

<p>6. SERVICING REQUIREMENTS FOR NEW DEVELOPMENT IN THE VILLAGE OF RICHMOND</p> <p>EXIGENCES DE VIABILISATION POUR LES NOUVEAUX AMÉNAGEMENTS DANS LE VILLAGE DE RICHMOND</p>
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COMMITTEE RECOMMENDATION

That Council approve amendments to Volume 2C of the Official Plan, “Village of Richmond Secondary Plan,” as detailed in Document 1.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve des modifications au volume 2C du Plan officiel, « Plan secondaire du village de Richmond », comme le précise le document 1.

DOCUMENTATION / DOCUMENTATION

1. Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 19 January 2017 (ACS2017-PIE-PS-0021).

Rapport du Directrice par intérim, Service de la planification, Services de la planification, de l'infrastructure et du développement économique daté le 19 janvier 2017 (ACS2017-PIE-PS-0021).

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 2 February 2017

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 2 février 2017

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 22
8 FEBRUARY 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 22
LE 8 FÉVRIER 2017**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires
rurales
February 2, 2017 / 2 février 2017**

**and Council / et au Conseil
February 8, 2017 / 8 février 2017**

**Submitted on January 19, 2017
Soumis le 19 janvier 2017**

**Submitted by
Soumis par:
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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2017-PIE-PS-0021

**SUBJECT: Servicing Requirements for new development in the Village of
Richmond**

OBJET: Exigences de viabilisation pour les nouveaux aménagements dans le village de Richmond

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve amendments to Volume 2C of the Official Plan, "Village of Richmond Secondary Plan," as detailed in Document 1.**
- 2. That 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 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 8 February 2017," 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'agriculture et des affaires rurales recommande au Conseil d'approuver des modifications au volume 2C du Plan officiel, « Plan secondaire du village de Richmond », comme le précise le document 1.**
- 2. Que le Comité de l'agriculture et des affaires rurales 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 8 février 2017, 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

In 2010 the City adopted the Secondary Plan for the Village of Richmond (Official Plan Amendment (OPA) 88) as well as a village Community Design Plan (CDP) and associated Zoning By-law amendments. The Secondary Plan established policies for development of additional lands and provided direction for the servicing of new and existing developed areas of the village.

Nearing the completion of the 2010 study, a concern was raised that requirements to service industrial lands in the village would inhibit economic development until such a time as the servicing requirements were studied and planned. To address this concern and that of other landowners, a brief policy addendum was made to the Secondary Plan in OPA 88 to allow for limited development on private services.

Since 2010 the City completed a master servicing study for the Village of Richmond which detailed servicing needs and provided direction for further development of the village on full services. Most recently, Council approved the redesignation of some lands from industrial to residential as part of OPA 150. This redesignation was based on the assumption of development densities that could be supported by full services.

The purpose of this City-initiated amendment is to make the necessary changes to the Richmond Secondary Plan in Volume 2C of the Official Plan to require that all development in the Northeast Development Lands, Industrial Lands, and future residential and commercial lands east of McBean Street and south of the railway tracks, be based on public communal well services. In addition, development in the Industrial Lands will be required to be connected to the central wastewater collection system.

DISCUSSION

As part of OPA 88, there were two minor provisions in policy that allowed for some development in the village on private services.

The first provision allows for some development on private services within the Industrial Lands and the Northeast Development Land while communal servicing options for Richmond were being considered. These options have now been considered and Council, through its adoption of the 2013 Infrastructure Master Plan, made the decision

to service the village through communal servicing. The policy in the Secondary Plan is therefore no longer applicable and should be removed.

The second provision relates to the areas of the industrial lands not requiring services until piped services are provided south of the railway tracks. The City re-designated much of this land to residential and commercial through OPA 150. Based on applicable policy, new residential and commercial development on these lands would need to be developed on full services. For this reason it is recommended that the second provision also be removed from the Secondary Plan.

Proposed amendments to the Richmond Secondary Plan are attached, as Document 1.

As is required for a city initiated amendment, the amendments have been prepared to make sure that they are consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

This report addresses new development in the Village of Richmond. The proposed amendments seek to implement the existing Community Design Plan and City Infrastructure Master Plan. The amendments to the Secondary Plan will ensure that all development in the Village proceeds on full services as intended by Council.

CONSULTATION

Consultation on proposed amendments to the Official Plan has been completed in accordance with the City's public consultation guidelines.

The proposed direction for changes to the Official Plan were posted on the City of Ottawa's Development Applications web page (www.ottawa/devapps) in November 2016 following standard newspaper advertising. Circulation was also completed to all community associations, development industry associations and, where possible, individual landowners.

In addition to the circulation, there were meetings with stakeholders over the course of the study period including meetings with the representatives of the land owners.

Comments from stakeholders were reviewed, addressed as appropriate, and incorporated into the final versions of the documents.

Comments received during the consultation were generally positive - no specific concerns were raised by land owners, developers or partner agencies.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

This report does not have accessibility implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

Governance, Planning and Decision-Making, Sustainable Environmental Services.

SUPPORTING DOCUMENTATION

Document 1 Proposed Official Plan Amendment

DISPOSITION

Planning, Infrastructure and Economic Development Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.

