

**Report to
Rapport au:**

**Council
Conseil**

25 January 2017 / 25 janvier 2017

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**Submitted by
Soumis par:**

Council Coordinator / coordonnatrice du Conseil

Contact Person

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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2017-CCS-OCC-0002

**SUBJECT: SUMMARY OF ORAL AND WRITTEN PUBLIC SUBMISSIONS FOR
ITEMS SUBJECT TO BILL 73 'EXPLANATION REQUIREMENTS' AT
THE CITY COUNCIL MEETING OF DECEMBER 14, 2016**

**OBJET: RÉSUMÉS DES OBSERVATIONS ORALES ET ÉCRITES DU PUBLIC
SUR LES QUESTIONS ASSUJETTIES AUX EXIGENCES
D'EXPLICATION AUX TERMES DE LA LOI 73 EXAMINÉS À LA
RÉUNION DU CONSEIL 14 DÉCEMBRE 2016**

REPORT RECOMMENDATIONS

That City Council approve the Summaries of Oral and Written Public Submissions for items considered at the City Council Meeting of December 14, 2016 that are subject to the 'Explanation Requirements' of Bill 73, the *Smart Growth for Our Communities Act, 2015*, as described in this report and attached as Documents 1 to 5.

RECOMMANDATIONS DU RAPPORT

Que le Conseil municipal approuve les résumés des observations orales et écrites du public sur les questions assujetties aux exigences d'explication aux termes de la loi 73, la Loi de 2015 pour une croissance intelligente de nos collectivités, qui ont été étudiées à la réunion du Conseil du 14 décembre 2016, comme les décrit le présent rapport et qui sont joints à titre de documents 1 à 5.

EXECUTIVE SUMMARY

This report was prepared pursuant to the process approved by City Council on November 9, 2016 to address Bill 73, the *Smart Growth for Our Communities Act, 2015*, which amended the *Planning Act* such that municipalities are required to explain the effect of public input on planning decisions.

At its meeting of December 14, 2016, City Council considered five planning applications for which written and/or oral submissions were received after publication of the staff report:

- Zoning By-law Amendment – 471 Sangeet Place (ACS2016-PIE-PGM-0169)
- Official Plan and Zoning By-Law Amendment – 6265 Perth Street and PIN 044370215 (ACS2016-PIE-PGM-0168A)
- Official Plan and Zoning By-Law Amendments – 3150 and 3200 Rideau Road (ACS2016-PIE-PGM-0179)
- Official Plan Amendment 2016 (ACS2016-PIE-PGM-0183)
- Official Plan Amendment – Significant Woodlands Policies (ACS2016-PIE-PGM-0176)

Summary of Written and Oral Submissions' is attached as a supporting document for each item. Council considered all written and oral submissions received prior to Council consideration of this matter in making its decision on these matters.

SOMMAIRE

Le présent rapport a été préparé conformément au processus approuvé par le Conseil municipal le 9 novembre 2016 en vue de répondre aux exigences de la loi 73, la Loi de 2015 pour une croissance intelligente de nos collectivités, modifiant la Loi sur l'aménagement du territoire de telle sorte que les municipalités doivent expliquer les répercussions des commentaires du public sur les décisions d'urbanisme.

Lors de sa réunion du 23 novembre 2016, le Conseil municipal a examiné cinq demandes d'aménagement pour lesquelles il a reçu des observations orales ou écrites suivant la publication du rapport du personnel :

- Modification au Règlement de zonage – 471, place Sangeet (ACS2016-PIE-PGM-0169)
- Modification du Plan officiel et du Règlement de zonage – 6265, rue Perth et cote foncière PIN 044370215 (ACS2016-PIE-PGM-0168A)
- Plan officiel et modification au Règlement de zonage – 3150 et 3200, chemin Rideau (ACS2016-PIE-PGM-0179)
- Modification au Plan officiel 2016 (ACS2016-PIE-PGM-0183)
- Modification au Plan officiel – Politiques Sur Les Boisés D'importance (ACS2016-PIE-PGM-0176)

Un « Résumé des observations orales et écrites » pour chacune des demandes est soumis en pièce jointe. Le Conseil a pris connaissance de toutes les observations orales et écrites reçues avant son examen afin d'éclairer ses décisions.

