

Our File/N/Réf. 11.96-0508
Your File/V/Réf.

DATE 06 May 1996

TO/DEST. Co-ordinator
Planning and Environment Committee

FROM/EXP. Planning and Property Commissioner and
Environment and Transportation Commissioner

SUBJECT/OBJET **PUBLIC MEETING TO CONSIDER DRAFT REGIONAL
OFFICIAL PLAN AMENDMENT 62 - PROPOSED CARLSBAD
SPRINGS WATER SUPPLY SERVICE AREA - ADDITION OF
PART OF RUSSELL ROAD AND PART OF BASELINE ROAD**

DEPARTMENTAL RECOMMENDATIONS

That the Planning and Environment Committee recommend Council:

- 1. Approve, subject to the public meeting, Regional Official Plan Amendment 62 as attached in Annex A;**
- 2. Subject to recommendations 1, direct staff to include the servicing area described in the Regional Official Plan Amendment 62 into the Carlsbad Springs Water Supply project subject to Ministerial approval and project funding limit.**

Purpose

Proposed Regional Official Plan Amendment 62 (ROPA 62) is before Planning and Environment Committee for a public meeting.

BACKGROUND

On April 15, 1996, Regional Official Plan Amendment 57, which designates the service area for the Carlsbad Springs Piped Water Alternative Standard System, was approved by the Minister of Municipal Affairs and Housing. The area subject to ROPA 62 was not originally included in the Carlsbad Springs Water Supply System Project. Proposed ROPA 62 was prepared in order to extend the water supply system to approximately 14 dwellings on Baseline Road owned by the National Capital Commission and approximately 12 dwellings on Russell Road. This amendment is being initiated as a result of the NCC's and the Russell Road residents' request for servicing.

The National Capital Commission has indicated that it is prepared to pay for the costs associated with the extension of the water supply along Baseline/Russell Roads in the City of Gloucester. A petition was submitted on 22 April 1996, on behalf of the residents along a section of Russell Road in the Township of Cumberland. Currently more than fifty percent of the property owners in this area are in favour of the project.

CONSULTATION

Under the Planning Act for Proposed ROPA 62

Public notice of the Regional Official Plan Amendment was published in the *Le Droit*, the *Ottawa Sun*, and the *Ottawa Citizen* on April 28, 1996.

EA Process

Public participation under the EA process included:

- Project notification - October 7, 1994.
- Briefing session with community representatives - February 2, 1995.
- Public meeting held in the community - March 2, 1995.
- Two open houses - April 3rd & 4th 1995.
- Information package & questionnaire - distributed at meetings.
- Follow-up letter & response card - May 31st 1995.

The Environmental Assessment Project File Notice of Completion was filed and advertised on October 1, 1995. Based on comments received from the public through additional responses concerning their desire to participate or not, the service area was revised. An EA project file addendum was then filed November 8, 1995 with an additional 30-day review period. The public participation resulted in the service area adopted by ROPA 57 and the current amendment.

CIRCULATION OF PROPOSED ROPA 62

The proposed ROPA was not circulated to technical agencies since the comments in support of the piped water alternative standard system concept had already been received from the technical agencies, based on the circulation of the overall Carlsbad Springs amendment (ROPA 57).

DISCUSSION

ROPA 62 (Annex A refers) proposes to include part of Baseline Road and part of Russell Road in the **Carlsbad Springs Water Supply Service** area designation with policies in the Regional Official Plan for the lands affected by the Carlsbad Springs Water Supply Project.

Although the proposed service is not intended to accommodate new growth, it was necessary to recognize and design for the possibility of limited future development. The total additional design capacity for the Carlsbad Springs water supply system along the Baseline Road and Russell Road in the City of Gloucester is approximately 21 dwelling units; the design capacity along Russell Road in the Township of Cumberland is approximately 14 dwellings. The design capacity for both of these areas includes existing development and vacant lots of record. Proposed ROPA 62 therefore increases the total number of lots subject to the provisions of the "Carlsbad Springs Water Supply Service" to approximately 640 dwellings.

