

**1. PUBLIC MEETING TO CONSIDER DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 7 -
HOUSEKEEPING AMENDMENT**

COMMITTEE RECOMMENDATION

That, having held a public meeting, Council enact a bylaw to adopt draft Regional Official Plan Amendment 7 to the 1997 Regional Official Plan, attached as Annex A to this report.

DOCUMENTATION

1. Planning and Development Approvals Commissioner's report dated 28 May 2000 is immediately attached.
2. An Extract of Draft Minute, 13 June 2000, immediately follows the report and includes a record of the vote.
3. *Schedules 1 to 25 of Annex A issued previously to all members of Council and held on file with the Regional Clerk.*

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

File/ Réf.	43-99-0119
DATE	28 May 2000
TO/ DEST.	Co-ordinator Planning and Environment Committee
FROM/ EXP.	Planning and Development Approvals Commissioner
SUBJECT/ OBJET	PUBLIC MEETING TO CONSIDER DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 7 ~ HOUSEKEEPING AMENDMENT

DEPARTMENTAL RECOMMENDATION

That, subject to the public meeting, the Planning and Environment Committee recommend that Council enact a bylaw to adopt draft Regional Official Plan Amendment 7 to the 1997 Regional Official Plan, attached as Annex A to this report.

SUMMARY

Since Regional Council approval of the Regional Official Plan in July, 1997, staff have identified the need for minor amendments to the Regional Official Plan to:

- Correct errors and omissions in the text and schedules;
- Bring into effect the mediated agreement between the City of Ottawa and the Region; and
- Clarify or otherwise modify policies in the Official Plan.

1. *Errors and omissions*

The errors and omissions in the text and schedules that are corrected in Amendment 7 are listed below. Several of the proposed changes remove small communities from most map schedules of the Official Plan so that only communities designated as Villages remain. Other changes introduce Village boundaries or symbols for Village locations, where no indication of precise location had been included before. These changes have no policy implications, but serve to make the Plan easier to understand and interpret.

- Policy 3.7.4.3a) ~ to make wording consistent with 3.7.4.6
- Policy 3.7.4.3d) ~ on development in the General Rural Area, to provide a cross-reference to a related policy elsewhere in the Official Plan;
- Policy 6.7.3 ~ to change the word “Leonard” to “Cardinal” (Creek);

- Policy 6.7.5 ~ to change the word “Leonard” to “Cardinal” (Creek);
- Policy 7.2.1 ~ to add reference to Agricultural Resource Area on Schedule B;
- Policy 7.4.1 a) and b) ~ to delete redundant references to reports;
- Policy 10.3.5.1b) ~ to delete reference to Part VIII Program which no longer exists;
- Schedule A ~ correction of the location of the Springhill Solid Waste Disposal site in Osgoode and removal of Sand and Gravel Resource Area designation at Rideau Carleton Raceway in Gloucester;
- Schedule A ~ correction to the extent of a limestone quarry in Part Lot 5, Concession II, West Carleton;
- Schedule B ~ correction of the boundary of Woodroffe Primary Employment Centre in Nepean;
- Schedule C1 ~ deletion of South Gloucester; and addition of MacKenzie Avenue which has been transferred to the Region.
- Schedule C2 ~ right-of-way of Montreal Road between the eastern boundary of the City of Vanier and St. Laurent Boulevard changed to 23 m from 26 m; deletion of South Gloucester and Carlsbad Springs; and various right-of-way changes to be consistent with Schedule D2 including:
 - Moodie Drive south of Fallowfield Road changed from 34 m to 30 m;
 - Fallowfield Road from Cedarview to Strandherd changed from 40m to 45 m; and
 - Fallowfield Road from Highway 416 to Moodie Drive changed from 34 m to 40 m;
- Schedule D1 ~ deletion of Carlsbad Springs, South Gloucester and Woodlawn;
- Schedule D2 ~ deletion of South Gloucester and addition of symbols for Constance Bay, Munster, Ashton and Kenmore and the name and symbol for Notre-Dame-des-Champs; and correction of the location of Sarsfield village and the inset map for Sarsfield;
- Schedule F ~ deletion of South Gloucester;
- Schedule G ~ addition of village boundaries; names of creeks and rivers; designation of the floodplain on the Castor River; minor revisions to the Jock River and Steven’s Creek floodplains; deletion of Carlsbad Springs, South Gloucester and Woodlawn; and converting this schedule to colour;
- Schedule H ~ addition of village boundaries and deletion of Woodlawn; and correction of the location of the Vars communal well;
- Schedule I ~ indicate Other Open Space to include all Natural Environment Area A and Waterfront Open Space designations on Schedule B; deletion of South Gloucester and Carlsbad Springs; and realignment of the Entry Route, Urban Open Space and Recreational Pathway along the alignment of the future Alta Vista Parkway;
- Schedule J ~ deletion of Carlsbad Springs, South Gloucester and Woodlawn; and
- Schedule K ~ addition of village boundaries.

2. *Mediated settlement of appeals*

Other elements of Amendment 7 are required to effect a mediated settlement of an appeal against certain provisions of the Regional Official Plan as adopted. A settlement between the City of Ottawa and the Region of Ottawa-Carleton was approved by Regional Council and led to the withdrawal of portions of the City’s appeal against the Regional Official Plan. However, the mediated settlement on policies 4.1.1, 9.1.3, and 9.5.3 entailed changes in policies which had not been named in the City’s

appeal to the Ontario Municipal Board (OMB). Thus, the OMB could not bring these changes into effect and an amendment to the Regional Official Plan is required.

The mediated agreement on policy 6.7.5, which was not in place when Regional Council considered other elements of the settlement, is presented here for the first time. As with the other three policies, the settlement entailed a change to a policy which was not appealed to the OMB and thus it can only be effected through an Official Plan amendment.

In addition, a number of wetland boundary checks have been conducted in conjunction with the appeal by the Association of Rural Property Owners of the Significant Wetlands South and East of the Canadian Shield designation. Boundary changes are agreed to by both the Ministry of Natural Resources and the property owners. Although the Plan allows for wetland boundaries to be interpreted based on the best and most current information without amendment to the Plan, it is appropriate to update the Schedules of the Plan to reflect these changes when opportunities such as this housekeeping amendment arise.

The wetland boundary changes on Schedule A will also need to be made to Environmental Designations on Schedule K.

3. Policy modifications

Finally, portions of Amendment 7 propose changes to Official Plan policies, in most cases to strengthen or clarify the policy. These proposed changes are listed below:

- Policy 1.5 ~ to clarify interpretation of Official Plan boundaries;
- Policy 3.2.1 ~ to remove reference to “garage apartments”;
- Policy 4.3.1.3 ~ to clarify that higher density development is to be close to rapid transit stations, not just anywhere along a transit route;
- Policy 4.4.1 ~ to clarify that for a Business Park direct access to a Regional road or provincial highway may be by local or collector roads;
- Policy 6.4 ~ to clarify elements that comprise the Regional Open Space Network;
- Policy 6.5.3 ~ regarding permitted uses in the Waterfront Open Space;
- Policy 6.9 ~ to indicate Scenic Routes and Entry Routes are on existing and planned roadways; and
- Policy 10.3.2.5 ~ to clarify that a study to demonstrate the satisfactory operation of existing private services is only required for each subdivision increment of 40 lots.

A draft of proposed Amendment 7 is attached as Annex A to this report.

DISCUSSION

1. Errors and Omissions

Amendment 7 proposes to standardize the group of communities shown on schedules of the rural area by depicting only the designated Villages from Schedule A. Some but not all of the subsequent

schedules of the Plan as approved show Carlsbad Springs, South Gloucester and Woodlawn. These areas were designated as Villages in the 1988 Regional Official Plan but not in the 1997 Regional Official Plan. Amendment 7 proposes to remove these communities from schedules in the 1997 Regional Official Plan, except in cases where they serve as a reference point in reading the schedule or are referred to in the text of the Plan, as in Schedule H ~ Rural Servicing. Changes to individual schedules are discussed below.

Amendment 7 also proposes to introduce village boundaries on Schedules G ~ Environmental Constraints, H ~ Rural Servicing, and K ~ Natural Environment System (Rural) to assist with Plan interpretation. The addition also requires an explanatory note in the legend of the schedules, which states that, “Precise boundaries shall be defined on Local Official Plans.” On Schedule D2 ~ Rural Regional Roads Rights-of-Way Protection Policy Plan, symbols are added to indicate the location of Villages.

- *Policy 3.7.4.3 a) on infill development in the General Rural Area*

Policies 3a) and 6 in Section 3.7.4. both deal with clusters of existing development. Policy 3a) refers to the limit of development; Policy 6 refers to the limit of lots. To minimise confusion, Amendment 7 proposes to amend policy 3.7.4.3a) to be consistent with the wording of policy 3.7.4.6 as shown below:

- a) “...do not result in extensions in length or depth beyond the limit of lots existing on the date of adoption of this Plan or ...”