BACKGROUND

Effective July 1, 2016, provisions of Bill 73, the *Smart Growth for Our Communities Act, 2015*, took effect to amend certain Subsections of the *Planning Act* such that municipalities are required explain the effect of public input on planning decisions. Generally, the legislation requires City Council to ensure that a written Notice of its decision is given in the prescribed manner, and that this Notice contain a "brief explanation of the effect, if any, that the written and oral submissions ... had on [Council's] decision." Oral submissions include the public delegations that appear at Committee, and written submissions include any that were provided formally to Council between the date a report is published in the Committee agenda and the date of Council's decision.

The legislation applies to the following Subsections of the *Planning Act*:

Subsections	Related Matters
17(23)-(23.2), 17(35)-(35.2)	Official Plan
22(6.6)-(6.8)	Official Plan
34(10.9)-(10.11), 34(18)-(18.2)	<i>Zoning By-laws</i>
45(8)-(8.2)	Committee of Adjustment
51(37)-(38.2)	Plan of Subdivision
53(17)-(18.2)	Consents

In anticipation of the legislation coming into effect, City Council, at its meeting on 22 June 2016, passed Motion No. 34/7 to adopt an interim practice to ensure the City's compliance with these particular new Bill 73 requirements, with the intent of adopting a new process as part of the Mid-term Governance Review later that year.

On November 9, 2016, City Council considered the report titled, "2014-2018 Mid-term Governance Review" (ACS2016-CCS-GEN-0024), and approved the following revised process to ensure the City's compliance with these particular new Bill 73 requirements:

1. Staff reports to Planning Committee and Agriculture and Rural Affairs Committee with respect to affected planning matters include the following recommendation:

"That 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 [*Date of Council meeting at which the item is considered*]," subject to submissions received between the publication of this report and the time of Council's decision";

2. Following Council's decision with respect to the matter, Clerk's staff, in consultation with the relevant Committee Chair and Legal shall prepare the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of [*Date of Council meeting at which the item is considered*]." This report would include information with respect to all items considered at the Council meeting that were subject to the relevant Bill 73 provisions. For each item included in the report, a 'Summary of Written and Oral Submissions' would be attached as a supporting document.

Each 'Summary of Written and Oral Submissions' would incorporate the information above and other submissions that were received in advance of Council's decision;

3. The above-noted report would be placed on the Bulk Consent Agenda for the next City Council meeting. As there is a requirement that Notice of decision be circulated within 15 days after a Council decision, and given that the Notice would typically be circulated before the next Council meeting, the Notice would be circulated indicating that the 'Summary of Written and Oral Submissions' for the matter was subject to Council approval.

This report was prepared pursuant to the process approved by City Council on November 9, 2016, and includes information with respect to all items considered at the Council meeting of November 23, 2016, that were subject to the relevant Bill 73 provisions. A 'Summary of Written and Oral Submissions' is attached as a supporting document for each item.

As noted above, there is a requirement that Notice of Decision be circulated within 15 days after a Council decision. Given that the Notice is typically circulated before the next Council meeting, the Notice is circulated indicating that the 'Summary of Written and Oral Submissions' for the matter is subject to Council approval.

DISCUSSION

City Council, at its meeting of 23 November 2016, considered two items that are subject to the Bill 73 'Explanation Requirements' described above. These items are as follows:

Agriculture and Rural Affairs Committee Report 21:

- Zoning By-law Amendment – 471 Sangeet Place (ACS2016-PIE-PGM-0169)
- Official Plan and Zoning By-Law Amendment – 6265 Perth Street and PIN 044370215 (ACS2016-PIE-PGM-0168A)
- Official Plan and Zoning By-Law Amendments – 3150 and 3200 Rideau Road (ACS2016-PIE-PGM-0179)

Planning Committee Report 36A

- Official Plan Amendment 2016 (ACS2016-PIE-PGM-0183)

Planning Committee Report 37

- Official Plan Amendment – Significant Woodlands Policies (ACS2016-PIE-PGM-0176)

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation.

