

- 1. OFFICIAL PLAN AMENDMENT – 4305, 4345 AND 4375 MCKENNA CASEY DRIVE AND 3285, 3288, 3300, 3305 AND 3330 BORRISOKANE ROAD**
MODIFICATION AU PLAN OFFICIEL – 4305, 4345 ET 4375, PROMENADE MCKENNA CASEY, ET 3285, 3288, 3300, 3305 ET 3330, CHEMIN BORRISOKANE

COMMITTEE RECOMMENDATION

That Council approve an amendment to modify the South Nepean Urban Area Secondary Plan – Areas 8 and 9/10 located in Volume 2 – Secondary Plan for 4305, 4345 and 4375 McKenna Casey Drive and 3285, 3288, 3300, 3305 and 3330 Borrisokane Road to replace the Commercial Recreation designation with Residential and remove any reference to a Two Zone floodplain approach as shown and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Plan secondaire des secteurs urbains 8 et 9/10 de Nepean-Sud, contenus dans le Volume 2 – Plan secondaire visant les 4305, 4345 et 4375, promenade McKenna Casey, et les 3285, 3288, 3300, 3305 et 3330, chemin Borrisokane, en vue de remplacer la désignation de zone commerciale de loisirs par celle de zone résidentielle, et de supprimer toute référence à une plaine inondable sur deux zones, comme l'illustre et l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

- 1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 11, 2018 (ACS2018-PIE-PS-0057)**

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté 11 avril 2018 (ACS2018-PIE-PS-0057)

2. Extract of draft minutes, Planning Committee, 24 April 2018

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 avril 2018

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 9 May 2018, in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council meeting of 25 April 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 9 mai 2018 du Conseil, dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 25 avril 2018 ».

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
24 April 2018 / 24 avril 2018**

**and Council
et au Conseil
9 May 2018 / 9 mai 2018**

**Submitted on April 11, 2018
Soumis le 11 avril 2018**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

**Melanie Gervais, Planner II / Urbaniste II, Development Review South / Examen
des demandes d'aménagement sud**

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Ward: BARRHAVEN (3)

File Number: ACS2018-PIE-PS-0057

**SUBJECT: Official Plan Amendment – 4305, 4345 and 4375 McKenna Casey Drive
and 3285, 3288, 3300, 3305 and 3330 Borrisokane Road**

**OBJET: Modification au Plan officiel – 4305, 4345 et 4375, promenade
McKenna Casey, et 3285, 3288, 3300, 3305 et 3330, chemin
Borrisokane**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to modify the South Nepean Urban Area Secondary Plan – Areas 8 and 9/10 located in Volume 2 – Secondary Plan for 4305, 4345 and 4375 McKenna Casey Drive and 3285, 3288, 3300, 3305 and 3330 Borrisokane Road to replace the Commercial Recreation designation with Residential and remove any reference to a Two Zone floodplain approach as shown and detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of May 9, 2018" subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Plan secondaire des secteurs urbains 8 et 9/10 de Nepean-Sud, contenus dans le Volume 2 – Plan secondaire visant les 4305, 4345 et 4375, promenade McKenna Casey, et les 3285, 3288, 3300, 3305 et 3330, chemin Borrisokane, en vue de remplacer la désignation de zone commerciale de loisirs par celle de zone résidentielle, et de supprimer toute référence à une plaine inondable sur deux zones, comme l'illustre et l'expose en détail le document 2.**
- 2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 à la réunion du**

Conseil municipal prévue le 9 mai 2018», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process – Official Plan Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

4305, 4345 and 4375 McKenna Casey Drive and 3285, 3288, 3300, 3305 and 3330
Borrisokane Road

Owner

Barrhaven Conservancy Inc., Attn: Frank Cairo

Applicant

Wendy Nott, WND Associates Limited

Description of site and surroundings

The site is located in Barrhaven, south of Strandherd Drive and north of the Jock River. The site has an approximate area of 182.5 hectares (451 acres) and is currently farmed, primarily for cash crops. To the north are retail and employment areas along Strandherd Drive/McKenna Casey Drive and residential neighbourhoods (including complementary community facilities such as schools, parks, etc.). To the east is the Barrhaven Town Centre. To the south is the Jock River and on the south side of the Jock River are residential neighbourhoods. To the west is Highway 416 and the urban boundary, and further west, are rural and agricultural areas and uses.

Existing Official Plan

The lands are within the existing urban boundary and are designated as General Urban Area and Major Open Space on Schedule B of the Official Plan (OP). A large part of the site is also identified as flood plain on Schedule K and as part of the

Natural Heritage System on Schedule L2 of the OP. The General Urban Area designation is intended for a mix in housing types and densities, employment, retail, service, cultural, industrial, leisure, greenspace, entertainment and institutional uses. The Major Open Space designation is given to areas intended to be a significant component of a larger Greenspace Network. The flood plain policies seek to protect the natural drainage system function of flood plains. Development other than public utilities and flood and drainage structures is not permitted in flood plains in order to protect public health and safety and the natural environment.

The South Nepean Urban Area Secondary Plans for Areas 8 and 9/10 also apply to these lands. Both plans designate the site in similar ways. The land is designated Conservation, Commercial Recreation and Prestige Business Park on the east side of Borrisokane Road (Area 8) and as Conservation, Commercial Recreation and Business Park with a potential stormwater management facility on the west side of Borrisokane Road (Areas 9/10). The Conservation designation is intended to reflect the extent of the flood plain, and may be used for stormwater management facilities (where identified) and recreational uses. The Commercial Recreation designation originally anticipated for uses such as golf courses, private/public sports fields and other recreation uses relies on the land being identified as a flood fringe area. Because this land is a greenfield situation it does not qualify as a flood fringe area under the City's flood plain policy. For this reason, this designation and associated policies are being removed from both of the secondary plans.

