

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

**Agriculture and Rural Affairs Committee and Planning and Housing
recommendation(s) as amended**

That Council:

1. **consider the proposed Amendment 56 to Volume 2C, New Area-Specific Policy (Page 27 of Document 1 – Appendix A).**
2. **approve and adopt Official Plan Amendment 34, as presented in Document 1, and amended by Motion ARAC 2024-17-02 and PHC 2024-35-02.**

**Comité de l'agriculture et des affaires rurales et Comité de de la
planification et du logement recommandation(s) du comité telle que
modifiée**

Que le Conseil municipal :

1. **étudie la proposition de modification 56, volume 2C, nouvelle politique propre au secteur (document 1 – Annexe A, page 27);**
2. **approuve et adopte la modification du Plan officiel 34, telle que présentée dans le document 1 et modifiée par les motions ARAC 2024-17-02 et PHC 2024-35-02.**

For the Information of Council

The committee also approved the following motion:

Moved by Councillor T. Tierney

WHEREAS report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment includes a new Area-Specific Policy to limit the number of emergency shelters permitted in Ward 12 to four;

THEREFORE BE IT RESOLVED that the proposed Amendment 56 to Volume 2C, New Area-Specific Policy (Page 27 of Document 1 – Appendix A) be referred to Council for consideration at its meeting of October 30, 2024.

Pour l'information du Conseil Municipal

Le comité a également approuvé la motion suivante :

Proposée par T. Tierney

ATTENDU QUE le rapport ACS2024-PDB-PS-0087 – Modification générale 2 du Plan officiel (à l'échelle de la Ville) comprend une nouvelle politique propre au secteur visant à limiter à quatre le nombre de refuges d'urgence autorisés dans le quartier 12;

PAR CONSÉQUENT, IL EST RÉSOLU QUE la modification 56, Volume 2C, New Area-Specific Policy (volume 2C, nouvelle politique propre au secteur) (document 1 – Annexe A, page 27) soit présentée au Conseil pour examen à sa réunion du 30 octobre 2024.

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. Extract of draft Minutes, Planning and Housing Committee, October 9, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 9 octobre 2024

3. Director's Report, 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)

**Planning and Housing
Committee
Report 35A
October 30, 2024**

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**Comité de de la planification et
du logement
Rapport 35A
Le 30 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**

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

Omnibus 2 - Official Plan Amendment

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

*This Report will be submitted to the Agriculture and Rural Affairs
Committee on October 3, 2024.*

Ben Morin, Planner II, 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:

PDBS:

- Royce Fu, Manager, Policy Planning, PDBS was also present and responded to questions.
- Deborah Lightman, Program Manager, Transportation Policy & Networks

The Committee heard from the following delegation:

1. Lisa Dalla Rosa, Fotenn spoke on behalf of GOHBA and outlined concerns related to items within the proposed amendment table and encouraged committee to direct staff to reconsider or remove amendments 6, 9, 13, 17, 19, 27, 45 (1) and 62.
2. Murray Chown, Novatech echoed the previous speaker, noting concerns with amendments 45 (1) and 62 and encouraged committee to defer the decision at this meeting to bring the item back in the next Omnibus amendment.

3. Melissa Côté, Taggart Investments and Tartan Homes spoke in support of revised amendment 50.

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 2, 2024 from GOHBA
- Email dated October 4, 2024 from Ursula Melinz, Soloway Wright

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motions PHC 2024-35-01, PHC 2024-35-02 and PHC 2024-35-03.

Report Recommendation(s)

1. **That the Agriculture and Rural Affairs Committee and the Planning and Housing 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 and Planning and Housing 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

Amendment:

Motion No. PHC 2024-35-03

Moved by T. Tierney

WHEREAS report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment includes a new Area-Specific Policy to limit the number of emergency shelters permitted in Ward 12 to four;

THEREFORE BE IT RESOLVED that the proposed Amendment 56 to Volume 2C, New Area-Specific Policy (Page 27 of Document 1 – Appendix A) be referred to Council for consideration at its meeting of October 30, 2024.

Carried

Amendment:

Motion No. PHC 2024-35-01

Moved by G. Gower

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 require additional time to review the submissions ahead of Council.

THEREFORE BE IT RESOLVED that Planning and Housing Committee adopt the following additional recommendation:

That Recommendation 1 and proposed Official Plan Amendment 34 proceed from the Planning and Housing Committee to the Council meeting of October 30, 2024.

Carried

Amendment:

Motion No. PHC 2024-35-02

Moved by G. Gower

WHEREAS report ACS2024-PDB-PS-0087 - Omnibus 2 - Official Plan Amendment proposes to clarify that a secondary plan only replaces or supersedes the Official Plan where there is overlapping policy; and

WHEREAS recent comments through the consultation process identified potential misinterpretation associated with the wording in proposed Amendment 35 in Document 1 – Appendix A; and

WHEREAS Amendment 35 intends to clarify that the policies for the underlying designation in Volume 1 of the Official Plan apply when a secondary plan or area-specific policy does not contain direction for maximum heights or densities.

THEREFORE BE IT RESOLVED that Amendment 35 in Document 1 – Appendix A be replaced with the following:

A secondary plan or area-specific policy, adopted as part of Volume 2 of this Plan, may implement density and building heights that differ from those in Volume 1 of the Official Plan. Where a secondary plan or area-specific policy does not contain direction for maximum heights or densities, the policies in Volume 1 of the Official Plan apply, as they relate to the underlying designation.

Carried