CONSULTATION

The consultation undertaken with respect to the planning applications noted in this report is summarized in Documents 1 to 5.

COMMENTS BY THE WARD COUNCILLORS

The Ward Councillors' comments were contained in the individual reports considered by Committee and Council.

ADVISORY COMMITTEE(S) COMMENTS

This section is not applicable to this report.

LEGAL IMPLICATIONS

The legal implications with respect to the planning applications described in this report are contained in the individual reports considered by Committee and Council.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with the report recommendation.

FINANCIAL IMPLICATIONS

The financial implications with respect to the planning applications described in this report are contained in the individual reports considered by Committee and Council

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- Governance, Planning and Decision-making

SUPPORTING DOCUMENTATION

Document 1 – Summary of Written and Oral Submissions - Zoning By-law Amendment – 471 Sangeet Place (ACS2016-PIE-PGM-0169)

Document 2 - Summary of Written and Oral Submissions –Official Plan and Zoning By-Law Amendment – 6265 Perth Street and PIN 044370215 (ACS2016-PIE-PGM-0168A)

Document 3 - Summary of Written and Oral Submissions – Official Plan and Zoning By-Law Amendments – 3150 and 3200 Rideau Road (ACS2016-PIE-PGM-0179)

Document 4 - Summary of Written and Oral Submissions – Official Plan Amendment 2016 (ACS2016-PIE-PGM-0183)

Document 5 - Summary of Written and Oral Submissions – Official Plan Amendment – Significant Woodlands Policies (ACS2016-PIE-PGM-0176)

DISPOSITION

This report will be placed on the Bulk Consent Agenda portion of the City Council Agenda for Council’s consideration and approval at its meeting of January 25, 2017.

Summary of Written and Oral Submissions

ZONING BY-LAW AMENDMENT – 471 SANGEET PLACE (ACS2016-PIE-PGM-0169)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

- **Number of delegations at Agriculture and Rural Affairs Committee: 1**
- **Number of Submissions received between 24 November and 14 December 2016: 0**
- **Primary arguments in support :**
 - The proponent spoke in favour of staff report and development.
- **Primary concerns and arguments in opposition:**
 - There were no speakers or submissions in opposition to this item.

Effect of Submissions on Committee Decision:

Debate The Committee spent 5 minutes on this item

Vote: The Committee CARRIED this item as presented

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item as presented by the Agriculture and Rural Affairs Committee, as set out below:

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 471 Sangeet Place to rezone a part of the property to a Rural Residential zone and a part of the property to an Open Space zone, in order to facilitate the development of a residential plan of subdivision as defined in Document 1, and as detailed in Document 2

Summary of Written and Oral Submissions

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 6265 PERTH STREET AND PIN 044370215 (ACS2016-PIE-PGM-0168)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

- **Number of delegations at Agriculture and Rural Affairs Committee: 4**
- **Number of Submissions received between 24 November and 14 December 2016: 0**
- **Primary arguments in support :**
 - The Ministry of Health has stated that Richmond and area is an area of high need for medical services.
 - Would allow physicians to expand their practice.
 - The afterhours clinic would be expanded to cover more medical needs.
 - The development would have one retail space being a pharmacy.
 - Would serve Richmond and south-west Ottawa.
 - Majority of residents of Richmond in favour.
 - The pharmacy already exists in the village and would simply relocate.
- **Primary concerns and arguments in opposition:**
 - Those in opposition are not against the medical facility but that there should be no retail space.
 - There is a high vacancy rate of commercial properties in Richmond and this would add to the problem.

Effect of Submissions on Committee Decision:

Debate The Committee spent 40 minutes on this item

Vote: The Committee CARRIED this item as amended by a technical amendment.

WHEREAS Report ACS2016-PIE-PGM-0168 makes reference to mid-rise apartment buildings and apartment dwelling, mid-rise

AND WHEREAS the identification of mid-rise apartment buildings are referred to in Official Plan Amendment 150, which is not yet in effect

BE IT RESOLVED that the following changes be made to the staff report:

- 1)Where the text, “mid-rise apartment building” appears, have it replaced with the text, “apartment dwelling, mid-high rise”; and,**
- 2)Where the text, “apartment dwelling, mid-rise” appears, have it replaced with “apartment dwelling, mid-high rise”.**

That there be no further notice pursuant to Section 34 (17) of the Planning Act.