Summary of requested Official Plan amendment proposal

The City has received an Official Plan Amendment (OPA) to modify the South Nepean Urban Area Secondary Plans for Areas 8 and 9/10 in Volume 2a – Secondary Plan of the Official Plan. The amendment would remove the Commercial Recreation designation and any reference to a two-zone flood plain approach currently contained in the aforementioned secondary plans. It will expand the residential designation such that the boundary between the Conservation designation and the Residential designation would be defined by the regulatory flood line for the Jock River. The City of Ottawa and the Rideau Valley Conservation Authority (RVCA) will be undertaking a review of the Jock River flood plain mapping.

DISCUSSION

Provincial Policy Statement (PPS)

Section 3.0 of the PPS speaks to directing development away from areas of natural hazards where there could be a risk to public health, safety or property damage and speaks to not aggravating existing hazards.

City Official Plan

The site is presently designated in the OP as General Urban Area and Major Open Space; it is also part of an identified flood plain. The General Urban Area designation is intended for a mix of housing types and densities, employment, retail, service, cultural, industrial, leisure, greenspace, entertainment and institutional uses. The Major Open Space designation is given to areas intended to be a significant component of a larger Greenspace Network. The flood plain policies seek to protect the natural drainage system function of flood plains and to ensure that any permitted development in flood plains does not directly or indirectly negatively impact public health and safety, property, the natural environment, or cause economic and/or social disruption.

The studies supporting the application indicate the actual level of the 1:100-year flood plain is lower than 2005 regulatory flood line currently identified by the RVCA and mapped in the City's Official Plan and Zoning By-law. The applicant contends that the flood plain mapping for the Jock River should therefore be reviewed.

While the applicant's supporting studies indicated that there are inaccuracies in the 2005 regulatory flood lines, the City and the RVCA have determined the proper approach would be to do a flood plain mapping study to update the mapping. In this way all landowners should have equal opportunity to benefit from any decrease in the flood elevation.

The City and RVCA were not able to support the applicant's original two-zone approach as it is not consistent with Policies 9 and 10 in Section 4.8.1 of the Official Plan (two-zone policies) because the subject land is not an area of existing development that is subject to flooding.

Through the technical review of the application and supporting studies, it was determined that a review of the existing flood plain was a more appropriate approach, which is consistent with City and RVCA policies and practices for watercourses. The applicant is agreeable with this approach on the basis that the City and RVCA initiate and move forward expeditiously to initiate the flood plain mapping study following this OPA process.

Staff are proposing that the Jock River flood plain study be undertaken by the City and the RVCA. If the updated mapping reduces the size of the flood plain, no further amendments to the South Nepean Secondary Plans for Areas 8 and 9/10 than those contemplated in this report would therefore be required. If the updated mapping reduces the flood plain as predicted by the applicant, the City will update the Official Plan and zoning overlays as appropriate.

South Nepean Urban Area Secondary Plans for Areas 8 and 9/10

The South Nepean Urban Area Secondary Plans for Areas 8 and 9/10 also apply to these lands, which designate this area as Conservation, Commercial Recreation and Prestige Business Park on the east side of Borrisokane Road (Area 8) and as Conservation, Commercial Recreation and Business Park with a potential stormwater management facility on the west side of Borrisokane Road (Areas 9/10). The Conservation designation is intended for stormwater management facilities (where identified) and commercial recreational uses. The Commercial Recreation designation is intended for open space uses such as golf courses, private/public sports fields and other recreation uses.

As the City and the RVCA will proceed with an update to the Jock River flood plain mapping, the proposed Official Plan Amendment now being considered is to modify the South Nepean Urban Area Secondary Plans for Areas 8 and 9/10 located in *Volume 2a – Secondary Plan*. The proposed amendment would replace the Commercial Recreation designation with Residential and would remove any reference to a two-zone flood plain approach currently discussed in the secondary plans. The proposed amendment would specify that the boundary between the Conservation designation and the Residential designation would be the regulatory flood line for the Jock River. This amendment to the secondary plans would align its policies with the City's Official Plan.

Jock River Reach 1 Subwatershed Study

The proposed amendment is also consistent with the recommendations of the Jock River Reach 1 Subwatershed Study approved by Council in 2007, which state:

“Maintain regulatory flood plain and flood plain storage by not permitting active development within its limits. Some reduced risk uses, such as recreational uses (sports fields, trails) may be considered subject to RVCA approval. Any (minor) changes to existing floodplain to proceed on basis of balanced cut and fill only (0.3 m increments) and subject to RVCA approval.”

“Development setback requirement for the Jock River to be the greater of flood plain extent, meander belt width, 15m from top of bank or 30m from normal high water level or slope stability. Pathways could be located within corridor (but above 25–year floodline) or within parkland (i.e. Half Moon Bay)”

In accordance with other recommendations in the subwatershed study, this section of the Jock River corridor has been the subject of past and ongoing efforts to restore and enhance its ecological functions (e.g., fish habitat compensation project, tree planting) as well as its recreational potential (e.g., pathways, parkland, off-leash dog park). The proposed approach will ensure that there is no impact to these objectives. Any future development will take into account environmentally sensitive or hazard constraint areas (such as watercourse setbacks, meander belts and stable slopes). Impacts on natural systems (aquatic and terrestrial) will also be required to be addressed.