- *Policy 3.7.4 on development in the General Rural Area*

Policy 3 in Section 3.7.4 defines conditions where lots smaller than 0.8 ha are permitted in the General Rural Area. The condition set in Section 3d), not permitting such lots along the Rideau River upstream of Regional Road 6, is based on policy 10 in Section 6.7 regarding the national historic significance of this section of the river. Amendment 7 proposes to introduce a cross-reference to this policy in Section 3.7.4, as shown in the underlined text below:

“3. ... existing development provided that such lots:

- d) are not located along the Rideau River upstream of Regional Road 6, in keeping with policy 10 of Section 6.7.”

- *Correction of Leonard Creek to Cardinal Creek*

Policies 3 and 5 in Section 6.7, River Corridors, both include references to specific watercourses to which the policies apply. The Ministry of Natural Resources has confirmed to the City of Cumberland that the correct name for the watercourse is Cardinal Creek, although the name Leonard Creek was used prior to 1966. Accordingly, Amendment 7 proposes to change the reference in both policies from “Leonard” to “Cardinal”.

- *Reference in Section 7.2 to Agricultural Resource Area on Schedule B*

Schedule B, Urban Policy Plan, contains Agricultural Resource Area designations on portions of the Greenbelt. Amendment 7 proposes to amend Policy 1 in Section 7.2, Permitted Uses in Agricultural Resource Areas as follows:

1. Permit the following uses in Agricultural Resource Areas designated on Schedules A and B:

- *Double Reference to Reports in Policy 7.4.1*

Full titles of reports were added to policy 7.4.1 but the short titles, which they were to replace, were not deleted. As a result, the text contains two references to the same report. The text in 7.4.1 a) and b) proposed for deletion is crossed out in the text below, with a comma inserted before the full title:

“1. ... The poor pocket:

- a) has a capability rating for agriculture predominantly of Class 4 or poorer as determined from the soils maps of Ottawa-Carleton as shown in Ontario Institute of Pedology, ~~Report 58 and Soils Survey Report 47~~ *The Soils of the Regional Municipality of Ottawa-Carleton Excluding the Ottawa Urban Fringe - Report 58* and the *Soils, Capability and Land Use in the Ottawa Urban Fringe - Report 47*;
- b) is large enough to be identified on soils maps of Ottawa-Carleton as shown in Ontario Institute of Pedology, ~~Report 58 and Soils Survey Report 47~~ *The Soils of the Regional Municipality of Ottawa-Carleton Excluding the Ottawa Urban Fringe - Report 58* and the *Soils, Capability and Land Use in the Ottawa Urban Fringe - Report 47*;

- *Deletion of reference to Part VIII Program*

Policy 1 b) in Section 10.3.5 on private communal services for two to five units includes a reference to the Part VIII Program, which no longer exists. Amendment 7 proposes to delete this reference as shown below:

1. “...sufficient evidence is provided to demonstrate that:
 - b) the site can support the continued and safe operation of private wastewater disposal systems and such systems have been designed to the satisfaction of the approving authority ~~of the Part VIII program~~ under the current legislation;”

- *Amendments to Schedule A ~ Rural Policy Plan*

The symbol showing the location of the Springhill Solid Waste Disposal site in Osgoode on Schedule A is placed incorrectly within the boundaries of a Significant Wetland South and East of the Canadian Shield that is west of Highway 31 and south of Springhill Road. Amendment 7 proposes to shift the symbol slightly to the east, to the southwest quadrant of Highway 31 and Springhill Road, to indicate the correct location. This change is shown on Schedule “1” of Annex A to this report.

Designations of Sand and Gravel Resource and Limestone Resource in the 1997 Regional Official Plan were based on studies of the extent of mineral aggregate deposits prepared for the 1997 Plan. Areas found to include mineral aggregates were designated accordingly, except in cases where other factors, such as establishment of another use, precluded development of the resource. Designation of the Rideau Carleton Raceway site on Part of the West Half of Lot 23 and the North Half of Lot 24, Concession IV, Gloucester as Sand and Gravel Resource occurred in error.

Amendment 7 proposes to change the designation on Schedule A of the Rideau Carleton Raceway site to General Rural from Sand and Gravel Resource, as shown on Schedule “2” in Annex A.

The northern limit of a licensed quarry in Part of Lot 5, Concession II, West Carleton is shown incorrectly on the Official Plan’s Schedule A. The licensed quarry actually includes the whole of the South Half of Lot 5, Conc. II, as shown on Schedule “21” of Amendment 7.

- *Amendments to Schedule B ~ Urban Policy Plan, correction of Primary Employment Centre boundary*

The 1997 Regional Official Plan introduced boundaries for Primary Employment Centres, which previously had been shown conceptually in the Regional Official Plan. In December 1996, Regional Council approved Amendment 5 to the Nepean Official Plan, which removed land south of Tallwood Drive and east of Centrepointe Drive from the Woodroffe Primary Employment Centre in Nepean. This change was not included in the Regional Official Plan adopted by Council in July 1997. Amendment 7 proposes to change the designation of this property to General Urban Area from Primary Employment Centre, to reflect the changes made by Amendment 5 to the Nepean Official Plan. The proposed change is shown on Schedule “3” in Annex A.

In addition, the boundary of this Primary Employment Centre was to follow the property boundary of Algonquin College east of Woodroffe. In error, the southeast boundary of the Primary Employment Centre was taken along Park Glen Drive immediately south of the college. Amendment 7 corrects this error by shifting the boundary to the north, removing land on the north side of Park Glen Drive from the Primary Employment Centre, and designating it General Urban, as shown on Schedule “3” in Annex A.

- *Amendment to Schedule C1 ~ Future Urban Regional Roads Plan*

Amendment 7 proposes to change MacKenzie Avenue, which has recently been transferred to the Region, from proposed to existing Regional Road; and to delete the symbol and name for South Gloucester, as shown on Schedule “4” of Annex A.

- *Amendments to Schedule C2 ~ Urban Regional Roads Rights-of-Way Protection Policy Plan*

The first draft of the 1997 Regional Official Plan considered by Planning and Environment Committee proposed an unequal widening of Montreal Road from Church Street east to St. Laurent Boulevard, continuing the policy in the 1988 Official Plan. The right-of-way for this section was proposed at 9.0 m on the north side and 17.0 m on the south side, for a total of 26.0 m. The unequal widening was included in Table 10 Unequal Widening and the 26.0 m right-of-way was shown on Schedule C2 as an

unequal widening. Schedule C2 also showed a right-of-way of 23.0 m on Montreal Road west of Church Street to the Rideau River.

At the public meeting on the Official Plan in May, 1997, owners of the property adjacent to the proposed 26.0 m right-of-way objected to the unequal widening and questioned the need for any widening. A subsequent staff report in June, 1997, recommended removal of the unequal widening in Table 10 and on Schedule C2. The 1997 Official Plan adopted by Regional Council did not include the unequal widening but maintained the 26.0 m requirement.

The change proposed by Amendment 7 reduces the right-of-way protection on Montreal Road east of Church Street to St. Laurent Boulevard to 23.0 m from 26.0 m, consistent with the right-of-way on Montreal Road west of Church Street. This change, which entails the removal of indicators for a 26 m right-of-way, is shown on Schedule “5” in Annex A.

The present right-of-way is about 9.0 m north of the centreline and 9.5 to 15.5 m south of the centreline. Protection for a 23 m right-of-way taken equally from the centreline protects 11.5 m on each side, although in practice the presence of a cemetery on the north side of the road precludes any widening on that side.

There is overlap between Schedules C2 and D2 at the edges of urban areas. Two discrepancies exist between the two schedules. Amendment 7 will change Schedule C2 to be consistent with Schedule D2 by reducing the right-of-way requirement for Moodie Drive south of Fallowfield Road from 34 m to 30 m and by increasing the right-of-way requirement for Fallowfield Road in two places: from Strandherd Drive to Cedarview Road, from 40 m to 45 m, and from Highway 416 to Moodie Drive, from 34 m to 40 m, as shown on Schedule “18” in Annex A.

Carlsbad Springs and South Gloucester are also removed from the schedule, as shown on Schedule “6” in Annex A.

- *Amendment to Schedule D1 ~ Future Rural Regional Roads Plan*

Amendment 7 proposes to remove Carlsbad Springs, South Gloucester and Woodlawn from Schedule D1, as shown on Schedule “7” in Annex A.

- *Amendment to Schedule D2 ~ Rural Regional Roads Rights-of-Way Protection Policy Plan*

Sarsfield village is located incorrectly on this schedule. Amendment 7 proposes to relocate the shaded box for the village to the east to centre on Colonial and Sarsfield Road. It also removes the Regional Road 35 symbol and road widening requirement from the inset map for Sarsfield. These changes are shown on Schedule “8” in Annex A.

Schedule D2 indicates the location of Carlsbad Springs, South Gloucester and Woodlawn. Amendment 7 proposes to remove South Gloucester from Schedule D2 but retain Carlsbad Springs, which is shown as an inset on the schedule, and Woodlawn, which indicates a point where there is a change in the right-of-way width.