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item with an amending motion at Council by Councillor Moffatt.

WHEREAS representatives of the business community in Richmond spoke at Agriculture and Rural Affairs Committee on 24 November 2016 about their concerns with proposed changes to the zoning for 6265 Perth Street; and

WHEREAS the speakers were supportive of the medical facility, but had concerns with respect to other permitted uses; and

WHEREAS the applicant was amenable to revisions to the proposed zoning; BE IT RESOLVED that the proposed Zoning By-law Amendment for 6265 Perth Street as identified in Document 3 in the staff report be replaced with the attached Document 3;

BE IT FURTHER RESOLVED that, pursuant to the Planning Act, Subsection 34(17), no further notice be given.

The final recommendation below was CARRIED by Council as amended.

- 1. the following changes to the staff report:**
 - a. Where the text, “mid-rise apartment building” appears, have it replaced with the text, “apartment dwelling, mid-high rise”; and,**
 - b. Where the text, “apartment dwelling, mid-rise” appears, have it replaced with “apartment dwelling, mid-high rise”;**

2. an amendment to the Official Plan, Schedule A, Volume 2C – Richmond Secondary Plan, to permit a medical facility, offices, a range of commercial uses, and an apartment dwelling, mid-high rise as detailed in Document 1
3. an amendment to Zoning By-law 2008-250 for 6265 Perth Street and an unaddressed parcel [PIN 044370215], to permit a medical facility, commercial and office uses, and modify performance standards to support the future development of an apartment dwelling, mid-high rise, as shown in Document 2 and detailed in Document 3; and
4. that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

Summary of Written and Oral Submissions

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 3150 AND 3200 RIDEAU ROAD (ACS2016-PIE-PGM-0179)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

- **Number of delegations at Agriculture and Rural Affairs Committee: 5**
- **Number of Submissions received between 24 November and 14 December 2016: 0**
- **Primary arguments in support :**
 - The representative for the proponent stated that this area is zoned for rural and heavy industrial.
 - Once the Ministry approves the application there would be further public consultation to alleviate concerns by neighbours.
- **Primary concerns and arguments in opposition:**
 - Residents who have lived in area for many years will see property value decrease substantially.
 - Concern for safety with the increased number of trucks in the area.
 - The blasting for rock would cause damage to local homes.
 - The increased dust would cause health concerns.
 - Local businesses may suffer from noise and blasting.

Effect of Submissions on Committee Decision:

Debate The Committee spent 45 minutes on this item

Vote: The Committee CARRIED this item as presented.

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item with as presented by the Agriculture and Rural Affairs Committee.

1. **An amendment to the Official Plan for 3150 and 3200 Rideau Road, to permit a quarry as detailed in Document 3.**
2. **An amendment to Zoning By-law 2008-250 for 3150 and 3200 Rideau Road to permit a quarry, with a holding provision, as detailed in Document 2.**

Summary of Written and Oral Submissions

OFFICIAL PLAN AMENDMENT 2016 (ACS2016-PIE-PGM-0183)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

- **Number of delegations at Planning Committee: 16**
(Note: This item was considered by the Agriculture and Rural Affairs Committee at its meeting on 24 November 2016 for information purposes only. The Planning Committee meeting of 22 November 2016 was considered the official public hearing on this report.)
- **Number of Submissions received between 15 November and 14 December 2016: 58**
- **Primary arguments in support :**
 - support for certain proposed area-specific policies and re-designations
 - support for the methodologies and projections used by staff, including the projected dwelling-type propensities
- **Primary concerns and arguments in opposition:**
 - proposed zoning changes could impede or limit plans for future severance, development and/or re-sale
 - does not demonstrate good land use planning that would result in employment land development
 - scope of Employment Lands study was too restricted and will limit investment options, opportunities and growth
 - insufficient consultation and review period on the full extent of proposed changes and growth projections
 - insufficient time has been allotted to evaluate and conduct site-specific analyses of properties based on LEAR results
 - lands that are not viable farmland are / will be improperly zoned as Agricultural Resource