Existing Zoning

The majority of the site is placed in the Development Reserve Zone (DR) in By-law 2008-250, with a portion of the subject site (along the north and east bank of the Jock River) being zoned Open Space 1 Zone (O1).

Summary

As a result of the recommended modified approach, there is no need to amend the City's OP, only changes to the South Nepean Urban Area Secondary Plan would therefore be required. The identification of flood plains in the Official Plan is generally based on the 100-year flood line, as mapped by the relevant conservation authority. Any changes to regulatory flood plain through a study would be incorporated into the

schedules through a subsequent Official Plan review. The proposed amendment would remove all of the existing references to a two-zone flood plain approach contained within the existing secondary plans. The proposed amendment would replace the Commercial Recreational designation and policies from both Secondary Plans 8 and 9/10 with Residential and update other text as necessary.

Following the OPA, the next step would be for the flood plain mapping to be updated. This would be consistent in approach to how the City/RVCA currently undertake flood plain mapping exercises. The applicant is agreeable with this approach on the basis that the City and RVCA initiate and move forward expeditiously following the OPA process. The Jock River Flood Plain Study will commence in 2018 subject to approval of the OPA. The City and the RVCA have agreed to prioritize the flood plain mapping study. A third party peer review of the study will also be undertaken.

RURAL IMPLICATIONS

There are no rural implications associated with this report. The Flood Plain Mapping Study for the Jock River will consider and address any rural impacts associated with the Jock River in the rural area.

COMMENTS BY THE WARD COUNCILLOR

Councillor Harder provided the following comment:

“I am very pleased to support this application. It is a great opportunity to maximize availability of land for development within the urban boundary.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally Sustainable Ottawa

EP2 – Support Growth of the local economy

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Official Plan amendments due to significant time allocated to resubmission of supporting materials, extensive technical review and issue resolution.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Official Plan Amendment

Document 3 Consultation Details

Document 4 Comments from Rideau Valley Conservation Authority

CONCLUSION

Staff support the proposed amendment, which will better align the South Nepean Urban Area Secondary Plans' policies with the City's OP policies and remove reference to a two-zone flood plain. Any further developable land that may result in future changes to the flood plain limits will be consistent with the City's long-term goals, objectives and policies for safe, environmentally sustainable lands within the urban boundary. The identified flood plain will continue to be protected based on its hazardous nature and flood conveyance function and to maintain the environmental integrity of the Jock River riparian corridor.

DISPOSITION

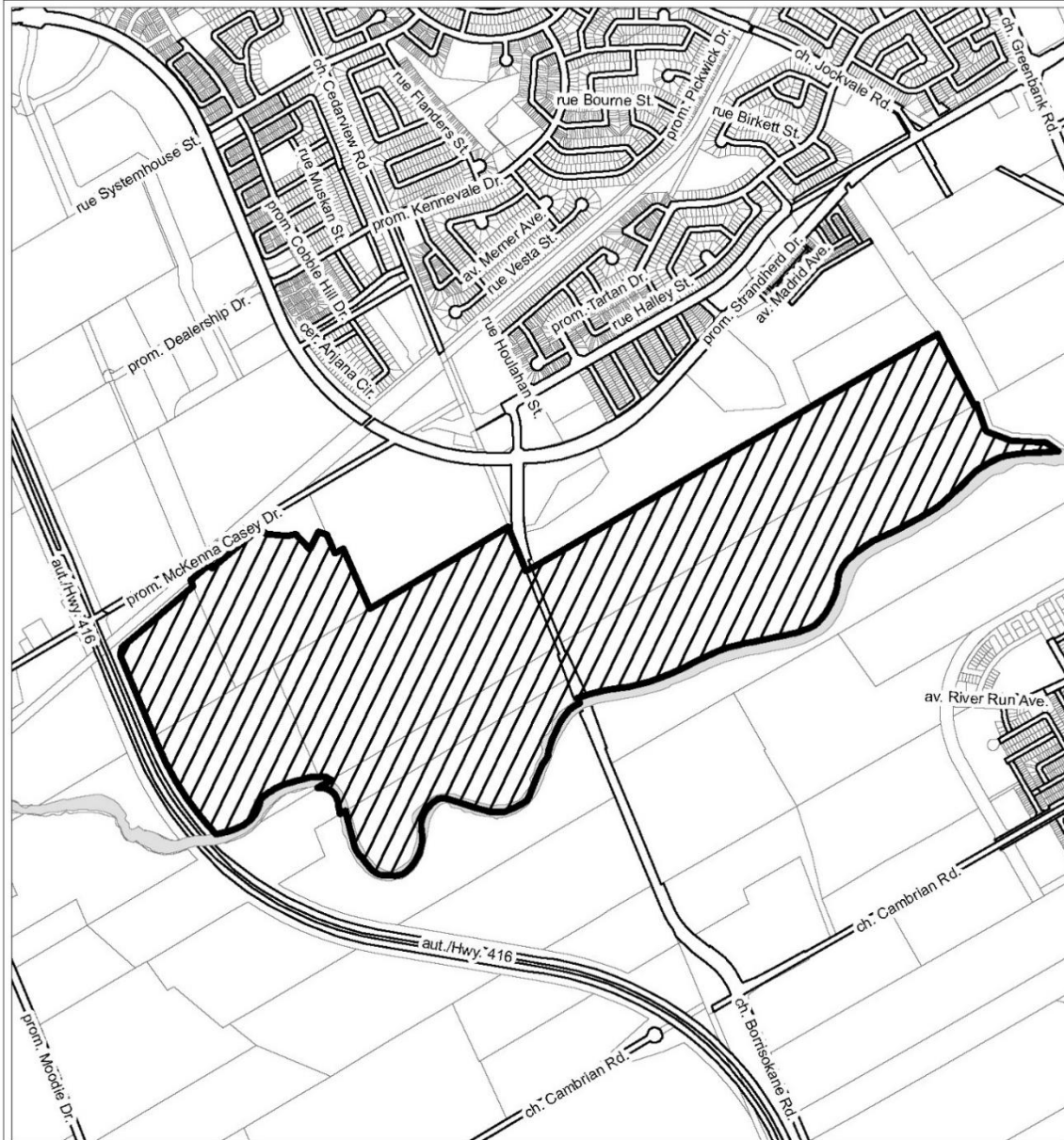
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.




Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D01-01-17-0019	17-1486-D	 4305, 4345, 4375 prom. McKenna Casey Drive, 3285, 3288, 3300, 3330, 3305 ch. Borrisokane Road,	
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REVISION / RÉVISION - 2017 / 11 / 14			

Document 2 – Proposed Official Plan Amendment

Official Plan Amendment XX to the
Official Plan for the
City of Ottawa

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Schedule B of Amendment XX – to the Official Plan for the City of Ottawa amending South Nepean Secondary Plan Areas 9 and 10 Schedule A – Land Use Plan

PART A – THE PREAMBLE

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

1. Purpose

The purpose of Amendment No. XX is to amend Schedule A5 'Land Use Area 8' of the South Nepean Secondary Plan – Area 8 and to amend Schedule A 'Land Use Nepean Areas 9 and 10' of the South Nepean Secondary Plan – Areas 9 and 10 to re-designate the subject land from 'Commercial Recreation' to 'Residential'.

2. Location

The site is located in Barrhaven, south of Strandherd Drive and north of the Jock River. The site has an approximate area of 182.5 hectares (451 acres) and is currently farmed, primarily for cash crops. To the north are retail and employment areas along Strandherd Drive/McKenna Casey Drive and residential neighbourhoods (including complementary community facilities such as schools, parks, etc.). To the east is the Barrhaven Town Centre. To the south is the Jock River and on the south side of the Jock River are residential neighbourhoods. To the west is Highway 416 and the urban boundary, and further west, are rural and agricultural areas and uses.

3. Basis

The City of Ottawa has received an Official Plan Amendment (OPA) to modify the South Nepean Urban Area Secondary Plans for Areas 8 and 9/10 located in Volume 2a – Secondary Plan. The amendment would remove the 'Commercial Recreation' designation and any reference to a Two Zone floodplain approach currently contained in the aforementioned Secondary Plans. It will expand the residential designation such that the boundary between the 'Conservation' designation and the 'Residential' designation would be the regulatory flood line for the Jock River. The City of Ottawa and the Rideau Valley Conservation Authority (RVCA) will be undertaking a review of the Jock River flood plain mapping.

Background

The site is presently designated in the Official Plan as 'General Urban Area' and 'Major Open Space', it is also identified as "flood plain" by overlay on Schedule K and as part of the Natural Heritage System on Schedule L2 of the OP. The 'General Urban Area' designation is intended for a mix in housing types and densities, employment, retail, service, cultural, industrial, leisure, greenspace, entertainment and institutional uses. The 'Major Open Space' designation is given to areas intended to be a significant component of a larger Greenspace Network. The 'flood plain' policies seek to protect the natural drainage system function of flood plains. Development other than public utilities and flood and drainage structures is not permitted in flood plains in order to protect public health and safety, and the natural environment.

The South Nepean Urban Area Secondary Plans for Areas 8 and 9/10 also apply to these lands. Both plans designate the site in similar ways. The land is designated 'Conservation', 'Commercial Recreation' and 'Prestige Business Park' on the east side of Borrisokane Road (being Area 8) and as 'Conservation', 'Commercial Recreation' and 'Business Park' with a potential stormwater management facility on the west side of Borrisokane Road (being Area 9/10). The 'Conservation' designation is intended for stormwater management facilities (where identified) and commercial recreational uses. The 'Commercial Recreation' designation is intended for open space uses such as golf courses, private/public sports fields and other recreation uses.

Rationale

The studies supporting the OPA indicated that the actual level of the 1:100-year flood plain is lower than 2005 regulatory floodline. Given that the supporting studies indicated that there are inaccuracies in the 2005 regulatory flood lines, the City and the RVCA have determined the proper approach would be to do a flood plain mapping study to update the mapping. In this way all landowners should have equal opportunity to benefit from any decrease in the flood elevation.

The Jock River flood plain study will be undertaken by the City of Ottawa and the RVCA. The identification of flood plains in the Official Plan is generally based on the 100-year flood line, as mapped by the relevant Conservation Authority. Any changes to

regulatory flood plain through a Study would be incorporated into the Schedules through a subsequent Official Plan review.

The proposed OPA is to modify the South Nepean Urban Area Secondary Plans for Areas 8 and 9/10 located in *Volume 2a – Secondary Plan*. The proposed amendment would replace the 'Commercial Recreation' designation with 'Residential', and would remove any reference to a Two Zone flood plain approach currently discussed in the Secondary Plans. The proposed amendment would specify that the boundary between the 'Conservation' designation and the 'Residential' designation would be the regulatory flood line for the Jock River. This amendment to the Secondary Plan would align its policies with the City's Official Plan.