Proposed Water Supply System

The total project estimated cost with this addition remains within the project authority and funding cap. All benefiting properties in the entire Carlsbad Springs service area share the project cost. Little or no oversizing is required for the few existing special users because the system peaks are low, therefore all users will be treated on a uniform basis. As a condition of funding, all properties benefiting from the service are to participate in the cost recovery. Estimated costs based on the analysis to date are \$2,800 for the property owner's project share and \$2,300 for the works on private property.

It is recognized that some properties do not experience any water quality or quantity problems, and therefore, owners are not obligated to connect to the system. However, all developed lots and existing vacant lots of record are to pay their share of the project cost up-front.

Engineering and Project Scheduling

Tendering for the watermain construction will be completed in May and it is anticipated that construction will be underway in July 1996. The extension to the service area considered in ROPA 62 will be added to the construction contract contingent on the amendment approval by the Minister of Municipal Affairs and Housing and the scope increase being within the project funding limit. Additional contract authority will not be requested until ROPA 62 is approved.

CONCLUSION

Staff of the Planning and Property Department and the Environment and Transportation Department recommend that the project be approved and proceed based on the extension to the service area as proposed in ROPA 62.

EXPENDITURE JUSTIFICATION

The project is financed with 70% Provincial grant from the Ontario Clean Water Agency. The remaining 30% will be contributed by the owners of existing developed lots and vacant lots of record in the proposed service area.

Approved by
N. Tunnacliffe, MCIP, RPP

Approved by
M.J.E. Sheflin, P.Eng

Attach. (2)

1. Annex A ~ Draft Regional Official Plan Amendment 62
2. Schedule "1"

AMENDMENT 62

**OFFICIAL PLAN (1988) OF THE
REGIONAL MUNICIPALITY OF OTTAWA CARLETON**

PURPOSE

The purpose of Amendment 62 is to include part of Baseline Road and part of Russell Road in the **Carlsbad Springs Water Supply Service** area designation on Schedule H to the Regional Official Plan and change the number of lots subject to the policies for this designation in Part 10 of the Regional Official Plan. The effect of this change will be to recognize the availability of a domestic piped water supply to the existing dwellings and existing lots of record fronting along the Carlsbad Springs Water Supply route .