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Document 1 - Proposed Official Plan Amendment



**Amendment to the
Official Plan of the City of Ottawa**

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PART A – THE PREAMBLE

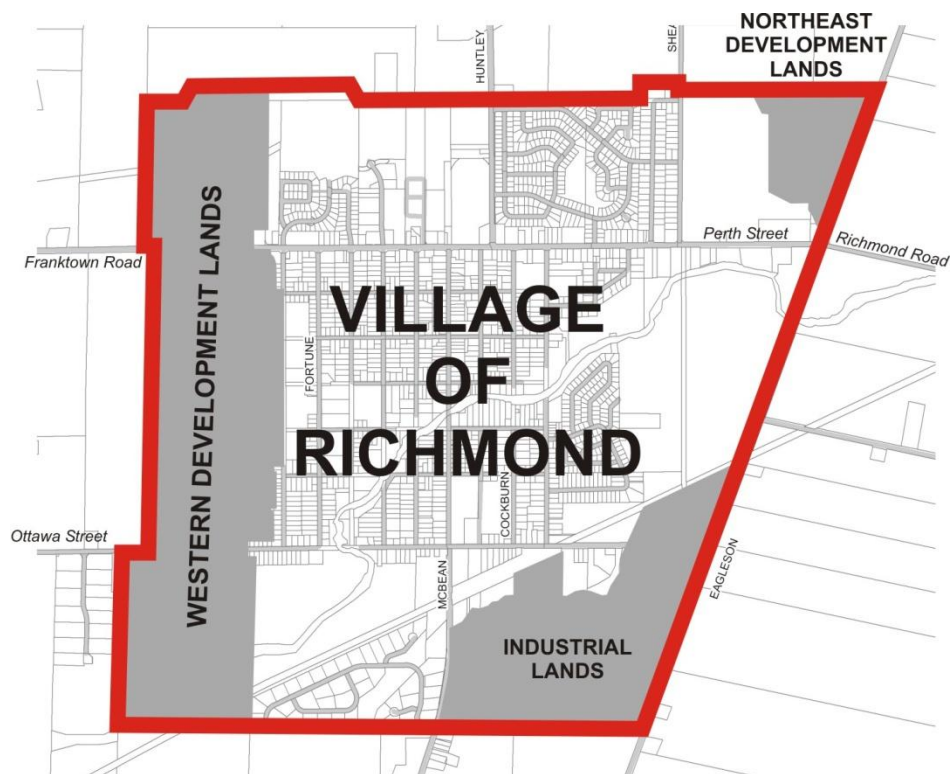
Purpose

The purpose of this amendment is to amend the Secondary Plan for the Village of Richmond to ensure that development within the Village takes place on full services as contemplated in the Richmond Community Design Plan and the Infrastructure Master Plan.

Location

This amendment applies to the lands presently included in the existing Village boundary of Richmond as “Industrial Lands” and the Northeast Development Lands.

Figure 1 Development Lands in the Village of Richmond (from OPA 88)



Basis

In 2010 the City approved the Secondary Plan for the Village of Richmond in Official Plan Amendment (OPA) 88 as well as the Village Community Design Plan (CDP) and associated Zoning By-law amendments. The Secondary Plan established the principle of development over additional lands while also providing for the servicing of new and existing developed areas of the village. The servicing of the Village of Richmond was also later addressed in the 2013 Infrastructure Master Plan (IMP).

As part of OPA 88, there were two minor provisions in policy that allowed for some development in the village on private services.

The first provision allows for some development on private services over the Industrial Lands and the Northeast Development Lands while the communal servicing options for Richmond were being considered. These options have been considered and Council, through adoption of the 2013 IMP, has made the decision to service the village through communal servicing. The policy is therefore no longer applicable and should be removed.

The second provision relates to the areas of the Industrial Lands not requiring services until piped services are provided south of the railway tracks. The City re-designated much of this land to residential and commercial through OPA 150. Based on applicable policy this new residential and commercial development would need to be developed on full services. With the decision to extend services south of the railway tracks for future development there is now no need for the interim servicing exception for the Industrial Lands in the Secondary Plan policy. The policy allowing for private services over some industrial lands should therefore be removed.

In summary, the recommended OPA will remove any exceptions to servicing requirements so that future development in Richmond will proceed on full services. This amendment would bring the Richmond Secondary plan into conformity with the 2013 IMP and is consistent with the direction of the 2010 CDP.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitute Amendment No. XX to the City of Ottawa Official Plan.

2. Details

a) The following changes are hereby made to the City of Ottawa Official Plan.

In Volume 2C Richmond Secondary Plan Section 2.0 Managing Growth, Policy #1 remove the text as illustrated in ~~strikeout~~ (-) below and add words that are underlined.

1. Development in the Western Development Lands, Northeast Development Lands and Industrial Lands shall be on the basis of public communal well services. Development in the ~~Northeast Development Lands, the Industrial Lands and the~~ remainder of the village shall be based on private or communal wells unless it is deemed necessary to convert the village to a communal well system.

And, Volume 2C Richmond Secondary Plan Section 2.0 Managing Growth, Policy #2; remove the text following the words “Master Servicing Study” as illustrated in ~~strikeout~~ below.

2. All new development in Richmond shall be connected to the central wastewater collection system. No new development shall be permitted until the wastewater system can provide the capacity in accordance with the Master Servicing Study. ~~Notwithstanding the above, until piped services are extended south of the railroad tracks, private services may be permitted in the Industrial Lands to the satisfaction of the City.~~

PART C – IMPLEMENTATION

The relevant policies of Section 5 - Implementation of the City’s Official Plan apply to this amendment and the Richmond Secondary Plan.