Symbols for Constance Bay, Munster, Ashton, and Kenmore are added, as shown on Schedule “8” in Annex A, and the name and symbol for Notre-Dame-des-Champs are also added.

- *Amendment to Schedule F ~ Cycling Transportation Network*

This schedule shows the location of South Gloucester and Carlsbad Springs. Amendment 7 proposes to delete South Gloucester, as shown on Schedule “9” in Annex A. Carlsbad Springs is retained because it helps determine the route of an on-road cycling facility.

- *Amendment to Schedule G ~ Environmental Constraints*

Villages are shown by their boundaries on Schedule A ~ Rural Policy Plan and by symbols on other schedules showing transportation and open space. Village boundaries were omitted in error from Schedule G ~ Environmental Constraints. Villages are named on these schedules but are not represented by either a symbol or by boundaries. Proposed Amendment 7 adds the village boundaries to this schedule, as shown on Schedule “10” of Annex A attached.

Amendment 7 also adds the names of the following water bodies to Schedule G: Jock River, Carp River, Mississippi River, Castor River, Rideau Canal, Cardinal Creek, Bear Brook, Poole Creek, Stevens Creek, Greens Creek, Bilberry Creek, Cranberry Creek, Becketts Creek, Constance Creek, Shirley’s Brook, Watts Creek, Stillwater Creek, and Graham Creek. Some of these watercourses are specifically named in River Corridor policies. Others have floodplain and/or unstable slopes. Naming them on Schedule G will facilitate reference to the more detailed floodplain mapping. The village names of Carlsbad Springs, South Gloucester and Woodlawn are removed from the schedule, as shown on Schedule “10”.

Certain floodplain mapping changes are also added to Schedule G. Floodplain mapping for the Castor River is added, as shown on Schedule “11” of Amendment 7. This floodplain mapping is already incorporated in the conservation authority’s regulations and does not represent a new constraint. Updated floodplain mapping is now available for Steven’s Creek and the Jock River. Where the updated mapping is significantly different from the existing limits shown on Schedule G, these have been included on Schedule “25” of Amendment 7. In most cases, the new mapping reduced the area of land within the floodplain.

Finally, to improve legibility, Schedule G has been converted to a coloured version.

- *Amendment to Schedule H ~ Rural Servicing*

The communal well for Vars is incorrectly located on Schedule H. Schedule “12” of Annex A shows the correct location one concession to the east.

As with Schedule G, village boundaries are needed on Schedule H to assist with Plan interpretation. In addition, the community of Woodlawn is removed. Schedule “12” of Annex A shows these changes. South Gloucester and Carlsbad Springs are retained to identify the regional services shown on the schedule and listed in Table 14, Servicing Capacities ~ Other Areas, in Section 10 of the Official Plan.

- *Amendment to Schedule I ~ Regional Open Space Network*

Schedule I shows the Regional Open Space Network, consisting of the Greenbelt, open space designated on Schedule B, and other significant areas of open space linked by water crossings, recreational pathways and Scenic Routes. These significant areas are shown as Urban Open Space on Schedule I and are not designated on other schedules. Open spaces designated on Schedule B (Natural Environment Area A, the Central Experimental Farm, Provincially Significant Wetlands South and East of the Canadian Shield, Waterfront Open Space and land in the Greenbelt) are shown for information purposes on Schedule I as “Other Open Space”.

Amendment 7 proposes to correct errors in the designation of open spaces on Schedule I by changing three parcels to “Other Open Space” to reflect that they are also designated on Schedule B. The changes are summarized below and shown on Schedule “13” of Annex A:

- Riverside Drive west of the Dunbar Bridge at Bronson, adjacent to the Rideau River - Change to Other Open Space from Urban Open Space. The parcel is Natural Environment Area A and Waterfront Open Space on Schedule B.
- Lemieux Island, Victoria Island, Bate Island, Cunningham Island and Riopelle Island - Show as Other Open Space on Schedule I. The islands are Waterfront Open Space on Schedule B.
- MacKay Lake in the Village of Rockcliffe Park - Change to Other Open Space from Urban Open Space. The area is Natural Environment Area A on Schedule B.

South Gloucester and Carlsbad Springs are also removed from Schedule I, as shown on Schedule “13” in Annex A.

Errors also occurred in the presentation of Urban Open Space and Entry Routes along the alignment of the future Alta Vista Parkway. Amendment 7 proposes to show the correct routing of the Entry Route, Urban Open Space and Recreational Pathway in this area. Schedule “14” in Annex A shows the proposed deletion of the line indicating the future Alta Vista Parkway. It also shows the proposed realignment of the Entry Route north of Riverside Drive to coincide with the alignment of the future Alta Vista Parkway. A portion of the Urban Open Space and Entry Route extending north to Industrial Avenue is deleted and an Entry Route is added to the west. The effect of these changes is shown in Schedule “15” in Annex A.

- *Schedule J ~ Rural Scenic Routes, Entry Routes and Recreational Pathways*

Amendment 7 proposes to remove Woodlawn, South Gloucester and Carlsbad Springs from the schedule, as shown on Schedule “16” in Annex A.

- *Schedule K ~ Natural Environment Systems*

Amendment 7 proposes to add village boundaries to this schedule, as shown on Schedule “17” in Annex A.

2. Mediated Settlements

- *Settlements with the City of Ottawa on policies 4.1.1, 6.7.5, 9.1.3, and 9.5.3*

On October 28, 1998, Regional Council approved mediated settlements with several appellants and asked the Ontario Municipal Board to modify the Official Plan in accordance with these settlements. Three provisions of the mediated settlement with the City of Ottawa could not be put into effect through the Ontario Municipal Board because it did not have the authority to do so. In all cases, the mediated settlement involved a section of the Plan that had not been named in the City of Ottawa appeal and was thus not before the Ontario Municipal Board for consideration.

Following Council's approval of the mediated settlements in October, 1998, an agreement was reached on one outstanding item in the City of Ottawa's appeal, regarding policy 6.7.5. The proposed change is presented here for approval and inclusion in Amendment 7.

The City of Ottawa's appeal to add a new objective on cultural initiatives to the objectives listed in 4.1.1 was mediated by adding the underlined words to objective 3 in 4.1.1:

“To attract and retain business investment, tourism, and cultural activities by maintaining a high quality of life in Ottawa-Carleton.”

The appeal of policy 5 in Section 6.7, regarding opportunities for reserving a public pathway along certain rivers and creeks, was settled through a change to policy 3 in Section 6.7. The additional text is underlined below:

- “3. Along the Jock, Carp and Mississippi Rivers ... and Rideau Canal, establish public access to the shoreline in the following ways:
- a) when reviewing development proposals for land abutting the shoreline, require that lands dedicated for public purposes:
 - i) be located at the shoreline (or adjacent to a buffer area of hazardous areas that have been transferred to a public agency); and
 - ii) be accessible from a public road;
 unless there are compelling reasons to the contrary. When acquired, these lands will be subject to the policies for Waterfront Open Space in Section 6.5, and are intended to be linked along the shoreline through such means as identified in policy 5 in Section 6.7.”

The City of Ottawa's appeal of Section 9.1.3.(d) was mediated by adding a new clause to policy 9.1.2. as follows:

2. To provide an integrated transportation system and programs that:
 - d) address the undesirable spillover of non-local traffic to local roads as a result of congestion on Regional roads.”

The City of Ottawa's appeal of Section 9.5.3 was mediated by adding a clause to Section 9.5.2 as follows:

- "2. Implement transportation system management measures, such as traffic and incident management plans, congestion management strategies, driver advisory systems and traffic control signal plans, to make maximum use of existing facilities, minimize overall person-delay, improve the level of service provided to pedestrians, cyclists and transit users, and avoid spillover of non-local traffic to local roads as a result of congestion on Regional roads."

These changes are added to the Official Plan through Amendment 7.

- *Wetland Boundaries*

Policy 5.5.1.3 in the Regional Official Plan indicates that changes to the boundaries of Significant Wetlands South and East of the Canadian Shield will not require an amendment to Schedules A or B. However, staff have indicated in the past that changes will be reflected in the schedules at appropriate times. There were also a number of revisions resulting from the discussions and some field work this past summer by a wetland evaluator as a part of the process addressing the appeal of the wetland designations by the Association of Rural Property Owners (ARPO).

