4.3.

CARRIED



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Post-It® Fax Note	7671	Date	11-25	# of pages	5
To	Andrew Hope	From	David Loker		
Co./Dept	R.M.O.C. Planning	Co.			
Phone #		Phone #	831 2832		
Fax #	20	Fax #			

IEPOF

CORPORATION OF THE TOWNSHIP OF GOULBOURN

KOA 3GU

TO: Planning Advisory Committee	DATE: June 11, 1996
FROM: Sally Switzer Deputy Planning Director	SUBJECT: Deferral to the Township Official Plan; Highway Commercial, Hazeldean Road (Township Official Plan)
REPORT NO: 96-28 Plan	<i>Sally Switzer</i>

BACKGROUND:

The Planning Advisory Committee considered the Commercial and Industrial section of the Official Plan (OP) on February 20, 1995. The results of the Hazeldean Road Study were not yet available at this time. A number of the issues raised during the OP review were to be address in this Study and Council and staff were reluctant to finalize designations along Hazeldean Road in absence of the final results. The Hazeldean Road Study was followed by the Community Development Strategy. The subject of Hazeldean Road was introduced as part of the Community Development Strategy and public comments from Stittsville residents as a whole were documented and a Recommended Strategy for Hazeldean Road was part of the final report. With the completion of these two studies it is appropriate to deal with the deferrals along Hazeldean Road namely 5-2, 5-3, 5-4, 5-5, and 6-2 at this time. (Appendix A)

It is important to note that the designations along Hazeldean Road were deferred and not the "Highway Commercial" policies themselves. The Hazeldean Road Study and the Community Development Strategy made a number of recommendations which aid in determining the appropriateness of the site specific redesignation requests, however, any recommendations which would alter policies would require the initiation of official plan amendments (OPA's) and can not be addressed through the lifting of these deferrals.

Hazeldean Road Study

The Hazeldean Road Study did not include in depth consideration of whether the amount of land designated Highway Commercial is necessary and appropriate for the community at present and in the future. The Study did conclude however, that the minor requests to redesignate land along Hazeldean Road from or to Highway Commercial would be insignificant in their potential impact and should where appropriate be given favourable consideration.

One of the key conclusions of the Hazeldean Road Study is the re-confirmation of the direction already contained within the Official Plan, namely the continued recognition that retail development along Hazeldean Road may well impact upon the evolving and developing Main Street. The Study recommends that Highway Commercial uses should continue to be encouraged along Hazeldean Road and that retail uses not be introduced at this time.

The Study also made a number of specific recommendations which are intended to be realized through a number of different avenues. The following is a summary:

- recommendations regarding front yard setbacks, buffering between existing residential and commercial, and number of

Report No. 96-28 Plan
Page 2

accesses will be addressed through the zoning bylaw update. (The official plan contains policies which address screening, and accesses.)

- aesthetic appearance and traffic safety will be addressed through site plan control. (The official plan contains policies with respect to landscape design guidelines and urban safety guidelines).
- recommendations related to considering "big box" retail and business and professional office uses within the "Highway Commercial" designation would require addressing through a separate OPA.

Community Development Strategy

Issues raised through discussion in the Community Development Strategy did not centre around the amount of Highway Commercial designated land nor did it address site specific requests with respect to land use designations along Hazeldean Road. As such, the results to the Study do not directly effect this deferral request. The results do once again reiterate the general conclusions of the Hazeldean Road Study that care is required to ensure that commercial uses do not jeopardize the health of Main Street. Here again a number of the issues raised can be addressed through the Zoning By-law Update and site plan control. One emerging issue that would require addressing through an amendment to the official plan policies is that of "strip malls". There was a very clear message from the participants in the Community Development Strategy that strip malls are a concern both aesthetically and functionally. The proliferation of strip malls can be controlled through the imposition of minimum distances between this form of development or through the use of specific zones. Here again a change in policy to reflect this policy direction would require an OPA to be initiated and cannot be accomplished through the lifting of the deferrals along Hazeldean Road.

DEFERRALS:

General

Deferral #6-2

Deferral No. 6-2 broadly encompasses most of the Highway Commercial lands extending along Hazeldean Road and Carp Road (Appendix A). Both the Hazeldean Road Study and the Community Development Strategy shared the same basic conclusion that the previously established policy of protecting Main Street should continue. With the reiteration of this policy, it appears that no major alterations in the amount of highway commercial designated land and general nature of the Highway Commercial policies are required. There does not appear to be any reason to maintain this deferral at this time.

