

3. TOWNSHIP OF OSGOODE OFFICIAL PLAN AMENDMENT NO. 6 - VILLAGE OF GREELY

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Lift Deferral No. 9 to the Township of Osgoode Comprehensive Official Plan insofar as it affects part of Lot 7, Conc. IV and approve the designation of “Residential” as described on the Approval Page attached as Annex I.**
- 2. Approve Official Plan Amendment No. 6 to the Township of Osgoode Official plan as per the Approval Page attached as Annex II.**

DOCUMENTATION

- 1. Planning and Development Approvals Commissioner’s report dated 7 Feb 2000 is immediately attached.**
- 2. An Extract of Draft Minute, 22 Feb 2000, immediately follows the report and includes a record of the vote.**

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. (25) 14-99-0033
 Your File/V/Réf. (25) 14-90-1203

DATE 7 February 2000

TO/DEST. Co-ordinator
 Planning and Environment Committee

FROM/EXP. Commissioner
 Planning and Development Approvals Department

SUBJECT/OBJET **TOWNSHIP OF OSGOODE OFFICIAL PLAN AMENDMENT
 NO. 6 - VILLAGE OF GREELY**

DEPARTMENTAL RECOMMENDATIONS

That the Planning and Environment Committee recommend that Council:

- 1. Lift Deferral No. 9 to the Township of Osgoode Comprehensive Official Plan insofar as it affects part of Lot 7, Conc. IV and approve the designation of “Residential” as described on the Approval Page attached as Annex I.**
- 2. Approve Official Plan Amendment No. 6 to the Township of Osgoode Official plan as per the Approval Page attached as Annex II.**

BACKGROUND

The Comprehensive Official Plan for the Township of Osgoode was partially approved by Regional Council on 28 June 1995. One of the areas withheld from approval was certain lands in the Village of Greely (see Annex I). The reason for these lands being deferred was described in the staff report as follows:

“A number of concerns have arisen during the review process. Historically, Greely has developed from a concentration of a number of village-type residential subdivision. These subdivisions tended to centre on the west side of Highway 31 and along RR 25, forming Greely East and Greely West, respectively. Greely’s development pattern has suffered not only from having two separated core areas but also some of the long established land uses; i.e., sand pits have segmented the residential community.

Greely's growth, as a result has been somewhat "ad hoc". The Township has recognized and responded to Greely's growth, and to this end, has in concert with the South Nation River Conservation Authority initiated a sub-watershed study of the North Castor River, a tributary of the South Nation River. Osgoode Council has also supported the development of the industrial park within Greely, and developed a number of major recreation and community facilities within the Village. While the Region supports these initiatives, there remains a need to undertake a comprehensive review of the Village of Greely. Concern has been expressed by a number of agencies regarding the cumulative impact of continued growth on private services and while the Region shares its concerns, the Region also recognizes a need to provide for the continued growth of the Village in the interim. For this reason, limited growth in the western area of Greely may be considered on a site specific basis and is not subject to Deferral No. 9. Past experience with the growth of other villages have led to a number of planning problems and for the need to retroactively provide sewer and water necessitated in part by the number and scale of growth on private services. In summary, while the Region is not opposed to the growth of the Village of Greely, the Region foresees a need that appropriate studies, particularly servicing and land use, be undertaken prior to any further development. As well, given the implications of communal services coupled with expanded boundaries, further study within a Regional context policy may also be required".

The issue that the above raises is whether the proposed Official Plan Amendment would violate the intent of Deferral No. 9.

The main intent of the deferral is to preclude random subdivisions on private wells and septic tanks in the absence of understanding the servicing impact on the whole area. What is proposed is to lift the Deferral for a relatively small parcel on the edge of the deferred area, which will enable a loop road (with lots) to connect a proposed expansion of a subdivision - outside the deferred area - with an existing subdivision road (see Annex IV).

In staff's opinion, given the size and location of the parcel, removing it from the deferred area, will not prejudice an overall plan for same, and in addition prior to any subdivision approval the Region will need to be satisfied that in terms of hydrogeology and septic systems, there will be no adverse impact on development potential in the deferred area. Also staff are aware that the Township of Osgoode has budgeted funds for 2000 to prepare a secondary plan for the rest of the deferred area so this can take the proposed subdivision into account.

AMENDMENT NO. 6 (Annex III)

Deferral No. 9 was partially lifted in 1997 to make provision for a subdivision on communal services at the south end of the Village. At that time a policy was inserted into the Osgoode Official Plan requiring an overall study of the rest of the deferred area in Concession IV (as outlined in Annex I) prior to any more residential development being considered. The purpose of Amendment No. 6 is to add a

sentence to exclude from this requirement, the lands now being considered. As noted above, given their size and location, their being excluded is not seen to be a problem.