Now that ARPO has withdrawn their appeal, this housekeeping amendment has reflected those changes which were relatively straightforward. In most cases, the changes were very minor and barely noticeable at the scale of the Official Plan schedules. All of these revisions have been approved by the Ministry of Natural Resources. A total of eight revisions to Schedule A are included in this amendment as listed below:

1. Lot 18, Concession 3, Goulbourn - reduction in wetland area completed under the Regional Wetland Boundary Review program.
2. Pt. Lot 36, Conc. 4, Rideau Twp - minor revisions through the ARPO process
3. Pt. Lot 21, Conc. 7, West Carleton (Huntley) - minor revisions through the ARPO process
4. S. Pt. Lot 20, Conc. 7, West Carleton (Huntley) - minor revisions through the ARPO process
5. Pt. Lot 8, Conc. 9, West Carleton (Huntley) - minor revision through the ARPO process
6. Pt. Lot 19, Conc. 4, Osgoode Twp - minor revision through the ARPO process
7. Lot 12, Conc. 5, Osgoode - reduction in wetland area as a result of an independent appraisal and subsequent approval by MNR.
8. Lots 8 and 9, Conc. 5, Osgoode - a relatively large reduction in wetland area within the Village of Greely. This reduction was determined through the ARPO process and has been approved by the MNR. It reflects the ongoing influence of a drainage course and other alterations that have occurred in the past in the area.

It should also be noted that there are some additional revisions where work is ongoing and these have not been incorporated into the housekeeping amendment. In several cases, the work completed over the past summer indicated additional wetland areas which extended beyond the areas being examined through the ARPO appeal. In these cases, additional work is required to complete the wetland revision and it was felt that a partial change as a part of a housekeeping amendment was not appropriate. In the interim, the revised boundary that has been confirmed can be used for the consideration of any

development applications under Policy 5.5.1.3. Finally, it should be noted that development adjacent to these revised wetlands will still be subject to the adjacent lands Policy 5.5.2.

Revisions of the wetland boundaries on Schedule A also require corresponding revisions to the Environmental Designations boundaries on Schedule K.

3. *Proposed modifications to Official Plan policies*

- *Policy 1.5 to clarify interpretation of Official Plan boundaries*

Policy 1.5 describes how the Official Plan is to be interpreted. The policies state that the boundaries of the urban area are defined on Schedule A and that the boundaries of the Greenbelt are defined on Schedule B. Regional Council's position is that any change to the urban boundary or Greenbelt boundary requires a Regional Official Plan amendment. In the Official Plan, however, the text went on to describe how the boundaries of various land use designations are subject to interpretation except where they coincide with roads and other physical features.

Thus, the placement of the text on the boundaries of the urban area and Greenbelt within a larger passage allows for misinterpretation of the policy, that these boundaries are also subject to interpretation.

Amendment 7 proposes to remove the text on the boundaries of the urban area and Greenbelt from the general discussion of boundaries of policy areas and create a new paragraph inserted immediately above it, as the fourth paragraph in Section 1.5. The new paragraph would read:

“The boundaries of urban areas are defined on Schedule A. The boundaries of the Greenbelt are defined on Schedule B. These boundaries may be changed only through an amendment to this Plan.”

The underlined text is an addition. Paragraph five, which follows the above, would read:

“Specific land use designations, transportation, water and wastewater requirements are identified on the maps in Schedules A to K. ~~The boundaries of urban areas are defined on Schedule A. The boundaries of the Greenbelt are defined on Schedule B.~~ Policy areas are designated or shown by symbols on the appropriate schedules. The boundaries of policy areas on all appropriate schedules are approximate and shall be considered as general except where....”

In addition a new sentence is added to alert the reader to the fact that some sections of the Plan also contain specific policies on the interpretation of boundaries (e.g. policy 3 of 11.2 for flood-plains). Paragraph five would conclude:

“...Major roads are defined as provincial highways and Regional roads. Policies for some designations provide additional specific guidance on the interpretation of boundaries.”

- *Policy 3.2.1 to remove reference to garage apartments*

Policy 1 in Section 3.2 on Policies for Urban Communities indicates Council shall require municipalities to allow a mix of uses in communities through various provisions, listed in the policy. Through this policy, municipalities are required to provide for accessory apartments and garage apartments in most residential areas. (As the policy was originally adopted by Regional Council, these apartments were to be allowed in most residential *zones*, but the Ministry of Municipal Affairs and Housing modified this policy and changed “zones” to “areas”.)

Following provincial approval of the Regional Official Plan in 1997, Regional staff held individual meetings with staff of all local municipalities to discuss how local Official Plans could come into conformity with the Regional Official Plan. Staff in several urban municipalities raised concerns about provisions for garage apartments. While indicating they could support accessory apartments as-of-right through zoning bylaws for most residential zones, they believed garage apartments should be considered on a case-by-case basis. In the context of a zoning bylaw, an apartment over an attached garage would be considered an accessory apartment and would be permitted as-of-right. Only apartments in detached garages are “garage apartments”, and these raise issues related to privacy and overlook of adjacent properties. The planners would prefer to consider apartments in detached garages individually and approve them through a site-specific zoning bylaw amendment.

Regional staff concur with this view. Amendment 7 proposes to delete the words “and garage apartments” from policy 1 d) in Section 3.2. as shown below:

- “1. Require local municipalities to allow a mix of uses in communities including, for example, commercial, open space, institutional and residential uses, by providing for:
 - d) accessory apartments ~~and garage apartments~~ in most residential areas;”

- *Policy 4.3.1.3 on Town Centres and Primary Employment Centres*

This policy concerns the location of higher density employment uses close to “transit service”. Amendment 7 would clarify the reference to transit service as follows (the revised wording is underlined):

3. “Ensure that zoning by-laws resulting from planning studies, infrastructure studies or development applications, provide for higher density employment uses close to the rapid transit station.”

- *Policy 4.4.1 on Business Parks*

One of the characteristics to qualify as a Business Park is that the area have direct access to a Regional road or provincial highway which can accommodate the anticipated traffic. The intent is that uses in the business park have their property access from local or collector roads within the park and that these roads have direct access to a Regional road or provincial highway. Amendment 7 proposes to clarify the reference to direct access as follows:

- "1. Define Business Parks as designated on Schedule B, to include areas with the following characteristics:
- a) a road network facilitating public transit service;
 - b) the potential exists to accommodate at least 2,000 jobs with a mix of uses at relatively average low densities;
 - c) direct access by local and collector roads to a Regional road or provincial highway which can accommodate the anticipated traffic;
 - d) direct access by local or collector road to designated truck routes is provided."

- *Policy 6.4 on Urban Open Space*

To clarify the elements that comprise the Regional Open Space Network on Schedule I and to explain what constitutes "Other Open Space", revisions to the first paragraph of Policy 6.4 would read as follows (new wording underlined):

"The Urban Open Space, Waterfront Open Space, Significant Wetlands South and East of the Canadian Shield, Central Experimental Farm and Natural Environment Area A designations ... as illustrated on Schedule I. For information purposes only and to illustrate the full extent of the Regional Open Space Network on Schedule I, the Greenbelt is shown as well as "Other Open Space", which is comprised of the Natural Environment Area A, Waterfront Open Space, Significant Wetlands South and East of the Canadian Shield, and Central Experimental Farm designations. ..."

- *Policy 6.5.3 regarding permitted uses in Waterfront Open Space*

Policy 3 in Section 6.5 states that permitted uses in this designation include open-air recreation, uses that conserve or interpret the natural environment, and uses that involve scientific or educational study of the area. Small-scale recreation facilities, commercial activities and institutional uses which contribute to these main uses are also permitted.

The concern is that this combination of policies could be interpreted to restrict the size of marinas or other water-related recreational development. While such uses could be interpreted as "open-air recreation" and permitted in the designation, the constructed portion of the development could be restricted by the policy specifying *small-scale* recreational facilities and commercial activities that contribute to the main use. Amendment 7 proposes to introduce a policy which adds water-based recreation and ancillary facilities to the list of permitted activities. The new use will be listed after the clause that permits small-scale uses associated with the primary uses. The placement of the new clause is such that the reference to "small-scale" will not apply. The proposed new use is:

- "f) recreation uses requiring access to a natural water body or a waterfront location, such as marinas, boat launching facilities and beaches, and their ancillary uses which do not adversely affect the natural environment and cultural heritage characteristics of the area;"

Unlike the policy for other uses permitted in the Waterfront Open Space designation, the proposed policy omits the requirement that the proposed use not “require or result in landform modifications”. The requirement that the use not adversely affect the natural environment is viewed as sufficient safeguard of the environment, while permitting waterfront development.

- *Policy 6.9 on Scenic Routes and Entry Routes*

Scenic Routes and Entry Routes are shown on Schedule I, along with Recreational Pathways and the Regional open space network. Policies on Urban Open Space, shown only on Schedule I, and Recreational Pathways indicate that these designations may be found in corridors intended for roads and other utilities. Most Entry Routes and Scenic Routes follow existing roads, with a few exceptions such as the Entry Route connecting Highway 31 with the future Alta Vista Parkway.

Amendment 7 proposes to indicate that corridors intended for transportation may be designated as Entry Routes and Scenic Routes, with the addition of text to policy 6.9.1 as shown underlined below:

“1. Designate Scenic Routes and Entry Routes on Schedules I and J along existing and future roads.”

The amendment serves to clarify that not all Scenic Routes and Entry Routes shown on the schedules currently exist.