The department notes that in order to implement the recommendations of the Hazeldean Road Planning Study and the Community Development Strategy some specific policy amendments may be required. These policy amendments will be dealt with through a separate official plan amendment. Staff therefore recommend that Deferral #6-2 be lifted and the lands be shown as Highway Commercial in Schedule A1 of the Official Plan.

Site Specific Requests

Deferral # 5-2

Deferral 5-2 is comprised of land known municipally as 5872, 5880 and 5884 Hazeldean Road fronting on the south side of Hazeldean Road immediately east of the intersection with Savage Drive (Appendix A). Ms Janet Bradley acting on behalf of the landowners of the three parcels requested that these lands be redesignated from "Residential" to "Highway Commercial". Ms. Bradley notes that this is a small parcel of land surrounded by commercially designated land. She asserts that this change in designation would be a compatible use.

Staff Comment

Staff concur with Ms. Bradley. All three parcels are oriented toward Hazeldean Road and not Savage Drive making them poorly suited for residential purposes. The adjacent land to the west as well as that across both Hazeldean and Savage are all designated commercial. As the Hazeldean Road Study concludes, this request is insignificant in its impact on the total amount of Highway Commercial designated land. Staff recommend that Deferral #5-2 be lifted and that the land be shown as designated Highway Commercial in Schedule A1 of the Official Plan.

Deferral #5-3

Deferral #5-3 is comprised of land known municipally as 5906 and 5912 Hazeldean Road fronting on the south side of Hazeldean Road immediately east of Victor Street (Appendix A). Doctor Sam Towell the owner of these two parcels requested that this land be redesignated from Residential to General Commercial with the intention of establishing a Health Centre, Restaurant, and Donut Shop.

Staff Comment

Planning Advisory Committee considered this OPA request initially in January 1991 and again in August of 1994. During review of this application, staff expressed concern that allowing General Commercial uses along Hazeldean Road would detract from the viability of Main Street. Planning Advisory Committee deferred consideration of this OPA until the Hazeldean Road Study was completed. As noted above the conclusion of the Hazeldean Road Study and the Stittsville Development Strategy was that Highway Commercial uses should continue to be encouraged along Hazeldean and uses not be introduced which would jeopardize the health of Main Street. Staff are of the opinion that it would not be appropriate for the subject land to remain residential given their orientation towards Hazeldean Road and given the surrounding commercial uses. The department believes commercial uses would be appropriate however, Highway Commercial would be preferable over General Commercial. Staff recommend that Deferral #5-3 be lifted and that the land be shown as designated Highway Commercial in Schedule A1 of the Official Plan.

Deferral 5-4

Mr Phil Sweetnam requested that this parcel of land, located south of Hazeldean Road fronting on the East side of Sweetnam Drive be

Report No. 96-28 Plan
Page 4

designated as "Highway Commercial" (Appendix A). He has indicated that while the property is currently being used for residential purposes, it has been designated as "Highway Commercial" since 1988 when the Stittsville Secondary Plan (Amendment No. 60) was approved. The property currently contains a number of mobile homes which access the property through Cloverloft Court.

Staff Comment

As was indicated in the staff report of February 1995 (when Planning Advisory Committee considered the OP), we are in agreement with Mr. Sweetnam. This parcel contains legal non conforming residential uses which predate the 1970's. It has been designated as Highway Commercial since 1988 in recognition that it is not intended to remain as residential property in the future. The parcel forms part of a larger property which has extensive frontage along Hazeldean Road. Staff recommends that Deferral #5-4 be lifted and that the land be shown as designated Highway Commercial on Schedule A1 of the Official Plan.

Deferral #5-5

On Schedule A1 of the draft Official Plan, a strip of land north of Cedarow Court has been designated as "Residential" (Appendix A).

Staff Comment

Given the small size and isolated location of this strip of land staff is of the opinion that the more appropriate designation of this site is "Highway Commercial" which is compatible with the adjacent land use to the south. Staff recommend that Deferral #5-5 be lifted and the land be shown as Highway Commercial on Schedule A1.

Deferral #6-2

Phil Sweetnam requested that the property at 5734 Hazeldean Road be redesignated from Highway Commercial back to residential as it appeared in the 1983 Official Plan. This particular piece of property located on the south side of Hazeldean Road approximately 75 metres east of Fringewood Drive was redesignated from a residential to a commercial designation in 1988 by the Stittsville Secondary Plan (Amendment #60) (Appendix A).