CONSULTATION

The Township of Osgoode held a public meeting in the context of dealing with Amendment No 6. At that meeting two residents raised concerns about the design of the proposed subdivision although the subdivision was not the subject of the meeting. If Official Plan Amendment No. 6 is approved and a subdivision application filed, this will be the subject of a public hearing later under the Planning Act which Regional staff will attend.

FINANCIAL IMPACT

None.

*Approved by
N. Tunnacliffe, MCIP, RPP*

Attach

REVISION TO APPROVAL PAGESTOWNSHIP OF OSGOODE COMPREHENSIVE OFFICIAL PLAN

I hereby certify that the Official Plan of the Township of Osgoode which was approved in part by the Council of the Regional Municipality of Ottawa-Carleton on 28 June 1995, 26 June 1996, 25 June 1997, 3 October 1997, and 14 July 1999, under Sections 17 and 21 of the Planning Act, was further dealt with by Regional Council on 2000 as follows:

Under Section 17 (10) of the Planning Act, Deferral No. 9 was lifted insofar as it affects land in Lot 7 Concession IV as shown attached.

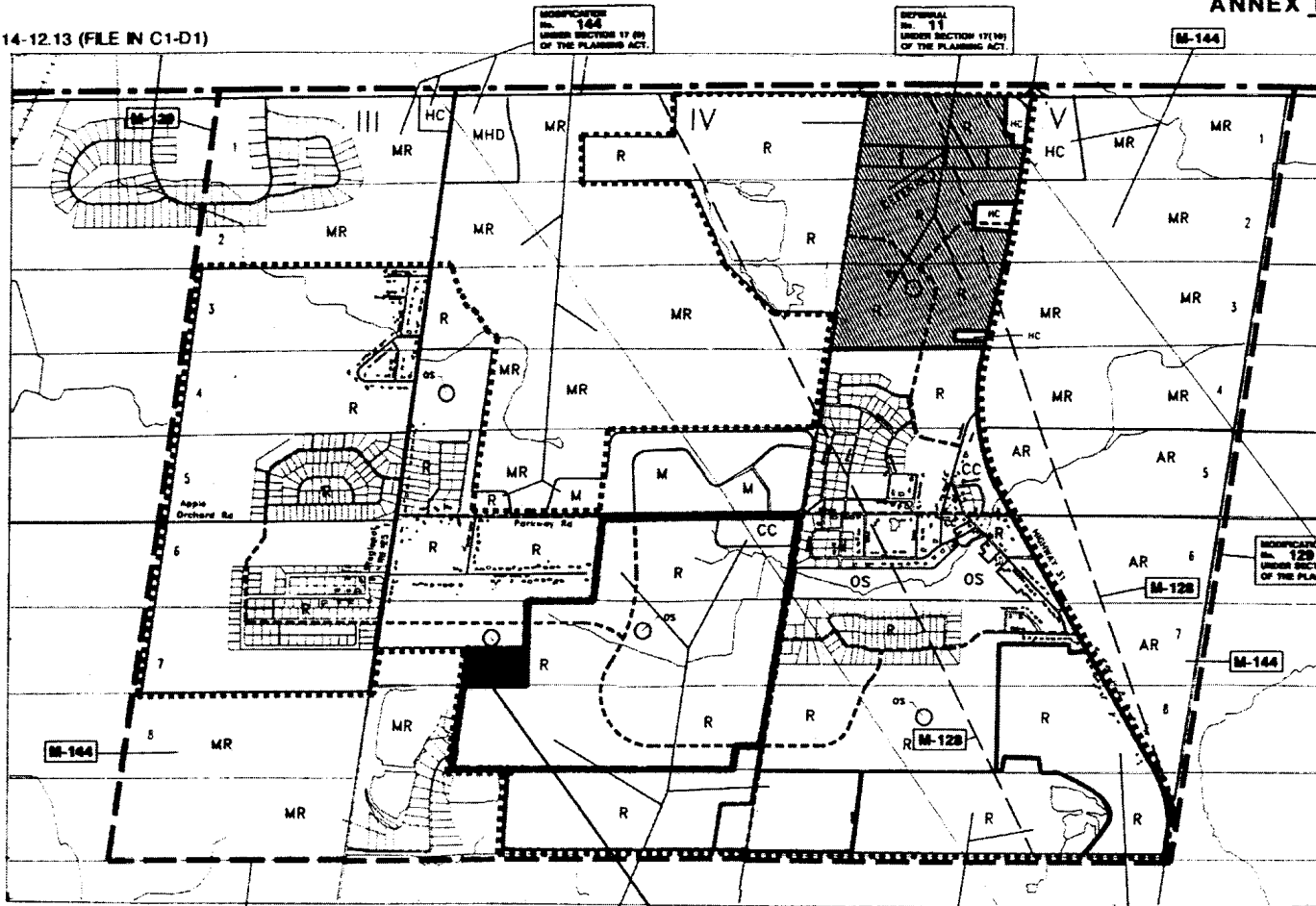
Under Section 17(9) of the Planning Act the designation of “Residential” is approved for the above lands.