- *Policy 10.3.2.5 on Phasing of Subdivisions on Private Services*

The intent of this policy is to require a study of the operation of existing wells and private wastewater systems and prove them satisfactory for each increment of 40 lots. As presently worded, it has sometimes been interpreted to require such a study for each phase of a plan of subdivision, even if the total was less than 40 lots. Amendment 7 clarifies the policy as follows:

“5. Approve for registration a plan of subdivision or phase of a plan of subdivision of up to 40 lots. Prior to the registration of each subsequent phase that individually or cumulatively results in an increment of more than 40 lots, a study shall ...”

CONSULTATION

The draft amendment and a background document were circulated to area municipalities, community groups, the Ministry of Municipal Affairs and Housing, and other interested parties. Responses to this circulation, available for viewing in the Resource Centre, were received from:

- The City of Cumberland
- The City of Gloucester
- The City of Ottawa

- The Conservation Authorities (Rideau Valley, Mississippi, South Nation)
- Lois K. Smith
- TransCanada Transmission
- Ministry of Municipal Affairs and Housing
- Le Conseil des écoles catholiques de langue française du Centre-Est

These comments resulted in the addition of several points to Amendment 7. In addition, a meeting was held with area municipalities to review the draft amendment. Notice of the public meeting was mailed to all required parties. The public meeting to consider the draft amendment was advertised in *The Ottawa Citizen*, *Le Droit* and *The Ottawa Sun*.

If Amendment 7 is adopted by Council, a notice of adoption will be mailed to all agencies and persons as required by the *Planning Act*, with a twenty day appeal period. If no appeals are filed with the Regional Clerk, the amendment comes into effect on the day following the last date for appeals. If an appeal is filed, Amendment 7 is forwarded to the Ontario Municipal Board.

FINANCIAL IMPLICATIONS

Adoption of this amendment has no financial implications for the Corporation.

NEXT STEPS

When this amendment has come into effect, a new consolidation of the Regional Official Plan will be published. This consolidation will also include the changes ordered by the Ontario Municipal Board in its decision on the appeal by Angie Todesco and the Rideau Street BIA of policies concerning King Edward Avenue and interprovincial bridges.

Approved by
N. Tunnacliffe, MCIP, RPP

Attach: Annex A ~ Draft Regional Official Plan Amendment 7

DRAFT
AMENDMENT 7
OFFICIAL PLAN (1977) OF THE
REGIONAL MUNICIPALITY OF OTTAWA CARLETON

PURPOSE

The 1997 Regional Official Plan was adopted by Regional Council in July, 1997 and approved with modifications by the Minister of Municipal Affairs and Housing in October, 1997. Since the Official Plan was approved, the document and a few of the policies it contains have been found to need minor changes. The changes can only be made through an amendment to the Regional Official Plan.

Amendment 7 serves three purposes: to correct errors or omissions in the approved text and schedules of the Regional Official Plan; to effect mediated settlements regarding appeals against certain provisions of the Regional Official Plan as adopted; and to modify certain policies of the Regional Official Plan. Given the minor nature of these changes, they have been collected in a single amendment.

BASIS

Errors & Omissions

Amendment 7 proposes to correct errors or omissions in the approved text and schedules of the Regional Official Plan listed below:

- Policy 3.7.4.3a) ~ to make wording consistent with 3.7.4.6.
- Policy 3.7.4 3d) ~ on development in the General Rural Area, to provide a cross-reference to a policy elsewhere in the Official Plan. Policy 3 in Section 3.7.4 defines conditions where lots smaller than 0.8 ha are permitted in the General Rural Area. Such lots are not permitted along the Rideau River upstream of Regional Road 6, in keeping with policy 10 in Section 6.7 which respects the historic nature of the area and requires a minimum lot size of 5 ha. Amendment 7 introduces a cross-reference to this policy in policy 3.7.4.3d).
- Policy 6.7.3 ~ to change the word “Leonard” to “Cardinal” (Creek).
- Policy 6.7.5 ~ to change the word “Leonard” to “Cardinal” (Creek).
- Policy 7.2.1 ~ to add reference to Agricultural Resource Area on Schedule B.
- Policy 7.4.1 a) and b) ~ to delete redundant references to reports.
- Policy 10.3.5.1b) ~ to delete reference to Part VIII Program which no longer exists.
- Schedule A ~ correction of the location of the Springhill Solid Waste Disposal site in Osgoode; removal of Sand and Gravel Resource Area designation at Rideau-Carleton Raceway in Gloucester; and correction to the northern limits of a licensed quarry in Part Lot 5, Concession II, West Carleton.
- Schedule B ~ correction of the boundary of Woodroffe Primary Employment Centre in Nepean. In December, 1996, Regional Council approved Amendment 5 to the Nepean Official Plan, changing the boundary of the Woodroffe Primary Employment Centre in Nepean. The change was not included in the boundary of this employment centre as shown in the Regional Official Plan adopted

by Regional Council in July, 1997. Amendment 7 proposes this change, as well as corrects the southeast boundary to coincide with the boundaries shown in the Nepean Official Plan.

- Schedule C1 ~ deletion of South Gloucester and addition of MacKenzie Avenue which has been transferred to the Region.
- Schedule C2 ~ right-of-way protection on Montreal Road between the eastern boundary of the City of Vanier and St. Laurent Boulevard changed to 23 m from 26 m. Following the public meetings on the draft Regional Official Plan, the right-of-way protection on this portion of roadway was removed from the list of unequal widenings. Adjacent property owners had also asked that the right-of-way protection be eliminated. Amendment 7 proposes to reduce the protected right-of-way to 23 m, in keeping with the right-of-way protection in effect along the rest of the road.
- Schedule C2 ~ right-of-way protection for Moodie Drive south of Fallowfield Road changed from 34 m to 30 m, and for Fallowfield Road from Strandherd Drive to Cedarview Road changed from 40 m to 45 m, and for Fallowfield Road from Highway 416 to Moodie Drive changed from 34 m to 40 m. There is overlap between Schedules C2 and D2 at the edges of urban areas. Two discrepancies exist between the two schedules. Amendment 7 proposes to change Schedule C2 to eliminate inconsistencies with Schedule D2.
- Schedule C2 ~ deletion of South Gloucester and Carlsbad Springs.
- Schedule D1 ~ deletion of Carlsbad Springs, South Gloucester and Woodlawn.
- Schedule D2 ~ deletion of South Gloucester and addition of symbols for Constance Bay, Munster, Ashton, and Kenmore, plus the name and symbol for Notre-Dame-des-Champs.
- Schedule D2 ~ correction of the location of Sarsfield village and the inset map for Sarsfield.
- Schedule F ~ deletion of South Gloucester.
- Schedule G ~ addition of village boundaries; names of creeks and rivers; designation of the floodplain on the Castor River; minor revisions to the Jock River and Steven's Creek floodplains; deletion of Carlsbad Springs, South Gloucester and Woodlawn place names; and converting this schedule to colour.
- Schedule H ~ addition of village boundaries and deletion of Woodlawn and correction of location of Vars communal well.
- Schedule I ~ indicate Other Open Space to include all Natural Environment A and Waterfront Open Space designations on Schedule B; deletion of South Gloucester and Carlsbad Springs; designation of Entry Route, Urban Open Space and Recreational Pathway corrected in the vicinity of the future Alta Vista Parkway.
- Schedule J ~ deletion of Carlsbad Springs, South Gloucester and Woodlawn.
- Schedule K ~ addition of village boundaries.

These changes entail addition of new or correct information to the schedules of the Regional Official Plan or editing changes to the text. Several changes are made to standardize the specific communities shown on schedules of the rural area. No policy change results from these amendments.

Mediated Settlements

Other elements of Amendment 7 are required to effect mediated settlements regarding an appeal against certain provisions of the Regional Official Plan as adopted. A mediated settlement between the City of Ottawa and the Region of Ottawa-Carleton was approved by Regional Council and led to the

withdrawal of portions of the City's appeal against the Regional Official Plan. However, the mediated settlement on policies 4.1.1, 6.7.5, 9.1.3, and 9.5.3 entailed changes in policies which had not be named in the City's appeal to the Ontario Municipal Board (OMB). Thus, the OMB could not bring these changes into effect and an amendment to the Regional Official Plan was required.

In addition a number of wetland boundary checks have been conducted in conjunction with the appeal by the Association of Rural Property Owners of the Significant Wetlands South and East of the Canadian Shield designation. Boundary changes are agreed to by both the Ministry of Natural Resources and the property owners. Although the Plan allows for wetland boundaries to be interpreted based on the best and most current information without amendment to the Plan, it is appropriate to update the Schedules of the Plan to reflect these changes when opportunities such as this housekeeping amendment arise.