Following the OPA, the next step would be for the flood plain mapping to be updated. This would be consistent with approach of how the City/RVCA currently undertake flood plain mapping exercises. The applicant is agreeable with this approach on the basis that the City and RVCA initiate and move forward expeditiously following the OPA process. The Jock River Flood plain Study will commence in 2018 subject to approval of the official plan amendment. The City and the RVCA have agreed to prioritize the Floodplain mapping study. A third party peer review of the Study will also be undertaken.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedules constitutes Amendment No. XX to the South Nepean Urban Area Secondary Plan – Areas 8 and 9 and 10 located in Volume 2 – Secondary Plan of the Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the South Nepean Urban Area Secondary Plan – Area 8 located in Volume 2 – Secondary Plan the Official Plan for the City of Ottawa:

2.1 The following amendment to the Schedules of the South Nepean Urban Area Secondary Plan – Area 8 located in Volume 2 – Secondary Plan :

- a) Schedule A5 – Land Use Plan is hereby amended by deleting the 'Commercial Recreation' designation and replacing it with the 'Residential' designation, as shown on Schedule A attached to this amendment.

2.2 The following is to be deleted from Section 4.3:

- a) Amend Section 4.3 Land use Designations to delete reference to "Commercial Recreation Area"
- b) Delete Section 4.3.4 in its entirety

2.3 The following paragraph to be modified in Section 4.3.5.1:

- a) Replace Policies 1 and 2 of Section 4.3.5.1 with the following:

"Conservation lands are shown symbolically on Schedule A5 and the boundary of these lands is deemed to be the regulatory flood line for the Jock River together with any additional land required by the City or the Conservation Authority for flood mitigation or stormwater control facilities. Changes to the regulatory flood line do not require an amendment to this Plan. The use of this land is subject to Section 4.8.1 of the City's Official Plan."

The following changes are hereby made to the South Nepean Urban Area Secondary Plan – Areas 9 and 10 located in Volume 2 – Secondary Plan the Official Plan for the City of Ottawa:

2.4 The following amendment to the Schedules of the South Nepean Urban Area Secondary Plan – Areas 9 and 10 located in Volume 2 – Secondary Plan :

- a) Schedule A – Land Use Plan is hereby amended by deleting the 'Commercial Recreation' designation and replacing it with the 'Residential' designation, as shown on Schedule B attached to this amendment.

2.5 The following paragraph to be modified in Section 1.4:

- a) Replace the 4th sentence to the preamble with the following:

“The remaining land mass is constrained by the Jock River Flood Plain and may be suitable for residential development subject to clarification as to what lands remain flood prone or may be required for flood mitigation.”

2.6 The following is to be deleted from Section 2.2:

- a) Amend Section 2.2 Land Use Designations to remove all reference to Commercial/Recreation Area.

2.7 The following paragraph to be modified in Section 2.2.6:

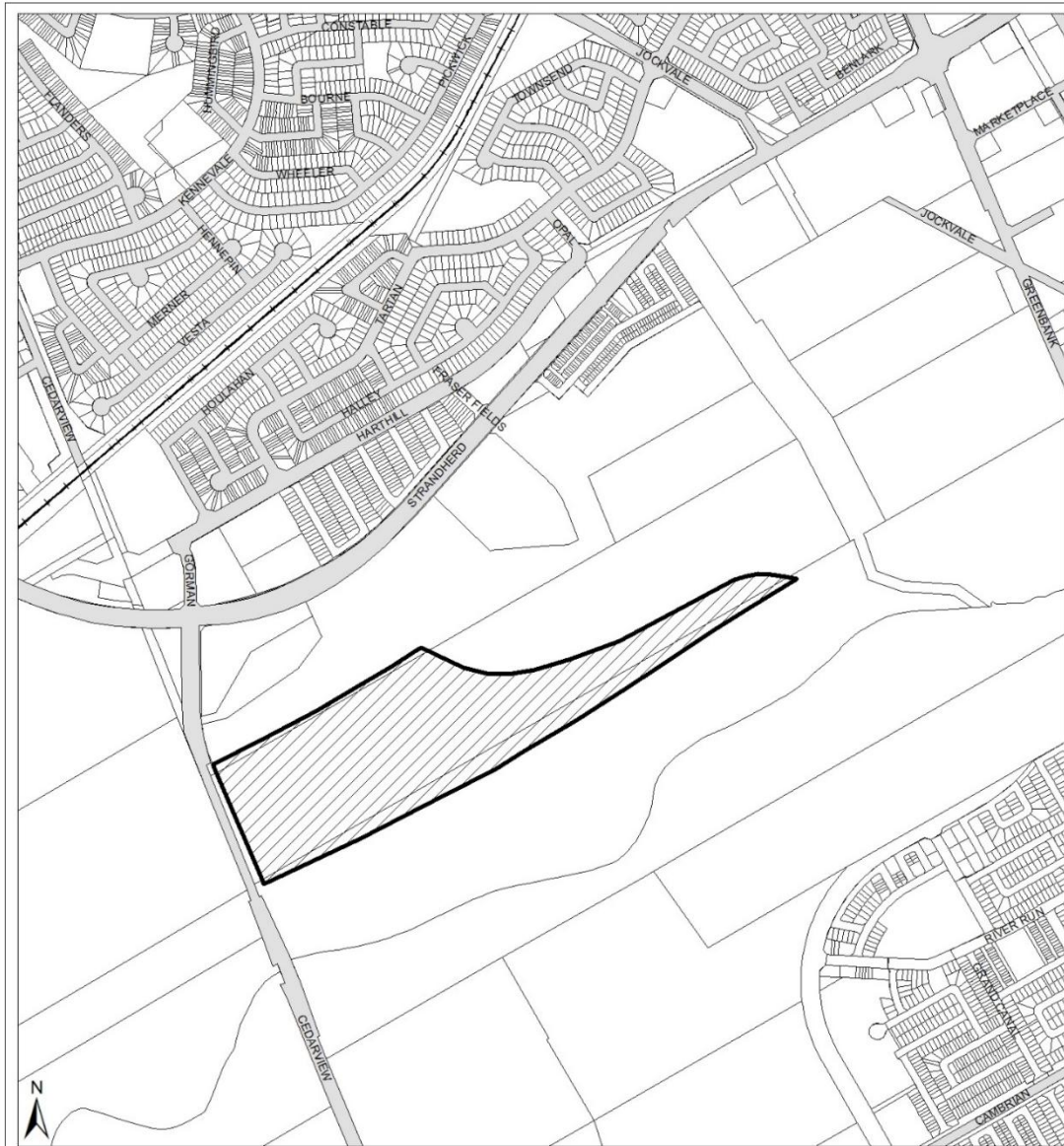
- a) Replace the text in Section 2.2.6 with the following:

