

**2. Omnibus 2 - Official Plan Amendment**  
**Modification générale 2 du Plan officiel**

**Committee recommendation(s) as amended**

**That Council approve and adopt the Official Plan Amendment 35, being the removal of 1600 Stagecoach Road from the Village of Greely, to be consistent with Bill 150, as presented in Document 2 as amended by Motion Nos. ARAC 2024-17-02 and ARAC 2024-17-03.**

**Recommandation(s) du comité telle que modifiée**

**Que le Conseil approuve et adopte la modification 35 du Plan officiel, c'est-à-dire la suppression du 1600, chemin Stagecoach du village de Greely, de manière à correspondre au projet de loi 150, présentée dans le document 2 dans sa version modifiée par les motions n° ARAC 2024-17-02 et ARAC 2024-17-03.**

**Documentation/Documentation**

1. Extract of draft Minutes, Agriculture and Rural Affairs Committee, October 3, 2024.  
Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 3 octobre 2024.
2. Report from the Director, Planning Services, Planning, Development and Building Services, dated September 23, 2024. (ACS2024-PDB-PS-0087)  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 23 septembre 2024 (ACS2024-PDB-PS-0087)

**Agriculture and Rural  
Affairs Committee  
Report 17  
October 16, 2024**

**2**

**Comité de l'agriculture et des  
affaires rurales  
Rapport 17  
Le 16 octobre 2024**

**Extract of Minute 17  
Agriculture and Rural Affairs  
Committee  
October 3, 2024**

**Extrait du procès-verbal 17  
Comité de l'agriculture et des affaires  
rurales  
Le 3 octobre 2024**

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Omnibus 2 - Official Plan Amendment

File No. ACS2024-PDB-PS-0087 – City-wide

*This Report will be submitted to the Planning and Housing Committee on October 9, 2024.*

Ben Morin, Planner, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

- Royce Fu, Manager, Policy Planning, PDBS was also present and responded to questions.
- Christine Enta, Legal Counsel, Legal Services
- Nick Stow, Program Manager, Natural Systems, Strategic Initiatives

The Committee heard from the following delegations:

1. Dan Anderson, Sunset Lakes Development spoke in relation to 1600 Stagecoach Road and provided background on the development, noting Greely is in dire need of housing supply and they are being asked to remove 71 units. All aspects of planning need to be considered in this decision.
2. Murray Chown, Novatech, echoed the previous speaker noting that eliminating this project will eliminate the opportunity for 71 lots that are needed in Greely. Mr. Chown provided some history on this file and work done with City staff resulting in refusal of the plan of subdivision and stressed that ARAC should not be recommending the OPA to Council it is inappropriate and compromises the subdivision application that fully conforms with the Official Plan as it exists today. The recommendations

should be withdrawn or deferred until the Ontario Land Tribunal has considered the appeals.

3. Melissa Côté, Taggart spoke in support related to the Leitrim Community Design Plan area.
4. Lisa Dalla Rosa, Fotenn\* spoke on behalf of GOHBA, and outlined reporting errors in amendment 9, 17 and 19 and unsupported amendments; Amendment 6, 13, 27, 45 and 62. Considering these, GOHBA strongly recommends that staff be directed to reconsider or remove the proposed amendments mentioned previously prior to Council consideration.
5. Murray Chown, Novatech indicated support for the submission by GOHBA and strongly urged the committee to remove amendments 45 and 62, to allow time for robust discussions about the affect and language of those proposals.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated October 1, 2024 from Friends of Stittsville Wetlands
- Email dated October 2, 2024 from Ursula Melinz, Soloway Wright (on behalf of Cavanagh)
- Email dated October 2, 2024 from GOHBA

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motions ARAC 2024-17-02 and ARAC 2024-17-03.

#### **Report Recommendation(s)**

1. **That the Agriculture and Rural Affairs Committee recommend Council approve and adopt Official Plan Amendment 34, as presented in Document 1.**
2. **That the Agriculture and Rural Affairs Committee recommend Council approve and adopt the Official Plan Amendment 35, being**

the removal of 1600 Stagecoach Road from the Village of Greely, to be consistent with Bill 150, as presented in Document 2.

3. That the Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report to be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of October 16, 2024, subject to submissions received between the publication of this report and the time of Council's decision.

**Carried as amended**

**Motion No. ARAC 2024-17-02**

Moved by C. Kelly

**WHEREAS** upon approving the City of Ottawa's new Official Plan in 2021, Council directed staff to review policies surrounding estate lot subdivisions in the rural area with a focus on assuring any historic applications are clustered near existing subdivisions or villages; and

**WHEREAS** there are only a handful of such applications that would qualify under the proposed amendment; and

**WHEREAS** applications for estate lot subdivisions, which were relocated, would still be required to go through the development application process; and

**WHEREAS** these historic applications, were they approved and constructed, would be more suitable if they were adjacent to existing developments.

**THEREFORE BE IT RESOLVED** that staff revise the recommended amendment of Volume 1, Section 3.4, Policy 8 to remove the conditions of "draft approval, final approval or registration" and replace Policy 8 a) as follows:

**"The application in the former location is eligible for consideration for a country lot estate subdivision as per Section 9.2.3, policy 4 in Volume 1 and**

**Area-specific policy 30.1 in Volume 2C, and no development of any kind or local street construction has occurred,” and**

**BE IT FURTHER RESOLVED that revised amendment 57a in Appendix B – Rural amendments be amended to clarify that a new location is eligible if the abutting existing country lot estate subdivision existed as of November 4, 2022.**

**Carried**

**Motion No. ARAC 2024-17-03**

Moved by C. Kelly

**WHEREAS report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment (the Report) is targeting the City Council meeting on October 16, 2024; and**

**WHEREAS staff have received multiple submissions relating to the proposed amendments in the Report following its publication on eSCRIBE; and**

**WHEREAS staff would like additional time to review the submissions ahead of Council; and**

**WHEREAS a Case Management Conference with the Ontario Land Tribunal related to the 1600 Stagecoach Drive is scheduled for Oct 17, 2024;**

**THEREFORE BE IT RESOLVED that Agriculture and Rural Affairs Committee adopt the following additional recommendation:**

**That Recommendation 2 and proposed Official Plan Amendment 35 proceed directly from Agricultural and Rural Affairs Committee to the Council meeting of October 16, 2024.**

**Carried**