Staff comment

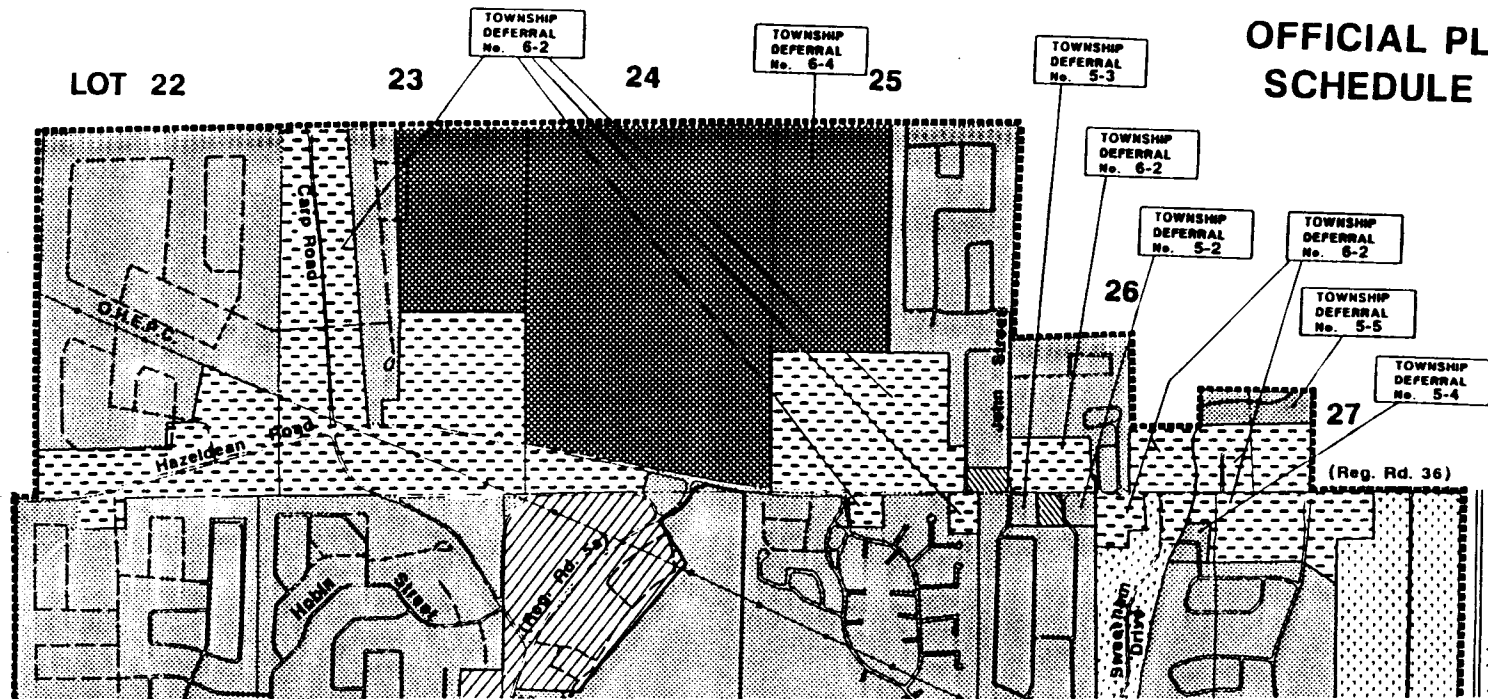
The subject property is oriented toward Hazeldean Road and is flanked on both sides and across the street by Highway Commercial designated land. It would be inappropriate for this isolated parcel of land to revert back to residential when the long term objective along Hazeldean Road is increasingly Highway Commercial. Those areas along Hazeldean Road which have remained residential are either of a mixed use zoning (Amberterrace) or are oriented away from Hazeldean Road toward an internal residential street (Amberwood). Staff recommend that with the lifting of Deferral #6-2 the land known municipally as 5734 Hazeldean Road remain as Highway Commercial.












RECOMMENDATION:

That Planning Advisory Committee advise Council to recommend to the Regional Municipality of Ottawa-Carleton to lift Deferral Nos. 5-2, 5-3, 5-4, 5-5 and 6-2; which affect lands fronting on Hazeldean Road and Carp Road in Stittsville and show these lands as designated "Highway Commercial" on Schedule A1 of the Township Official Plan.

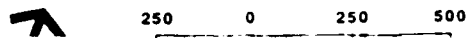
TOWNSHIP OF GOULBOURN

OFFICIAL PLAN SCHEDULE A 1



- | | | | |
|---|--|---|---------------------------------------|
|  | Residential |  | Restricted Industrial - Business Park |
|  | Stittsville Main Street Mixed Use Area |  | General Industrial |
|  | Stittsville Core Area |  | Provincially Significant Wetlands |
|  | Highway Commercial |  | Adjacent Lands |
|  | General Commercial |  | Stage II Boundary |
| | |  | Urban Area Boundary |

SCALE: 1:15,000



APPENDIX "A"

BS