“Conservation lands are shown symbolically on Schedule A5 and the boundary of these lands is deemed to be the regulatory flood line for the Jock River together with any additional land required by the City or the Conservation Authority for flood mitigation or stormwater control facilities. Changes to the regulatory flood line do not require an amendment to this Plan. The use of this land is subject to Section 4.8.1 of the City's Official Plan.”

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

SCHEDULE A



Prepared by: Planning, Infrastructure and Economic
 Development Department, GIS and Data Management



Préparé par: Services de la planification, de l'infrastructure et
 du développement économique,
 SIG et Gestion des données

D01-01-17-0019 18-0439-A

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04 / 09 / 2018

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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE 1 to
 AMENDMENT NO**
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA
 Amending South Nepean Secondary Plan Area 8
 Schedule A5 - Land Use Plan

**ANNEXE 1 de
 L' AMENDMENT NO.**
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA
 Modifiant le plan secondaire - Nepean-sud - secteur 8
 Annexe A5 - Plan d'utilisation du sol

LANDS REDESIGNATED FROM "COMMERCIAL RECREATION" TO "RESIDENTIAL"
 TERRES DONT LA DÉSIGNATION EST PASSÉE DE « LOISIRS COMMERCIAUX » À « RÉSIDENTIEL »

SCHEDULE B



Prepared by: Planning, Infrastructure and Economic
 Development Department, GIS and Data Management



Préparé par: Services de la planification, de l'infrastructure et
 du développement économique,
 SIG et Gestion des données

D01-01-17-0019 18-0439-A

E:\AAS\Staff\Sheila\OPAs\2013\OPA S\Nepean\SPAreas8_9_10\Map2

04 / 09 / 2018

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Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE 2 to
 AMENDMENT NO**
 to the OFFICIAL PLAN
 for the CITY OF OTTAWA
 Amending South Nepean Secondary Plan Areas 9 and 10
 Schedule A - Land Use Plan

**ANNEXE 2 de
 L' AMENDMENT NO.**
 au PLAN OFFICIEL
 de la VILLE D'OTTAWA
 Modifiant le plan secondaire - Nepean-sud - secteurs 9 et 10
 Annexe A - Utilisation du sol

LANDS REDESIGNATED FROM "COMMERCIAL RECREATION" TO "RESIDENTIAL"
 TERRES DONT LA DÉSIGNATION EST PASSÉE DE « LOISIRS COMMERCIAUX » À « RÉSIDENTIEL »

Document 3 – Consultation Details

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments.

Summary of Public Input

Feedback received on the proposed amendment revolved mostly around receiving additional information to better understand the proposed OPA.

Comment:

Comments were received concerning the traffic along Strandherd Drive and whether Strandherd Drive will be widened.

Response:

The City plans on doing some localized improvements in 2019 and continue in 2020 to 2022 with the remaining construction for the widening.

Comment:

Comments were received concerning opposition to filling such a large area of the flood plain.

Response:

The proposal has been modified to amend the Secondary Plans for Area 8 and Areas 9/10 in anticipation that the Flood plain mapping study to be done by the RVCA and the City, is the process that will regulate any changes to the location of the regulated flood line.

Comment:

One resident indicated opposition to the use of sump pumps, mentions issues with the geotechnical report and indicates that the RVCA should be involved.

Response:

Concerning sump pumps and their use, the City has recently approved a report on the issue. It can be found at the following link:

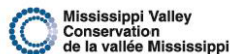
<http://app05.ottawa.ca/sirepub/agdocs.aspx?doctype=minutes&itemid=371965>

Concerning the Geotechnical Report, this report has not been approved and further reviews will be done through any future Plan of Subdivision applications.

Concerning the RVCA, they have been heavily involved with this process; they are satisfied with this OPA and the future process for the flood plain mapping update. Any future developments will be required to be outside of the flood plain.