Dated this day of 2000

Clerk, Regional Municipality of Ottawa-Carleton

14-12.13 (FILE IN C1-D1)

ANNEX I (PART)

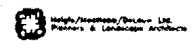


- LEGEND**
- R RESIDENTIAL
 - CC COMMUNITY CORE
 - HC HIGHWAY COMMERCIAL
 - M INDUSTRIAL
 - MR MARGINAL RESOURCE
 - OS OPEN SPACE
 - AR AGRICULTURAL RESOURCE
 - MR MARGINAL RESOURCE
 - HL HAZARDOUS LANDS
 - 1 SPECIAL POLICY AREAS
- BOUNDARY
 - ARTERIAL ROADS
 - EXISTING COLLECTOR ROADS
 - - - PROPOSED COLLECTOR ROADS
 - ← FUTURE ROAD CONNECTIONS
 - AIRPORT NOISE ZONES (NO REF)
 - VILLAGE BOUNDARY
 - 50 M STREET LIMITS

TOWNSHIP OF OSGOODE
Official Plan

SCHEDULE A
MAP 2
VILLAGE OF GREELY

Mayor
Clerk



LIFT
DEFERRAL

APPROVAL PAGE
TOWNSHIP OF OSGOODE OFFICIAL PLAN
AMENDMENT NO. 6

I hereby certify that Amendment No. 6 to the Township of Osgoode Official Plan which was adopted by the Council of the Township of Osgoode on 4 January 2000 was approved by the Council of the Regional Municipality of Ottawa-Carleton on day of 2000 under Section 17 (34) of the Planning Act.

Dated this day of 2000

Clerk, Regional Municipality of Ottawa-Carleton

PART B - THE AMENDMENT

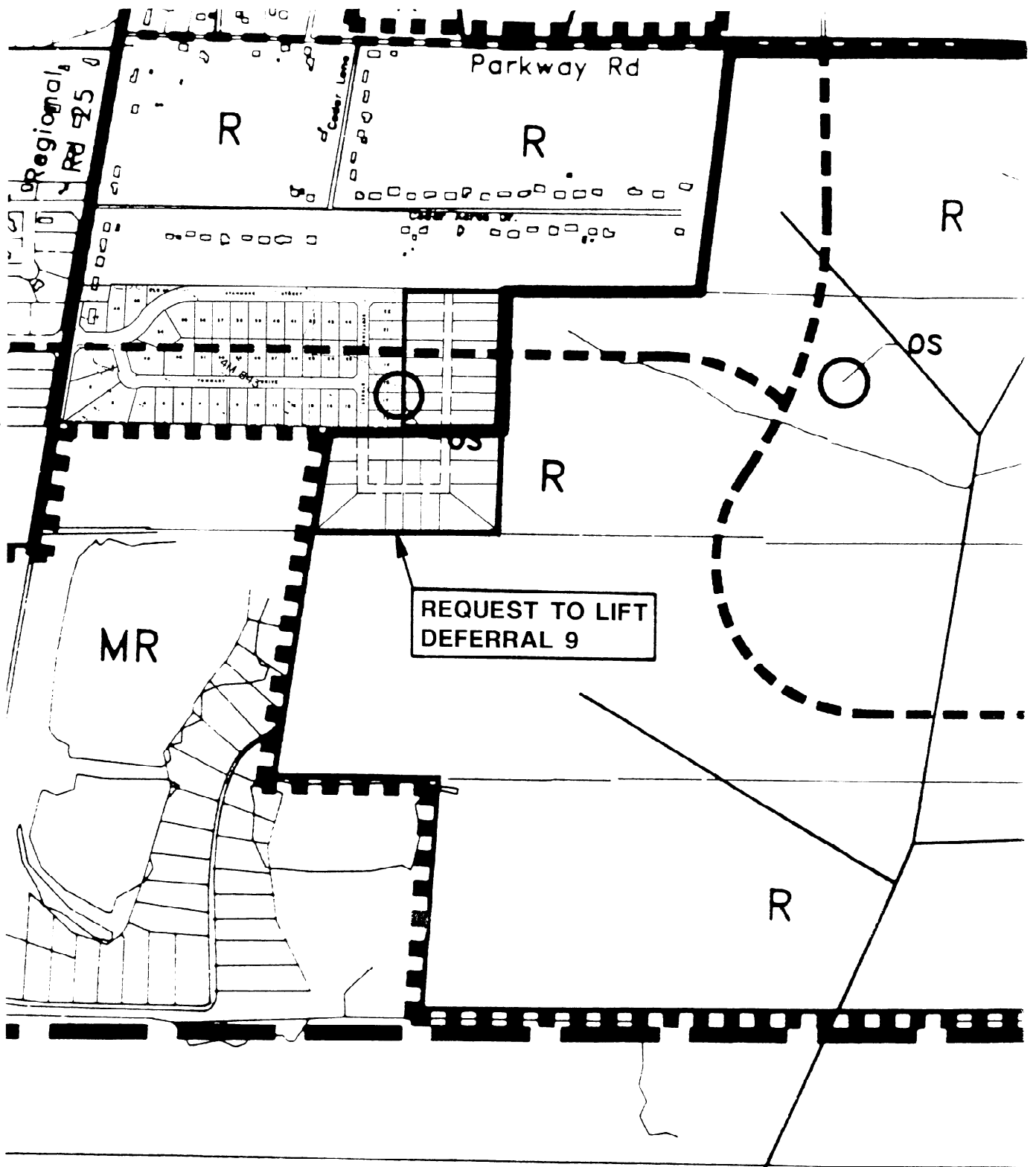
All of this part of the document entitled PART B - THE AMENDMENT, consisting of Schedule 1 and the following text, constitutes Amendment No.6 to the Official Plan of the Township of Osgoode Planning Area.