Modifications to Official Plan policies

Finally, elements of Amendment 7 modify certain policies of the Regional Official Plan, in most cases to increase clarity in how the policy is to be interpreted. These changes are described below:

- Policy 1.5 ~ to clarify interpretation of Official Plan boundaries. Amendment 7 re-positions text in the Official Plan and adds a new sentence to indicate that the boundaries of the urban area are defined on Schedule A, the boundaries of the Greenbelt are defined on Schedule B, and neither of these boundaries can be changed without an amendment to the Official Plan. In addition a new sentence is added to advise that some sections of the Plan also contain specific policies on the interpretation of boundaries
- Policy 3.2.1 ~ to remove reference to “garage apartments”. Accessory apartments, which include apartments over attached garages, are to be permitted as-of-right in most residential areas. Amendment 7 removes a similar provision for apartments over detached garages, so that such developments are considered through site-specific amendments to zoning bylaws.
- Policy 4.3.1.3, Town Centres and Primary Employment Centres ~ to clarify that higher density employment uses are to be close to rapid transit stations. The present wording of transit service could be construed to mean anywhere along a transit route.
- Policy 4.4.1, Business Parks ~ to clarify that Business Parks are to have direct access to a Regional road or provincial highway through the local and collector roads in the park. The present wording could be construed to mean direct access for individual properties to the Regional road or provincial highway is required.
- Policy 6.4 ~ to clarify the elements that comprise the Regional Open Space Network on Schedule I and to explain what constitutes “Other Open Space” as shown for information purposes on Schedule I.

- Policy 6.5.3 ~ regarding permitted uses in the Waterfront Open Space. A new policy is introduced expressly to permit water-based recreation and ancillary facilities. The present wording of the policy could be construed to limit the size and development of such facilities.
- Policy 6.9 ~ to indicate Scenic Routes and Entry Routes are on existing and Planned roadways. Scenic Routes and Entry Routes are shown on Schedules I and J. Amendment 7 proposes to indicate that these routes follow existing and future roadways, to clarify that not all such routes currently exist.
- Policy 10.3.2.5 ~ concerning phasing of subdivisions on private services to clarify that a study to demonstrate the satisfactory operation of existing wells and private wastewater systems is required for each increment of 40 lots. The present wording could be construed to require a study for each subdivision phase even if the total were 40 lots or less.

The proposed changes are listed in the amendment in the order they would appear in the Official Plan.

THE AMENDMENT

1. Policy 1.5 is hereby amended by deleting the words, “The boundaries of urban areas are defined on Schedule A. The boundaries of the Greenbelt are defined on Schedule B.” from the fourth paragraph and inserting them at the beginning of a new paragraph to follow the third paragraph. The text, “These boundaries may be changed only through an amendment to this Plan.” will follow the words “... are defined on Schedule B.” at the end of the new paragraph. In addition a new sentence is added to the end of the now fifth paragraph. The amended text will read as follows:

“The boundaries of urban areas are defined on Schedule A. The boundaries of the Greenbelt are defined on Schedule B. These boundaries may only be changed through an amendment to this Plan.

Specific land use designations, transportation, water and wastewater requirements are identified on the maps in Schedules A to K. Policy areas are designated or shown by symbols on the appropriate schedules. The boundaries of policy areas on all appropriate schedules are approximate and shall be considered as general except where they coincide with major roads, railways, Hydro transmission lines, rivers and other clearly recognisable physical features. Therefore, amendments to this Plan will not be required in order to make minor adjustments to the approximate land use boundaries provided the general intent of the Plan is preserved. Major roads are defined as provincial highways and Regional roads. Policies for some designations provide additional specific guidance on the interpretation of boundaries.”

2. Policy 1 d) of Section 3.2 is hereby amended by the deletion of the words “and garage apartments” after the words “accessory apartments” so that the text as amended reads:

“Require local municipalities to allow a mix of uses in communities, including, for example, commercial, open space, institutional and residential uses, by providing for...d)accessory apartments in most residential areas”;

3. Policy 3 a) in Section 3.7.4 is hereby amended by the replacement of the word “development” with the word “lots”, so that the clause will read:

“3 a) do not result in extensions in length or depth beyond the limit of lots existing on the date of adoption of this Plan or in new lots significantly smaller than existing lots;

4. Policy 3 d) in Section 3.7.4 is hereby amended by the addition of the words, “in keeping with policy 10 of Section 6.7”, after the phrase, “Regional Road 6”, so that the clause will read:

“3 d) are not located along the Rideau River upstream of Regional Road 6, in keeping with policy 10 of Section 6.7.”

5. Objective 3 in policy 4.1.1 is hereby amended by inserting the words, “and cultural activities” after “tourism” and deletion of the word, “and” between “investment” and “tourism” so that the objective as amended would read:

“To attract and retain business investment, tourism, and cultural activities by maintaining a high quality of life in Ottawa-Carleton.”

6. Policy 3 in Section 4.3.1 is hereby amended by replacing the words “transit service” with the words “the rapid transit station”, so that the policy will read:

“Ensure that zoning by-laws resulting from planning studies, infrastructure studies or development applications, provide for higher density employment uses close to the rapid transit station.”

7. Policy 1 in Section 4.4 is hereby amended by inserting the words “by local and collector roads” after “direct access” in clause c) and by inserting the words “by local or collector road” after “direct access” in clause d). The new clauses c) and d) are as follows:

“c) direct access by local and collector roads to a Regional road or provincial highway which can accommodate the anticipated traffic;

“d) direct access by local or collector road to designated truck routes is provided.”

8. Policy 6.4 ~ Urban Open Space is hereby amended by inserting the words “Significant Wetlands South and East of the Canadian Shield” and “Central Experimental Farm” in the first paragraph, first sentence, and by adding a second sentence to the first paragraph. The revised first paragraph would read as follows:

“The Urban Open Space, Waterfront Open Space, Significant Wetlands South and East of the Canadian Shield, Central Experimental Farm and Natural Environment Area A designations ... as illustrated on Schedule I. For information purposes only and to illustrate the full extent of the Regional Open Space Network on Schedule I, the Greenbelt is shown as well as “Other Open Space”, which is comprised of the Natural Environment Area A, Waterfront Open Space, Significant Wetlands South and East of the Canadian Shield, and Central Experimental Farm designations. ...”

9. Policy 3 in Section 6.5 is hereby amended by the addition of a new clause f) and the subsequent re-lettering of existing clause f) to g). The new clause f) is as follows:
- “f) recreation uses requiring access to a natural water body or a waterfront location, such as marinas, boat launching facilities and beaches, and which do not adversely affect the natural environment and cultural heritage characteristics of the area;”
10. Policy 3 in Section 6.7 is hereby amended by the replacement of the word “Leonard” with the word “Cardinal” and replacement of the word “Bearbrook” with “Bear Brook”, so that the policy reads as follows:
- “Along the Jock, Carp, and Mississippi Rivers and Mosquito, Cardinal, Bear Brook, Poole and Stevens Creeks in the Urban Area or ..., establish public access to the shoreline in the following ways:”
11. Policy 3 a) of Section 6.7 is hereby amended by deleting the existing policy and replacing it as follows:
- a) when reviewing development proposals for land abutting the shoreline, require that lands dedicated for public purposes
- i) be located at the shoreline (or adjacent to a buffer area of hazardous areas that have been transferred to a public agency); and
- ii) be accessible from a public road;
- unless there are compelling reasons to the contrary. When acquired, these lands will be subject to the policies for Waterfront Open Space in Section 6.5, and are intended to be linked along the shoreline through such means as identified in policy 5 in Section 6.7.”
12. Policy 5 in Section 6.7 is hereby amended by the replacement of the word “Leonard” with the word “Cardinal” and replacement of the word “Bearbrook” with “Bear Brook”, so that the policy reads as follows:
- “When reviewing development proposals in the urban area and Villages along the length of the Ottawa River, Rideau River and Rideau Canal, and to the fullest extent possible, along the Jock River, Carp River, and Mississippi River and Mosquito Creek, Cardinal Creek, Bear Brook, Poole Creek...”
13. Policy 6.9.1 which designates Scenic Routes and Entry Routes on Schedules I and J is hereby amended with the addition of the words, “along existing and future roads” following the words, “Schedule J”, so that the policy reads as follows:
- “Designate Scenic Routes and Entry Routes on Schedules I and J along existing and future roads.”