- disagreement with the LEAR scores of individual properties
- some residents were incorrectly informed at a public meeting that the proposal would not impact the designation of their lands
- City should take a more proactive role and consider identified projects now as part of the interim Development Charges Bylaw update in 2017 to ensure that the City is collecting adequate funds for the projects that may be required prior to 2022
- request that the mapping associated with certain re-designations be reviewed with affected parties in further detail prior to its incorporation in the Official Plan
- request that clarification be added to proposed site-specific policy around the ability for the Official Plan Amendment implementing a Community Design Plan to revise or remove the density requirement
- request that an additional policy be added to permit the severance of a lot within an existing cluster of residential uses in the Agricultural Resource Area, where certain criteria are met
- request that a new policy for the General Rural Area be added to indicate that in areas designated General Rural Area, Council will not initiate zoning amendments that would remove uses permitted by Zoning By-law 2008-250 as of the date of the adoption of Official Plan Amendment – 2016
- requests to change the designation of certain lands, including requests to change and / or unify a designation for lands that currently have more than one designation
- cannot support the recommended population, household and employment projections to 2036 as the basis for the update to the Official Plan
- cannot support the conclusion that there is no need to consider any changes to the urban or village land supply to accommodate population, household or employment projected to 2036
- potential deficiencies in City's analyses and methodologies
- proposed changes are inconsistent with Provincial Policy Statement policies

- for those lands where applications were submitted prior to the proposed changes, the LEAR policies in place at the time of application should continue to be applied
- concern that draft Official Plan Amendment 2016 may have the effect of prohibiting aggregate extraction within Agricultural Resource Areas and a request to include a policy which permits such
- lack of communication to residents about the requirement they make a submission in order to reserve the right to appeal a decision regarding designation of their lands
- request for more granularity in the designations and some flexibility in the Official Plan Amendment 2016 to allow exceptions to the broad designation of Agricultural Resource Area
- requests to defer consideration of report to allow time for further review and consultation
- requests for confirmation from the City that all appellants to OPA 140,141 and 150, will have the opportunity to discuss outstanding appeals with Staff and that the City will not restrict discussions to just those appellants who have appealed OPA 150 in its entirety
- concerns about the impact of delaying the amendment

Effect of Submissions on Committee Decision:

Debate The Committee spent two hours on this item

Vote: The Committee CARRIED this item with amendments and directions to staff to review all public submissions prior to Council's consideration and to bring forward a memo to Council to recommend any suggested modifications to the proposed Official Plan Amendment

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item with amendments, as set out below:

That Council:

- a) **adopt the population, household and employment projections to 2036 included as Document 2 as the basis for the update to the Official Plan and confirm that there is no need to consider any changes to the Urban or Village land supply to accommodate the population, household or**

employment projected to 2036;

- b) receive and adopt the **Ottawa Employment Land Review Final Report: 2036 Employment Projection Update**, included as Document 3;
- c) receive and adopt the **Growth Projections for Ottawa, 2014-2036 Addendum: Inclusion of Recommended Conversions of Employment Land Supply**, included as Document 6;
- d) receive and adopt the **City of Ottawa Land Evaluation and Area Review for Agriculture** included as Documents 7 and 8;
- e) adopt the **Official Plan Amendment**, included as Document 1 as amended by the following:
 - i. that Document 1 be amended by adding the site specific policy attached as **Schedule X to Section 3.6.5:**

