

Zoning – Flood Plain Mapping Updates Phase 3

ACS2019-PIE-EDP-0036

City Wide (12)

Report recommendations

1. That Planning Committee recommend Council approve amendments to the floodplain overlay in Zoning By-law 2008-250, as shown in Document 2 and detailed in Document 4.
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 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 23, 2019" subject to submissions received between the publication of this report and the time of Council's decision

The following staff of the Planning, Infrastructure and Economic Development department responded to questions: Lorraine Stevens, Planner, and David Wise, Program Manager, Zoning and Intensification.

The committee heard three delegations:

- Tim Chadder, J. L. Richards and Associates Ltd., on behalf of Minto Communities Inc., suggested that an area along Campeau Drive extension not be included in the floodplain mapping in Map 4 of Document 2 of the staff report, because there is already a holding symbol in place to deal with the approved subdivision in that area.
- Greg Winters, Novatech, on behalf of CU Developments (Claridge and

Uniform), spoke to a mapping issue in respect of Tributary 2, a creek that runs through part of the planned CU Developments subdivision on the west side of March Road. CU Developments has advised the Conservation Authority and the City that it plans to relocate the tributary, as was approved through the Community Design Plan process, and has conceptual plans to show that realignment. The floodplain shown on the mapping in this staff report is reflective of a technical study from a few years ago, adopted by the Board of the Conservation Authority, with modeling based on a floodplain that assumes all the houses are built and there is no stormwater management, which is an anomaly. Given the pending CU Developments zoning application and planned tributary realignment, he requested deferral of this component to allow the process to flow through its normal course for the property, rather than putting mapping in place now through the Zoning By-law.

- Greg Winters, Novatech, on behalf of KRP Properties, indicated that, while recently reviewing the floodplain mapping for another client, it caught his attention that some of the KRP Properties' land parcels in the Kanata North Business Park, which have been designated Employment Lands, are now considered to be in the floodplain. Noting the lands were approved in 2000, that they are registered blocks in a Plan of Subdivision, and they are currently being marketed as areas that could foster significant job creation in Kanata North, he requested deferral to allow KRP to work with the Conservation Authority and resolve mapping issues.

The following correspondence was provided to the committee coordinator for the Planning Committee between September 30 (the date the report was published to the City's website with the agenda) and the time it was considered on October 10, a copy of which is held on file:

- Submission dated October 8 from Danny W. Page, Valecraft Homes Ltd., on behalf of J.G. Rivard Ltd.
- Submission dated October 9 from Ursula K. Melinz, Soloway Wright LLP, on behalf of Minto Communities Inc.

Motion no PLC 2019-14/1

Moved by Vice-chair T. Tierney

WHEREAS the report ACS2019-PIE-EDP-0036, Zoning – Flood Plain Mapping Updates Phase 3, includes an amendment to apply the flood plain overlay to several small areas of land in the vicinity of Feedmill Creek, as shown in Map 4 of Document 2 of the report; and

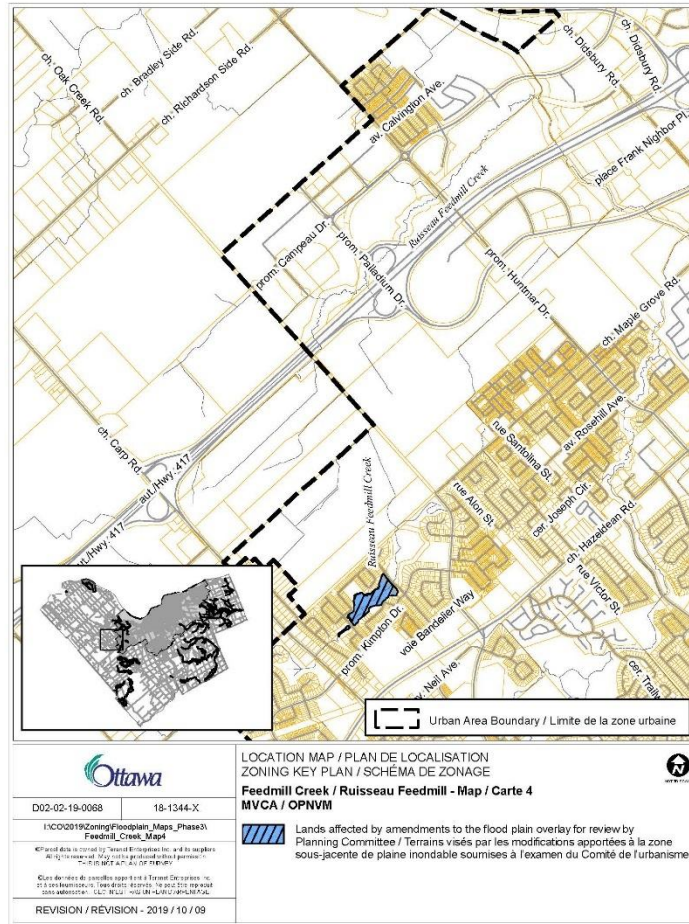
WHEREAS holding provisions are already in effect on the subject lands that do not permit development or construction of buildings; and

WHEREAS the proposed amendment to the flood plain overlay shown in Map 4 is out-of-date given that permits have been issued by the Mississippi Valley Conservation Authority to allow site alterations on the subject lands near Feedmill Creek and the site alterations are almost completed; and

WHEREAS it is no longer necessary to add the flood plain overlay to the subject lands as shown in Map 4 of Document 2;

THEREFORE BE IT RESOLVED that Map 4 in Document 2 be replaced with the attached Map 4, which does not apply the flood plain overlay to the subject land;

AND BE IT FURTHER RESOLVED that no further notice be provided pursuant to Section 34 (17) of the *Planning Act*.



CARRIED

Planning Committee CARRIED the report recommendations as presented, with the following Direction to staff:

That staff review the concerns raised to Planning Committee through oral and written submissions at this meeting and including concerns and comments for the Agriculture and Rural Affairs Committee meeting of October 3, and report back to the committee members before the item rises to Council on October 23.