14. Policy 1 of Section 7.2 is hereby amended by deletion of the words “Schedule A” and replacing them with the words “Schedules A and B”, so that the policy will read as follows:
- “Permit the following uses in Agricultural Resource Areas designated on Schedules A and B:”...
15. Policy 7.4.1 a) describing the characteristics of poor land in agricultural areas is hereby amended by deleting the words “Report 58 and Soils Survey Report 47” following the word, “Pedology”, so that the text would read:
- “...has a capability rating for agriculture predominantly of Class 4 or poorer as determined from the soils maps of Ottawa-Carleton as shown in Ontario Institute of Pedology, *The Soils of the Regional Municipality of Ottawa-Carleton Excluding the Ottawa Urban Fringe - Report 58* and the *Soils, Capability and Land Use in the Ottawa Urban Fringe - Report 47*;
16. Policy 7.4.1 b) describing the size of parcels of poor land in agricultural areas is hereby amended by deleting the words “Report 58 and Soils Survey Report 47” following the word, “Pedology”, so that the text would read:
- “...is large enough to be identified on soils maps of Ottawa-Carleton as shown in Ontario Institute of Pedology, *The Soils of the Regional Municipality of Ottawa-Carleton Excluding the Ottawa Urban Fringe - Report 58* and the *Soils, Capability and Land Use in the Ottawa Urban Fringe - Report 47*;
17. Policy 9.1.2 ~ “To provide an integrated transportation system and programs that ...” is hereby amended with the addition of a new clause:
- “d) address undesirable spillover of non-local traffic to local roads as a result of congestion on Regional roads.”
18. Policy 9.5.2 is hereby amended with addition of the words “and avoid spillover of non-local traffic to local roads as a result of congestion on Regional roads” and deletion of the word “and” between “delay,” and “improve”. As amended the policy would read:
- “Implement transportation system management measures, such as traffic and incident management plans, congestion management strategies, driver advisory systems and traffic control signal plans, to make maximum use of existing facilities, minimize overall person-delay, improve the level of service provided to pedestrians, cyclists and transit users, and avoid spillover of non-local traffic to local roads as a result of congestion on Regional roads.”
19. Policy 5 of Section 10.3.2 is hereby amended by the addition of the word “subsequent” before the word “phase” in the second sentence and the addition of the words: “that individually or cumulatively results in an increment of more than 40 lots”. As amended the policy will read:

“Approve for registration a plan of subdivision or phase of a plan of subdivision of up to 40 lots. Prior to the registration of each subsequent phase that individually or cumulatively results in an increment of more than 40 lots, a study shall...”

20. Policy 1 b) of Section 10.3.5 is hereby amended by the deletion of the words “of the Part VIII Program”, so that the clause will read:

“b) the site can support the continued and safe operation of private wastewater disposal systems and such systems have been designed to the satisfaction of the approving authority under the current legislation.”
21. Schedule A ~ Rural Policy Plan is hereby amended by removing the symbol for a solid waste disposal site from the Significant Wetland south and east of the Canadian Shield west of Highway 31 in Osgoode Township as shown on Schedule “1” attached. Schedule A is further amended by adding a symbol for a solid waste disposal site in the southwest corner of Highway 31 and Springhill Road in Lot 31, Concession VI, Osgoode Township, also shown on Schedule “1”. These changes correct the location of the Springhill Landfill Site.
22. Schedule A ~ Rural Policy Plan, is hereby amended by removing the designation Sand and Gravel Resource from Part of the West Half of Lot 23 and the North Half of Lot 24, Concession IV in Gloucester and by adding the designation General Rural Area, as shown in Schedule “2” attached.
23. Schedule A ~ Rural Policy Plan, is hereby amended by relocating the northern limit of a licensed quarry in Part Lot 5, Concession II, West Carleton Township to the dividing line between the north and south half of said Lot 5, as shown on Schedule “21” attached.
24. Schedule A ~ Rural Policy Plan, is hereby amended by modifying the boundaries of Significant Wetlands South and East of the Canadian Shield, as shown in Schedules “19”, “20” and “21” attached.
25. Schedule B ~ Urban Policy Plan, is hereby amended to change the designation of an area south of Tallwood Drive and east of CentrepoinTE Drive to General Urban Area from Primary Employment Centre, as shown on Schedule “3” attached. Schedule B is further amended to change the designation of an area north of Park Glen Drive to General Urban from Primary Employment Centre, also shown on Schedule “3” attached.
26. Schedule C1 ~ Future Urban Regional Roads Plan, is hereby amended by the addition of MacKenzie Avenue as an Existing rather than Proposed Regional Road and by the deletion of the name and symbol for South Gloucester, as shown on Schedule “4” attached.
27. Schedule C2 ~ Urban Regional Roads Rights-of-Way Protection Policy Plan, is hereby amended by reducing the right-of-way protection on Montreal Road between the eastern boundary of the City of Vanier and St. Laurent Boulevard to 23 m from 26 m, as shown on Schedule “5” attached.

28. Schedule C2 ~ Urban Regional Roads Rights-of-Way Protection Policy Plan, is hereby amended by reducing the right-of-way protection for Moodie Drive south of Fallowfield Road from 34 m to 30 m, by increasing the right-of-way requirement for Fallowfield Road from Strandherd Drive to Cedarview Road from 40 m to 45 m, by increasing the right-of-way requirement for Fallowfield Road from Highway 416 to Moodie Drive from 34 m to 40 m, and by the deletion of South Gloucester and Carlsbad Springs, as shown on Schedules “6” and “18” attached.
29. Schedule D1 ~ Future Rural Regional Roads Plan, is hereby amended by the removal of the symbol and the name for Carlsbad Springs, South Gloucester and Woodlawn, as shown on Schedule “7”.
30. Schedule D2 ~ Rural Regional Roads Rights-of-Way Protection Policy Plan, is hereby amended by the relocation of the shaded box for the Village of Sarsfield to the east to Colonial Road and the deletion of the Regional Road 35 symbol and road widening requirement from the inset map for Sarsfield, as shown on Schedule “8” attached. Schedule D2 is further amended by the removal of the name for South Gloucester. and the addition of symbols for Constance Bay, Ashton, Munster and Kenmore and is further amended by the addition of the name and symbol for Notre-Dame-des-Champs, as shown on Schedule “8” attached.
31. Schedule F ~ Cycling Transportation Network, is hereby amended by the removal of the name and symbol for South Gloucester, as shown on Schedule “9” attached.
32. Schedule G ~ Environmental Constraints, is hereby amended by converting the schedule to colour, by adding village boundaries and a legend note explaining precise village boundaries are defined in local official plans, as shown in Schedule “10” attached. Schedule G is further amended by adding the names of the following waterbodies: Jock River, Carp River, Mississippi River, South, Middle and North Castor Rivers, Rideau Canal, Cardinal Creek, Bear Brook, Poole Creek, Stevens Creek, Greens Creek, Bilberry Creek, Cranberry Creek, Becketts Creek, Constance Creek, Shirley’s Brook, Watts Creek, Stillwater Creek, and Graham Creek, also shown on Schedule 10. Schedule G is further amended by removing the names for Carlsbad Springs, South Gloucester and Woodlawn, as shown on Schedule “10”.
33. Schedule G ~ Environmental Constraints is further amended by the addition of the floodplain of the Castor River, as shown on Schedule “11”.
34. Schedule G ~ Environmental Constraints is further amended by revising the Jock River and Steven’s Creek floodplains, as shown on Schedule “25”.
35. Schedule H ~ Rural Servicing, is hereby amended by relocating the symbol for the communal well for Vars one concession to the east, as shown on Schedule “12”. Schedule H is further amended by adding village boundaries and a legend note explaining precise village boundaries are defined in local official plans, and by deleting the label for Woodlawn, as shown on Schedule “12”.

36. Schedule I ~ Regional Open Space Network, is hereby amended by showing Lemieux Island, Victoria Island, Bate Island, Cunningham Island and Riopelle Island as Other Open Space, as shown on Schedule “13”. Schedule I is further amended by changing lands north of Riverside Drive and west of the Dunbar Bridge at Bronson, adjacent to the Rideau River, from Urban Open Space to Other Open Space, also shown on Schedule “13”. Schedule I is further amended by changing MacKay Lake in the Village of Rockcliffe Park from Urban Open Space to Other Open Space, as shown on Schedule “13”. Schedule I is further amended by the deletion of the name and symbol for South Gloucester and Carlsbad Springs, as shown on Schedule “13”.
37. Schedule I ~ Regional Open Space Network, is hereby amended in the vicinity of the future Alta Vista Parkway by deleting the line indicating the future Alta Vista Parkway, as shown on Schedule “14”. Schedule I is further amended by deleting the designations of Urban Open Space and Entry Route shown together from Riverside Drive to the point where it intersects with the future Alta Vista Parkway corridor, as shown on Schedule “14”. Schedule I is further amended by deleting the Entry Route north of Riverside Drive to the north bank of the Rideau River, also shown on Schedule “14”.
38. Schedule I is further amended by adding the designations of Entry Route parallel to Smyth Road adjacent to the Urban Open Space and Recreational Pathway designations, as shown on Schedule “14”. Schedule I is further amended by adding the designations of Entry Route north of Riverside Drive to the north bank of the Rideau River, as shown on Schedule “14”. Schedule “15” shows the effects of the changes in Schedule “14”.
39. Schedule J ~ Rural Scenic Routes, Entry Routes and Recreational Pathways, is hereby amended by the removal of the names for Woodlawn, South Gloucester, and Carlsbad Springs, as shown in Schedule “16”.
40. Schedule K ~ Natural Environment System (Rural), is hereby amended by modifying the boundaries of Other Environmental Features to reflect the boundary changes for Significant Wetlands South and East of the Canadian Shield on Schedule A, as shown in Schedules “22”, “23” and “24”. Schedule K is further amended by the addition of village boundaries and a legend note explaining precise village boundaries are defined in local official plans, as shown in Schedule “17”.