Schedule X

15. Notwithstanding any provisions of this Plan that prohibit a Retirement Home and Residential Care Facility on lands designated as Urban Employment Area, a Retirement Home and Residential Care Facility may be permitted on the lands identified by Parcel Identification Number 14563-1329; and
 - ii. that **Innes Shopping Centres Limited** communicate in writing to the **Director Planning Services**, a commitment to convey as part of the **Site Plan** agreement that will be required for the proposed retirement residence, that portion of their site to provide for the **Vanguard Drive** extension as will be determined through an **Environmental Assessment** to be commenced in 2017;
 - iii. that Document 1 be amended by replacing **Schedule E1** with the attached **Schedule 1** (set out in Supporting Document 1 below);
 - iv. that Document 1 be amended by adding the attached **Schedule 2** as **Schedule E9** (set out in supporting Document 2 below);
 - v. that Document 1 be amended by replacing existing **Schedule R10** with the revised **Schedule R10** attached (set out in supporting Document 3 below) and that the designation of the properties be changed from **Agricultural Resource Area** to **General Rural Area**;
 - vi. that Document 1 be amended by adding the attached **Schedule 17** (set

out in supporting Document 4 below) that changes the designation of the northern part of the property at 6282 Frank Kenny Road and the western part of the property at 210 Hughson Place from Agricultural Resource Area to General Rural Area, and that page 27 of Table of text changes to the Official Plan Amendment be amended by inserting the following text immediately following Schedule R16:

Schedule R17 - Changes the designation of part of the land at 6282 Frank Kenny Road and part of the land at 210 Hughson Place from Agricultural Resource Area to General Rural Area.

and direct staff to prepare a by-law and other documents for Council approval and submission to the Ministry of Municipal Affairs and Housing pursuant to Section 26 of the Planning Act;

- f) **repeal those components of Official Plan Amendments 140 and 150 identified in Document 12 that are made redundant by the Official Plan Amendment;**
- g) **direct the City Solicitor to advise the Ontario Municipal Board that Council has completed the Employment Land Review and the Land Evaluation and Area Review for Agriculture study as required by its decision of February 23, 2016 and schedule a prehearing to address appeals to Official Plan Amendment 140, 141 and 150, as soon as possible;**
- h) **approve the initiation of a planning study which will identify trends in housing (including housing supply), employment, and identify opportunities to create complete communities which, together with current Official Plan policies (as most recently modified by OPAs 140, 141, 150 and OPA 2016), create an affordable and sustainable city beyond 2036, and:**
 - i. **that in order to guide future Official Plan reviews, including the next 5 year review, and to provide a base for future infrastructure planning, transportation planning, and financing plans (i.e. IMP, TMP, and DC studies) that this study be funded, through a contribution from the Development Charges Account directed toward studies, and initiated in 2017 with recommendations presented to the appropriate standing committee in June 2018; and**
 - ii. **that this study be guided by the Official Plan Policies as most recently modified by Planning Committee and Council through OPA's 140, 141, 150 and OPA 2016; as well as through collaboration with stakeholders; and**

- i) **approve that City Staff be directed to engage in settlement discussions with those appellants who have appealed OPA 150 in its entirety, and any related amendments and that those resulting recommendations and comments be reported to Planning Committee, such that City Council can consider any recommendations in Q1 2017.**

CARRIED as amended by the following motions:

MOTION 1

WHEREAS staff have reviewed Submission 1 concerning a request to re-designate lands from Agricultural Resource Area to General Rural Area; and