BASIS

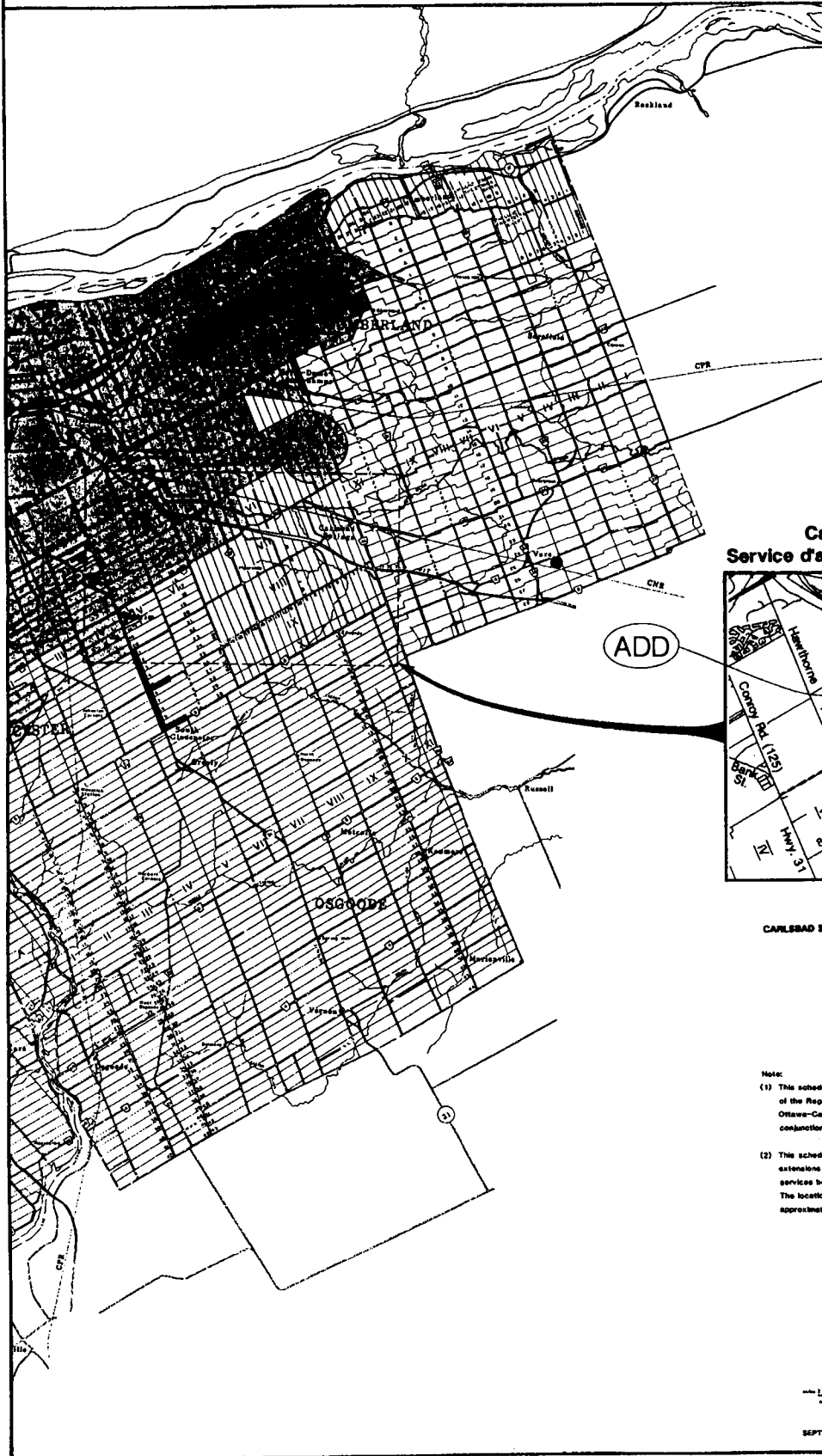
On April 15, 1996, Regional Official Plan Amendment 57, which designates the service area for the Carlsbad Springs Piped Water Alternative Standard System, was approved by the Minister of Municipal Affairs and Housing. The area subject to ROPA 62 was not included in the Carlsbad Springs Water Supply System Project. Proposed ROPA 62 was prepared in order to extend the water supply system to approximately 14 dwellings on Baseline Road owned by the National Capital Commission, and approximately 12 dwellings on Russell Road. This amendment is being initiated as a result of the NCC's and the Russell Road residents' request for servicing. The recommended service area is shown on Schedule "1".

Although the proposed service is not intended to accommodate new growth, it was necessary to recognize and design for the possibility of limited future development. The total additional design capacity for the Carlsbad Springs water supply system along the Baseline Road and Russell Road in the City of Gloucester is approximately 21 dwelling units; the design capacity along Russell Road in the Township of Cumberland is approximately 14 dwellings. The design capacity for both of these areas includes existing development and vacant lots of record. Proposed ROPA 62 therefore increases the total number of lots subject to the provisions of the "Carlsbad Springs Water Supply Service" to approximately 640 dwellings.

THE AMENDMENT

1. Policy 14, of Section 10.1.2, Policies for Water Supply and Sewage Treatment, is hereby amended by deleting the phrase “The system is designed with a water capacity of approximately 605 dwelling units (approximately 575 dwelling units in the City of Gloucester and approximately 30 dwelling units in the Township of Cumberland).” and substituting the phrase “The system is designed with a water capacity of approximately 640 dwelling units (approximately 596 dwelling units in the City of Gloucester and approximately 44 dwelling units in the Township of Cumberland).”
2. Schedule “H”, Rural Servicing, is hereby amended by extending the “**Carlsbad Springs Water Supply Service**” along Baseline Road and Russell Road in the City of Gloucester, and along Russell Road in the Township of Cumberland, as shown on the attached Schedule “1”.