Extract of Draft Minute
Planning and Environment Committee
13 June 2000

PUBLIC MEETING TO CONSIDER DRAFT REGIONAL
OFFICIAL PLAN AMENDMENT 7 ~ HOUSEKEEPING AMENDMENT

- Planning and Development Approvals Commissioner's report dated 28 May 2000
- Schedules 1 to 25 of Annex A issued separately

At the outset, Committee Chair Hunter read a statement required under the Planning Act, wherein he advised that anyone, whose intention it was to appeal Regional Official Plan Amendment 7 to the Ontario Municipal Board (OMB), must either voice their objections at the public meeting or submit their comments in writing prior to Amendment 7 being adopted by Regional Council. Failure to do so could result in refusal/dismissal of the appeal by the OMB.

Judy Flavin, Senior Project Manager, Planning and Development Approvals Department, provided an overview of the staff report.

Councillor van den Ham had questions concerning the insertion of village boundaries into the Schedules. He noted it was his recollection that the Regional Official Plan outlines the general proximity of village boundaries but the actual village limits are subject to local official plans. He asked if this changed this fact in any way. Ms. Flavin confirmed it did not.

The Councillor then sought an explanation as to why it was necessary on Schedules D1 and J, to delete Carlsbad Springs, South Gloucester and Woodlawn. Ms. Flavin explained that Carlsbad Springs, Woodlawn and South Gloucester are not designated villages and did not appear on all of the schedules of the Plan as adopted. Staff felt it would be more helpful in terms of interpretation of the Plan, if only the communities that were designated villages appeared consistently on these Schedules. Nick Tunnacliffe, Commissioner, Planning and Development Approvals added the policy intent of Council as to what is a village and what is not a village, is expressed on Schedule A and those three villages are not identified on Schedule A. He said for convenience of interpretation purposes, they were put on some of the other schedules such as Schedule J, but this was causing confusion and so staff felt they should be consistent with Schedule A.

Councillor Legendre referred to Schedule 14 and asked staff to explain the notation "Delete Entry Route". Ms. Flavin and Commissioner Tunnacliffe explained the original entry route was applied in error to Schedule I - Regional Open Space Network. The alignment shown in fact runs through privately owned land, where a subdivision has been approved. The correction shifts the location of the entry route (i.e. about 200 metres) on this Schedule to reflect the correct location of the route as is shown on Schedule C1 (Future Urban Regional Roads).

The Councillor then referred to Schedule 13 (Schedule I - Regional Open Space Network) and the arrow pointing to a location in Rockcliffe Park, with the notation "Change from Urban Open Space to Other Open Space". He asked for an explanation of "Other Open Space". Ms. Flavin noted there are different Open Space designations on Schedules A and B, including Waterfront Open Space and Greenbelt Areas. In addition to those spaces that are designated, there are additional open spaces on Schedule I that are called Urban Open Spaces. These spaces are not designated on other schedules in the Plan but are shown on Schedule I to present a better picture of the open space network throughout Ottawa-Carleton. If an open space is designated on Schedules A or B, it already has a designation in the Plan and are shown on Schedule I as Other Open Space. Miss Flavin went on to note that a few areas (including the one referred to by the Councillor) were in fact designated as Waterfront Open Space on Schedule B and were incorrectly shown as Urban Open Space on Schedule I. This amendment corrects this to show them as Other Open Space (i.e. indicating the piece of land is already designated on Schedules A and B). She confirmed there was no actual change in the designation of this property.

Responding to further questions from Councillor Legendre, Ms. Flavin confirmed, with respect to the reference on Schedule 5 to the portion of Montreal Road where it speaks of deleting the 26 metre right of way, that this was in fact something that was approved at the time of the Official Plan. For some reason the maps did not reflect this change and this amendment simply corrects this.

Councillor Stewart had questions concerning the change to the Waterfront Open Space policies. She asked if the proposed change would facilitate the approval of a land use, such as a windmill. Ms. Flavin explained staff were referring to a marina or a use that required access to a natural water body. The intent was not to change the development permissions or policy permitting that kind of use but rather to create more flexibility to consider a proposal on its own merits. She noted with respect to a windmill, there would be other policy interpretations that would have to be considered.

Councillor Stewart pointed out a windmill has to be on water because it pumps water and therefore meets the requirement to be on a natural water body. She indicated she was concerned to think that a large scale use, such a windmill, would be permitted. Ms. Flavin stated in her opinion, she would question whether a windmill was indeed a recreational use. The proposed policy f) suggests uses of a recreational nature such as marinas, boat launches, beaches and their ancillary uses. Referring to the Official Plan Policy on Waterfront Open Space, Ms. Flavin stated the intent of policy 6.5.3 {on page 91 of the Plan} was that the primary uses would be: open air recreation; uses that conserve, interpret and restore the natural

Extract of Draft Minute
Planning and Environment Committee
13 June 2000

and cultural heritage of the waterways; uses that promote the conservation of natural values of the lands; and, uses involved in the scientific or educational study of the area. Those were to be the primary uses and then policy e) speaks to small-scale recreational uses or ancillary uses to any of the aforementioned uses (e.g. snack bar or interpretive centre). In the case of the windmill, Ms. Flavin stated it would need to meet any of the tests set out in policies a), b), c) or d) before it would be permitted. The proposed policy f) is fairly specific in setting out it is for marinas, boat launching facilities or beaches, and their ancillary uses. She said the intent is not to permit a windmill.

Councillor Stewart stated she was not clear on why staff were recommending that the words “not require or result in landform modifications” not be used in the proposed policy. Ms. Flavin stated the intent of the Waterfront Open Space Designation was always to preserve the natural environment. When staff were looking at the specific area of a marina, their thinking was there could be a need for some work along the shoreline for example a beach or grading for a safe boat launch or a safe facility for boats. Staff were not certain if the wording “require or result in landform modifications” would be too restrictive and would prevent the development of a marina facility. Therefore, they felt it better to rely on the test that it not adversely affect the natural environment.

Councillor van den Ham asked if the settlements reached between the Region and some of those that had appealed to the Ontario Municipal Board (OMB) were reflected in this amendment. He indicated he was referring specifically to Mr. Bisson in Cumberland (i.e. a change in land designation from agricultural to general rural). Tim Marc, Manager, Planning and Environment Law advised those policies were under appeal to the OMB and would have been affected through the Board Order resulting from that hearing. Mr. Manning confirmed the change in designation of Mr. Bisson’s land was reflected in Schedule A.

Lois K. Smith advised she had previously submitted most of her comments on this Amendment to staff in writing. However, she had a concern with Policy 4.4.1 (page 13/14 of the Agenda), dealing with Business Parks. She said the intent given in the paragraph preceding the proposed policy, was not carried through in the policy itself and she felt that “sad things” could happen in the residential areas surrounding a business park. In the paragraph it states “within the park” but in the proposed policy this wording is left out. She offered if you have collector roads going through a residential area, to a main road it means the business park can empty through the residential area into the arterial rather than have the business park abut the road. Miss Smith asked that the Committee consider adding the words “within the park” to the policy to make it absolutely clear.

Extract of Draft Minute
Planning and Environment Committee
13 June 2000

Committee Chair Hunter noted that items c) and d) both state “direct access by local or collector road” and he felt this meant directly from the park. At the Chair’s request, Ms. Flavin stated when business parks are being developed, staff review the site plans or subdivisions for the development and, one of the things that is considered is the routing of traffic. The planning would be done on the basis that the business traffic would not be permitted to route its way through a residential area. She said although she could appreciate what Miss Smith was saying in theory could happen, part of the development review process is ensuring a separation of the traffic flows.

Miss Smith then noted that some of the maps included in the annex to the report were in fact enlarged portions of Schedules to the Official Plan. However, these are labeled “Schedule” and, this being an amendment, she wondered if a person could misinterpret this to believe they had the whole of the Schedule. Chair Hunter did not share Miss Smith’s concern, as he noted at the top of the Schedules, it clearly states they are Schedules to Amendment 7.

Councillor Legendre indicated he was willing to move that the words “within the park” to the policy. He asked for staff comment on this. Ms. Flavin felt this could cause problems in some business parks and suggested instead it would be better to delete the proposed staff amendment, namely “by local and collector roads”.

Councillor Bellemare expressed concern about the addition of the words “within the park”, noting a business park in his ward (Canotek Business Park) would fail to qualify as a business park if these words were added, as it does not have direct access to a Regional road.

Councillor Legendre then indicated he would not be putting forward a motion to this effect.

The Committee then considered the staff recommendation.

That, having held a public meeting, the Planning and Environment Committee recommend that Council enact a bylaw to adopt draft Regional Official Plan Amendment 7 to the 1997 Regional Official Plan, attached as Annex A to this report.

CARRIED