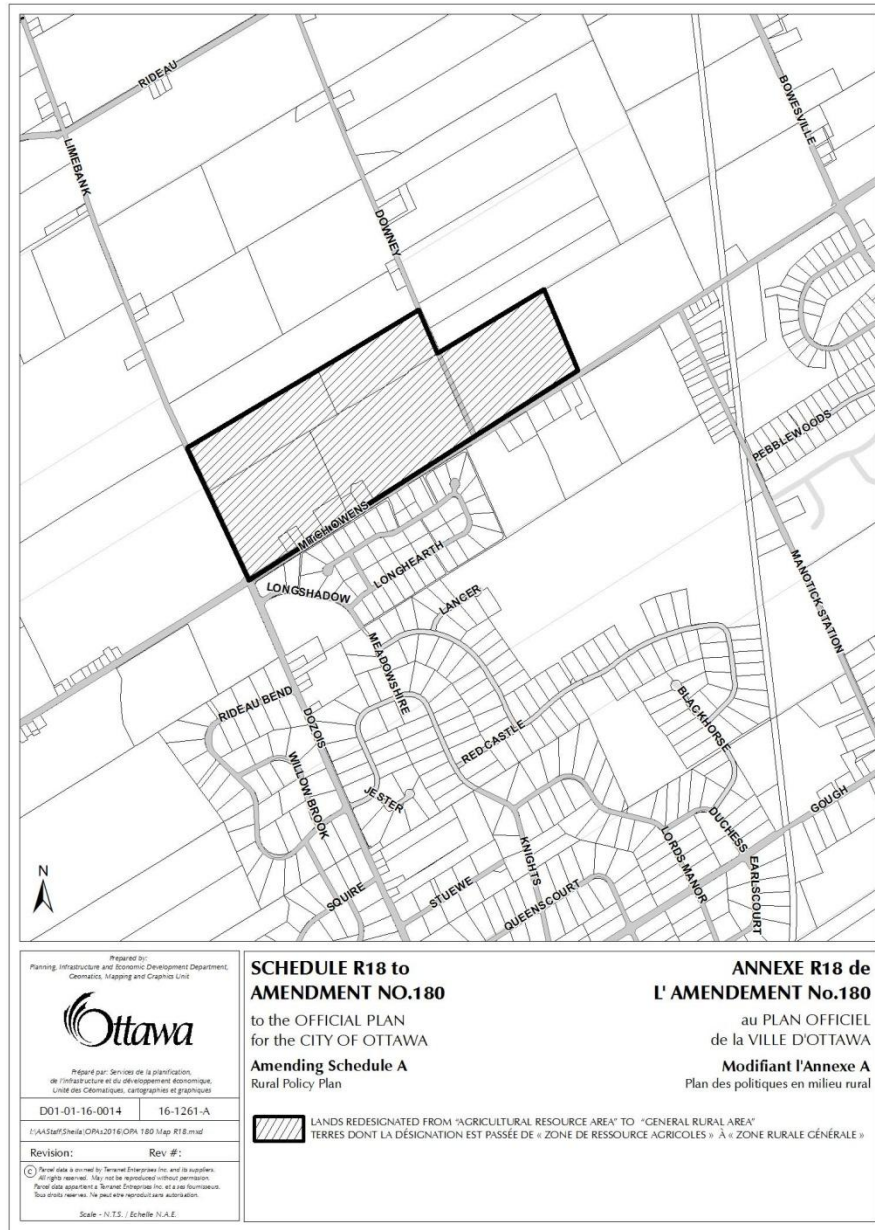
WHEREAS these lands are located at 5536 Downey Road; and

WHEREAS staff agree that this parcel and parcels adjacent to it fall below the LEAR threshold score and meet the criteria for removal from the Agricultural Resource Area designation;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by adding Schedule R18 attached to re-designate the lands from Agricultural Resource Area to General Rural Area;

BE IT FURTHER RESOLVED that page 27 of Table of text changes to the Official Plan Amendment be amended by inserting the following text immediately following Schedule R17:

Schedule R18 - Changes the designation of lands on the north side of Mitch Owens Road in the vicinity of Limebank Road and Downey Road from Agricultural Resource Area to General Rural Area.



MOTION 2

WHEREAS staff have reviewed Submission 9 concerning a request to re-designate lands from Agricultural Resource Area to General Rural Area; and

WHEREAS these lands are located at 6385 Third Line Road; and

WHEREAS staff agree that the parcels fall below the LEAR threshold score and meets the criteria for removal from the Agricultural Resource Area designation;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by adding

MOTION 3

WHEREAS staff have reviewed Submissions 13, 49 and 86 concerning a request to delete Policy 3.7.3.2 from the proposed Agriculture Resource Area policies; and

WHEREAS Policy 3.7.3.2 proposes that removal of land from Agricultural Resource Area designation may only be considered if that land is required for the expansion of a settlement area; and

WHEREAS staff considers that this policy requires more consideration and that it should not be pursued as part of this Amendment;

THEREFORE BE IT RESOLVED that page 22 of the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by deleting Policy 3.7.3.2 from the proposed Agricultural Resource Area policies.