Document 4 – Comments from Rideau Valley Conservation Authority

Conservation Partners
Partenaires de conservation



File: 17-NEP-OPA

April 12, 2018

City of Ottawa
Planning, Infrastructure and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: Melanie Gervais

Subject: **Barrhaven Conservancy Inc.**
Official Plan Amendment, D07-12-17-0063
REVISED AMENDMENT
3285, 3288, 3300, 3305 & 3330 Borrisokane Road and 4305, 4345 & 4375 Mckenna
Casey Drive, City of Ottawa

Dear Ms. Gervais:

The Conservation Partners Planning and Development Review Team has completed a review of the revised amendment for the above noted application for Official Plan Amendment to modify the South Nepean Urban Area Secondary Plan (Area 8 and 9/10) located in Volume 2a – Secondary Plan. The amendment would remove the “Commercial Recreation” designation and any reference to a Two Zone floodplain approach currently discussed in the Secondary Plans. It will expand the residential designation such that the boundary between the “Conservation” designation and the “Residential” designation would be the regulatory flood line for the Jock River.

Specifically, in consultation with the City the Official Amendment is detailed below:

Nepean Secondary Plan Area 8

1. Change Schedule A5 to replace the “Commercial Recreation” designation with “Residential”.
2. Amend Section 4.3 Land use Designations to delete reference to “Commercial Recreation”
3. Delete Section 4.3.4 in its entirety
4. Amendment Section 4.3.5.1 Replace policies 1 and 2 with the following:

“Conservation lands are shown symbolically on Schedule A5 and the boundary of these lands is deemed to be the regulatory flood line for the Jock River together with any additional land required by the City or the Conservation Authority for flood mitigation or stormwater control facilities. Changes to the regulatory flood line do not require an amendment to this Plan. The use of this land is subject to Section 4.8.1 of the City’s Official Plan.”

Nepean Secondary Plan Areas 9 & 10

1. Change Schedule A to replace the “Commercial Recreation” designation with “Residential”.
2. Change Section 1.4 The Land Use Plan – the 4th Sentence to the Preamble to indicate that the remaining land is constrained by the Jock River Flood Plain and may be suitable for residential development subject to clarification as to what lands remain flood prone or may be required for flood mitigation.
3. Amend Section 2.2 “Land Use Designations” to remove all reference to Commercial/Recreation Area.
4. Amend Section 2.2.6 Jock River Flood Plain by deleting the existing text and replacing it with the following:

“Conservation lands are shown symbolically on Schedule A5 and the boundary of these lands is deemed to be the regulatory flood line for the Jock River together with any additional land required by the City or the Conservation Authority for flood mitigation or stormwater control facilities. Changes to the regulatory flood line do not require an amendment to this Plan. The use of this land is subject to Section 4.8.1 of the City’s Official Plan.”

We have undertaken our review within the context of Sections 1.6.6 Sewage, Water and Stormwater, 2.1 Natural Heritage, 2.2. Water and 3.1 Natural Hazards of the Provincial Policy Statement, 2014 issued under Section 3 of the *Planning Act*, and from the perspective of the Conservation Authority regulations. The following comments are offered for your consideration:

Subject Lands and Application Context:

The subject lands are located in Barrhaven, south of Strandherd Drive and north of the Jock River affecting an approximate area of 182.5 hectares (451 acres). The subject lands are used primarily for agricultural uses (cash crop farming).

The surrounding area is comprised of retail and employment areas along Strandherd Drive/McKenna Casey Drive and residential neighbourhoods (including complementary community facilities such as schools, parks, etc.) to the north. The Barrhaven Town Centre is located to the east. The Jock River and residential neighbourhoods are located to the south and Highway 416 and rural and agricultural areas to the west.

The subject lands are designated in the Official Plan (OP) as ‘General Urban Area’ and ‘Major Open Space, it is also subject to a “Flood plain’ overlay as shown on Schedules K and L2 of the OP.

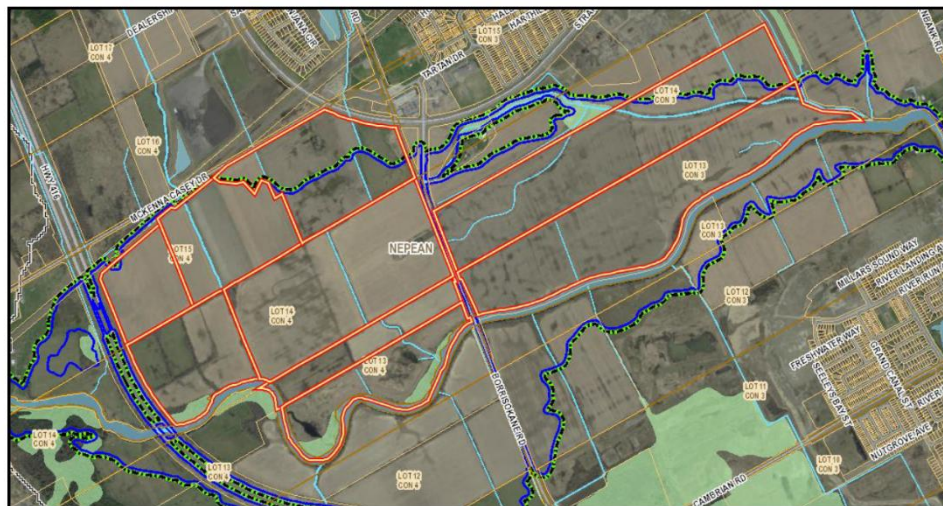


Image 1: Subject Lands as it relates to existing floodplain mapping and regulated area. RVCA- Geoportal

Municipal Policy Context

The City's Official Plan sets out policy direction at the local municipal level. The City's Official Plan, while being consistent with the Provincial Policy Statement, may also be more prescriptive and restrictive than the PPS.