Details of the Amendment

Section 1: The lands shown shaded and outlined in heavy black lines on Schedule 1 (attached to and forming part of this By-law) shall be the lands affected by this By-law.

Section 2: A sentence shall be added at the end of Section 4.11.4.1 which shall read as follows:

This shall not include the lands illustrated on Schedule 1 of Amendment No.6 in Part of Lot 7 Concession 4, being south of the existing Stanley Park subdivision extending Scottanne Street.



**DEFERRAL
No. 9
UNDER SECTION 17(10)
OF THE PLANNING ACT.**

3. TOWNSHIP OF OSGOODE
OFFICIAL PLAN AMENDMENT NO. 6 - VILLAGE OF GREELY
- Planning and Development Approvals Commissioner's report dated 7 Feb 2000

Councillor Legendre noted the staff recommendation was asking the Committee to lift a deferral and approve an Official Plan Amendment. He noted the main intent (page 44) is to preclude random subdivisions on private wells and septic, in the absence of understanding the servicing impact on the whole area. He went on to note that staff have indicated that given the size and location of the parcel, this would not prejudice the whole area. He said he found this rather confusing and asked that staff clarify this.

Nigel Brereton, Senior Project Manager, Development Approvals, drew the Committee's attention to the map on page 47 of the Agenda. He noted the entire area of deferral was outlined in black, while the subject area is solid black. Mr. Brereton advised that staff are of the opinion, because of the area's small size and location, the deferral can be lifted without prejudicing the study that Osgoode will undertake for the rest of the area. The small black area (the subject area) will still have to go through its own servicing study.

Councillor Legendre stated he could not understand what would be gained by lifting the deferral on this area, given that before any subdivision approval is granted, the Region will still have to be satisfied (in terms of hydrogeology and septic systems) that there will be no adverse impact on development in the deferred area.

Responding to further questions from Councillor Legendre, Mr. Brereton advised the overall study would be started in about a month's time and would be completed before the end of this year. He advised that lifting the deferral on the smaller piece of land would buy them about six months time.

The Committee then considered the staff recommendation.

That the Planning and Environment Committee recommend that Council:

- 1. Lift Deferral No. 9 to the Township of Osgoode Comprehensive Official Plan insofar as it affects part of Lot 7, Conc. IV and approve the designation of "Residential" as described on the Approval Page attached as Annex I.**
- 2. Approve Official Plan Amendment No. 6 to the Township of Osgoode Official plan as per the Approval Page attached as Annex II.**

CARRIED
(J. Legendre dissented)