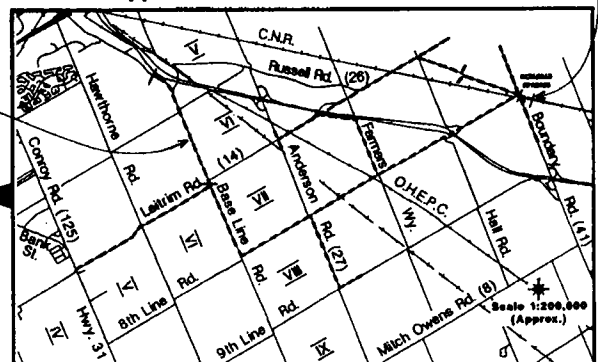
SCHEDULE "1" OF AMENDMENT 62 TO THE OFFICIAL PLAN (1988) OF THE REGIONAL MUNICIPALITY OF OTTAWA CARLETON



OFFICIAL PLAN OTTAWA-CARLETON PLANNING AREA CONSOLIDATION AND AMENDMENTS				
PLAN DIRECTEUR ZONE D'AMÉNAGEMENT D'OTTAWA-CARLETON REPORTS ET AMÉNAGEMENTS APPROUVÉS				
APPROVED OFFICIAL PLAN AMENDMENTS AMÉNAGEMENT AU PLAN DIRECTEUR APPROUVÉS				
AMENDMENT / AMÉNAGEMENT				
7				
8				
21				
32				
34				

FOR FURTHER CLARIFICATION SEE DOCUMENT 2-99 OFFICIAL PLAN AMENDMENT
STATUS SHEET AVAILABLE AT THE PLANNING DEPARTMENT.
POUR DES PRÉCISIONS, VOIR LE DOCUMENT 2-99 L'ÉTAT DES AMÉNAGEMENTS
AU PLAN DIRECTEUR DISPONIBLE AU SERVICE DE L'URBANISME.

Carlsbad Springs Water Supply Service Service d'approvisionnement en eau à Carlsbad Springs



CARLSBAD SPRINGS WATER SUPPLY SERVICE	SERVICE D'APPROVISIONNEMENT EN EAU À CARLSBAD SPRINGS
REGIONAL WATER MAIN	CONDUITE PRINCIPALE RÉGIONALE
REGIONAL TRUNK SEWER (OR FORCEMAIN)	GRAND COLLECTEUR RÉGIONAL (OU CONDUITE DE REFOULEMENT)
REGIONAL COMMUNAL WELL	PUITS COMMUN RÉGIONAL
REGIONAL COMMUNAL LAAGOON	ÉTANG COMMUN RÉGIONAL
URBAN AREA AND GREENBELT	ZONE URBAINE ET CEINTURE DE VERDURE

Note:

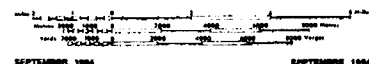
- (1) This schedule forms part of the Official Plan of the Regional Municipality of Ottawa-Carleton and must be read in conjunction with text.
- (2) This schedule is intended to identify extensions of urban sewer and water services beyond the urban boundary. The location of these facilities is approximate only.

Note:

- (1) La présente annexe fait partie du Plan directeur de la Municipalité régionale d'Ottawa-Carleton et doit être consultée en se reportant au texte même du Plan directeur.
- (2) La présente annexe a pour but d'indiquer les installations constituant un prolongement des services urbains d'eau et d'égout au-delà des limites des secteurs urbains. L'emplacement de ces installations n'est indiqué que de façon approximative.

OFFICIAL PLAN - SCHEDULE H
RURAL SERVICING

PLAN DIRECTEUR - ANNEXE H
ÉQUIPEMENTS EN MILIEU RURAL



SEPTEMBER, 1984

SEPTEMBRE, 1984