The City of Ottawa's Official Plan states that *the purpose of these policies is to reduce the potential for public cost or risk of injury, loss of life, property damage, and economic and social disruption, which may result directly or indirectly from development and other activities in flood plains. The policies also recognize the significant role that flood plains play in support of natural drainage systems. The overall intent is to limit development within the flood plain. In a few established communities, provision is made for some development within the flood fringe, where it has occurred in the past (OP, Section 4.8.1).* It should be noted that development has not occurred in the past beyond the agricultural use of the subject lands.

Further, the Official Plan provides clear policy direction on development within floodplains: *"The City will not permit site alteration, meaning activities such as grading, excavation and the placing of fill that would change the landform and natural vegetative characteristics of a site, or development, meaning the creation of a new lot, a change in land use, or the construction of buildings and structures in the flood plain"* (OP, Section 4.8.1.5). As such, a site-specific policy allowing for the filling of the floodplain would be in direct contrast with the purpose and intent of the protections of this policy. It has been a long-standing policy of the City of Ottawa and the former City of Nepean that floodplain lands be recognized for their inherent hazard and that any land use be limited to existing agricultural uses or passive recreational uses that do not require buildings or site alterations.

The proposed amendments are intended to affect secondary plans to ensure that land use designations are consistent with the floodplain policies contained within the Official Plan.

Secondary Plan Policy Context

The Area 8 Secondary Plan conservation policies indicate that: *It is intended that in the event of future floodplain mapping to define the Two Zone System to the Jock River floodplain, that the area designated Conservation lands shall include the entire floodway (inner zone) which is subject to the greatest level of restrictions.* (Area 8 Secondary Plan, Section 4.3.5.1.2).

The Area 9/10 Secondary plan specifically sets out that: *“the Jock River Flood Plain may be used in part for open space recreation uses, subject to further studies and approvals. The remaining area is devoted to conversation uses”* (Area 9 and 10, Section 1.4). It is further divided into Conservation Lands, Commercial Recreation and Stormwater Management Facilities, with an exception for the CNR Rail line.

The proposed amendments would regularize wording across both secondary plans and further align designation limits with the regulated hazard limit as identified and established by the Rideau Valley Conservation Authority. This approach is favorable in protecting areas of natural hazard from incompatible development.

Jock River Reach One Subwatershed Study Context

The Jock River Reach 1 Subwatershed Study was completed through significant consultation with both private and public stakeholders to develop an integrated ecosystem approach to land use planning for the Jock River.

The report provides direction as it relates to floodplain management, that as part of preserving and improving the terrestrial, aquatic, water quality and recreation aspects of the river, floodplains: *Maintain regulatory flood plain storage by not permitting active development within its limits. Some reduced risk uses, such as recreational uses (sport fields, trails) may be considered subject to RVCA approval. Any minor changes to existing floodplain to proceed on basis of balanced cut and fill only (0.3 metre increments) and subject to the RVCA Approval.*

Conservation Authority Policy Context

The Rideau Valley Conservation Authority has adopted policies under Ontario Regulation 174/06 Regarding Development Including the Construction / Reconstruction of Building and Structures, Placing of Fill and Alterations to Waterways under Section 28 of the *Conservation Authorities Act* of Ontario. These regulatory policies are intended to guide the use of land in areas susceptible to natural hazards, to ensure the control of flooding, erosion, pollution and the conservation of land are addressed in accordance with the *Conservation Authorities Act* (R.S.O. 1990, Ch. 27) and the “provincial interest”.

The proposed Official Plan Amendment will align designated areas with the Official Plan and the regulated floodplain. The Conservation Authority Regulations governing the floodplain are not affected by the proposed amendments.

The majority of the subject lands are currently located within a one-zone regulatory floodplain. As such, development within the 1:100 year regulatory floodplain shall not be permitted including but not limited to: new buildings and structures, site grading and filling and development associated with flood hazard protection and bank stabilization works to allow for future/proposed development or an increase in the development envelope or area within the 1:100 year regulatory floodplain (RVCA policy 1.2), unless permitted through specific RVCA policy.

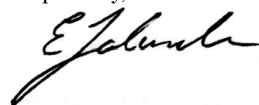
It is noted that the proposed amendment wording would be responsive to any changes to the floodplain limits should a review and new mapping were to be implemented. New floodplain mapping would result from a study, managed and approved by the Conservation Authority and any changes to the floodplain limits would become the corresponding designation limits in the secondary plans.

Conclusion

The Rideau Valley Conservation Authority has no objections to the proposed Official Plan Amendment as revised to amend the Nepean Secondary Plans for Area 8 and Area 9 & 10. The changes to Section 4.3.5.1 of the Nepean Secondary Plan Area 8 and Section 2.2.6 of the Nepean Secondary Plan Area 9 & 10 specifically is consistent with the interests of the Rideau Valley Conservation Authority's mandate of maintaining and protecting areas identified as natural hazards, specifically in this case the floodplain.

Please feel free to contact me with any questions or concerns with the information contained in this letter.

Respectfully,



Eric Lalande, MCIP, RPP
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cc. Glen McDonald, MCIP RPP, Director of Planning
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John Bougadis, City of Ottawa
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