

Subject: Omnibus Official Plan Amendment 1

File Number: ACS2023-PRE-EDP-0015

**Report to Planning and Housing Committee on August 16, 2023 and the
Agriculture and Rural Affairs Committee on September 7, 2023
and Council September 13, 2023**

**Submitted on August 3, 2023 by David Wise, Director, Economic Development
and Long Range Planning, Planning, Real Estate and Economic Development
Department**

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Ward: City Wide

Objet : Modification générale 1 du Plan officiel

Dossier : ACS2023-PRE-EDP-0015

**Rapport au Comité de la planification et du logement le 16 août 2023 et Comité de
l'agriculture et des affaires rurales le 7 septembre 2023**

et au Conseil le 13 septembre 2023

**Soumis le 3 août 2023 par David Wise, Directeur, Développement économique et
planification à long terme, Services de la planification, des biens immobiliers et
du développement économique**

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Quartier : À l'échelle de la ville

REPORT RECOMMENDATION(S)

That the Planning and Housing Committee and the Agriculture and Rural Affairs Committee recommend Council:

- 1. Approve and adopt Official Plan Amendment 5, a series of technical amendments to the Official Plan as presented in Documents 1 and 2; and**
- 2. Approve the updates to the Tree Protection By-law 2020-340, to extend protections to privately-owned trees on all lands located east of Watters Road that were approved by the Minister of Municipal Affairs and Housing in the Future Neighbourhood overlay.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales recommandent au Conseil :

- 1. d'approuver et d'adopter la modification 5 du Plan officiel, qui consiste en une série de modifications techniques présentées dans le document 1 et 2; et**
- 2. d'approuver les changements apportés au *Règlement sur la protection des arbres* (n° 2020-340), afin d'élargir la protection des arbres appartenant à des particuliers à tous les terrains situés à l'est du chemin Watters qui ont été approuvés par le ministre des Affaires municipales et du Logement dans la surzone des quartiers projetés.**

EXECUTIVE SUMMARY

The purpose of this report is to recommend the approval and adoption of a series of necessary technical amendments to the City's Official Plan. The amendments focus on policy modifications in three categories: Correction, Clarification, and Update.

Respectively, the proposed policy modifications include corrections of errors or omissions in the plan, clarifications to policy in the plan to improve implementation, and updates based on legislative changes or alignment with the overall intent of the Plan. These changes are detailed in Document 1, grouped by the reason for the change.

The Official Plan Amendments maintain an accurate and effective planning framework for the City of Ottawa, better aligning the Official Plan with the latest legislation, guidelines, and best practices for development.

This amendment is the first in a series of omnibus reports. Subsequent reports will address additional corrections, clarifications, and updates to the parent plan and secondary plans, as well as advance more substantive policy matters.

RÉSUMÉ

Ce rapport a pour objet de recommander l’approbation et l’adoption d’une série de modifications techniques devant être apportées au Plan officiel de la Ville. Ces modifications portent essentiellement sur des corrections, des clarifications et des mises à jour. Les modifications proposées aux politiques comprennent respectivement des corrections d’erreurs ou d’omissions dans le Plan, des clarifications de l’orientation du Plan pour en améliorer la mise en œuvre, et des mises à jour fondées sur des changements législatifs ou sur une concordance avec l’intention générale du Plan. Ces modifications sont décrites en détail dans le document 1 et y sont regroupées en fonction du motif du changement apporté.

Les modifications du Plan officiel préservent un cadre de planification précis et efficace pour la Ville d’Ottawa, et font mieux correspondre ce document avec les lois, directives et pratiques exemplaires les plus récentes en matière d’aménagement.

Cette modification est la première d’une série de rapports généraux. D’autres rapports porteront sur de nouvelles corrections, clarifications et mises à jour apportées au plan principal et aux plans secondaires, et feront progresser des questions politiques plus substantielles.

BACKGROUND

Omnibus

This report summarizes policy modifications of a technical nature to the newly approved Ottawa Official Plan. These modifications involve changes in three categories: Correction, Clarification, and Update and ensure that the Official Plan remains up-to-date, accurate, and effective.

The policy modifications proposed in this amendment – in the form of updates to both the text and schedules – are either corrections (of errors, omissions, oversights), clarifications to improve the application of policies consistent with the goals and objectives of the Plan and the 2020 Provincial Policy Statement and necessary updates based on changes to legislation, guidelines, or to better align with the overall intent of the Plan as adopted by Council and approved the Minister of Municipal Affairs and Housing.

Tree-Bylaw

At Council's direction, staff had previously extended the geographic coverage of the Tree Protection By-law and Site Alteration By-law where necessary to ensure that trees and natural features in candidate urban expansion areas were appropriately protected.

During the provincial review and approval of the Official Plan, new expansion areas were added to the City's urban area by Ministerial modification. One of these new areas consists of a single large property at 1177 Watters Road in Orléans, which had not been identified as a candidate for urban expansion by the City due to its prior designation as an Agricultural Resources Area. The privately-owned trees on this property are not currently covered by the Tree Protection By-law, so staff are recommending an amendment to include this property in the same manner as the other urban expansion areas. No changes are required to the Site Alteration By-law as the protections of this by-law already cover the lands in question.

DISCUSSION

Omnibus

The changes proposed through this amendment are detailed in Document 1, which includes the text of the proposed Official Plan Amendment. The recommended changes therein are grouped in accordance with the reason for the change: Correction, Clarification, or Update.

The changes described in the Correction category are largely technical in nature, intended to correct the language of the plan and the designations shown on the schedules, ensuring accuracy. For example, correcting typographical errors in land-use policy and adjusting boundary lines to accurately portray designations.

The updates in the Clarification category are meant to make the wording in the plan clearer and easier to understand. Improving the language of specific parts of the plan clarifies what the plan aims to achieve. These updates reduce confusion and clarifies what actions achieve the plan's goals.

The changes described in the Update category include updates that have occurred outside of the plan but should be corrected so that the language is as accurate as possible. For example, there are recommended updates that implement some of the Minister's modifications better.

Conclusion

The proposed Official Plan Amendment helps ensure that the City of Ottawa's planning framework remains current, accurate, and effective. These corrections, clarifications, and updates will also help streamline development approvals.

Next Steps

This is the first omnibus amendment and subsequent amendments will address more substantive corrections, clarifications and updates. A second omnibus amendment will

address administrative updates pertaining to secondary planning within the Future Neighbourhoods Overlay and new Industrial and Logistics lands on Schedule C17. In keeping with the 'roadmap' report from March 2023 (ACS2023-PRE-EDP-0005), which outlined the ongoing process of refining and improving the newly minister-approved Ottawa Official Plan, a third omnibus amendment (Q3 2023) will address fewer, but more substantive policy matters. A fourth omnibus amendment is tentatively scheduled for Q1 2024 and will address updates to secondary plans that are scoped to corrections and consistency with Official Plan Volume 1, being the parent Official Plan. Larger scale reviews of existing secondary plans will occur through their own separate processes as identified in the departmental workplan.

Tree By-law

In response to the provincial revision of the Official Plan, staff propose to extend the Tree Protection By-law to the newly added Future Neighbourhood area at 1177 Watters Road in Orléans. This inclusion aligns with earlier extensions to ensure comprehensive protection of trees in urban expansion areas. No adjustments are required for the Site Alteration By-law as its coverage already includes these lands.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications resulting from this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Each Councillor and the Mayor have been made aware of this omnibus amendment and forthcoming amendments.

CONSULTATION

The recommended amendments in this report have been developed in accordance with the city's public consultation policies and the requirements of the Planning Act. Many of the recommended amendments have their origin in requests for policy clarification and correction from City staff, the development industry, and the community.

These amendments reflect our ongoing commitment to transparency, collaboration and streamlining the new Official Plan.

ACCESSIBILITY IMPACTS

Changes to the Official Plan recommended in this report have been evaluated, and where necessary, adapted to address any accessibility issues.

RISK MANAGEMENT IMPLICATIONS

This report and recommendations are not considered to have risk management implications.

RURAL IMPLICATIONS

Rural amendments are noted in Document 2.

TERM OF COUNCIL PRIORITIES

The proposed omnibus amendment enables Committee and Council to correct discrepancies and add clarifications where needed, thereby strengthening the alignment between the Official Plan 2022 and Council's strategic priorities.

SUPPORTING DOCUMENTATION

Document 1 - Appendix A (City-wide and Urban amendments to the Official Plan)

Document 2 – Appendix B (Rural amendments to the Official Plan)

DISPOSITION

Planning, Real Estate and Economic Development Department to prepare the implementing by-laws adopting the Official Plan Amendment, forward to Legal Services and undertake the statutory notification.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

City Clerk and Solicitor Department, Legislative Services, to notify persons who made oral or written submissions at the Planning Committee meeting, as well as all persons who requested to be notified of the adoption of the Official Plan amendment.