MOTION 4

WHEREAS staff have reviewed Submission 13 concerning a request to delete new Policy 3. from the proposed new Rural Employment Area policies in section 3.7.5; and

WHEREAS Policy 3 proposes to require a property owner to go through a plan of subdivision process if creating more than three lots along an existing public road; and

WHEREAS in this circumstance staff agree that a plan of subdivision is not necessary for the creation of lots along an existing public road;

THEREFORE BE IT RESOLVED that page 24 of Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by deleting Policy 3 from the proposed new Section 3.7.5 Rural Employment Area policies.

MOTION 5

WHEREAS staff have reviewed Submissions 14 and 47 concerning requests to re-designate lands from Agricultural Resource Area to General Rural Area; and

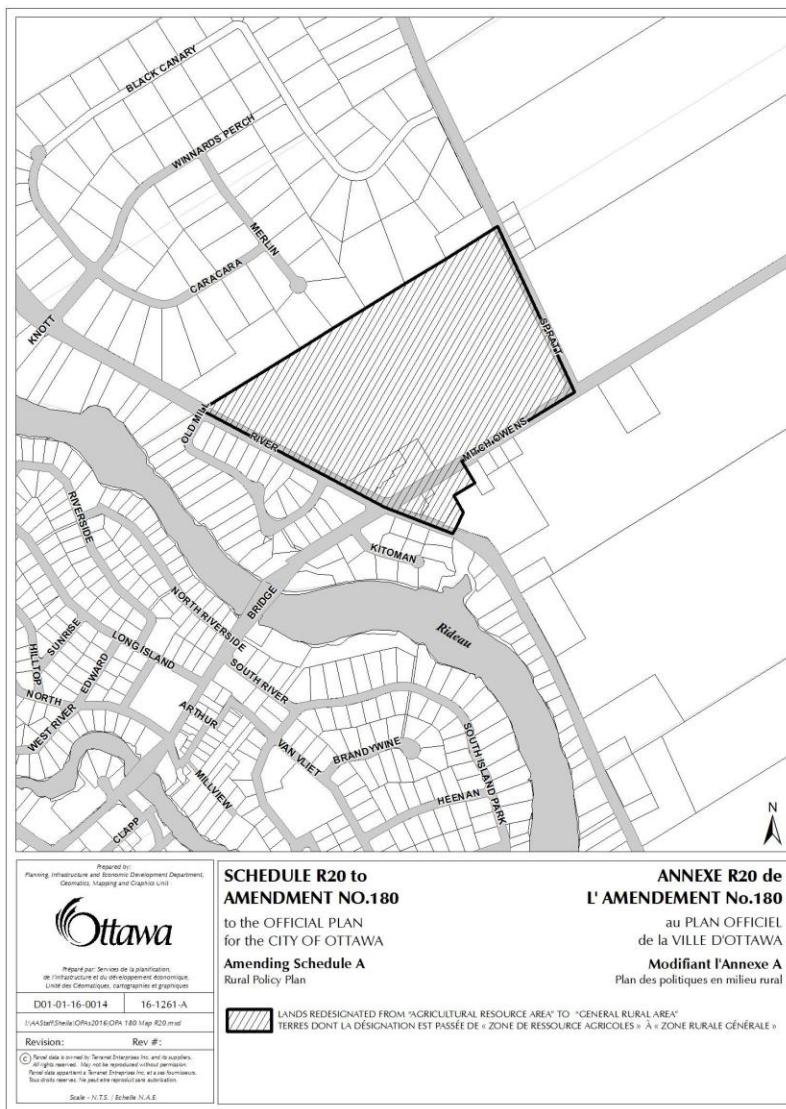
WHEREAS these lands are located at 5504 Spratt Road and 5220, 5230 Mitch Owens Road; and

WHEREAS staff agree that the subject lands meet the criteria for removal from the Agricultural Resource Area designation;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by adding Schedule R20 attached to re-designate the lands from Agricultural Resource Area to General Rural Area;

BE IT FURTHER RESOLVED that page 27 of Table of text changes to the Official Plan Amendment be amended by inserting the following text immediately following Schedule R19:

Schedule R20 - Changes the designation of the lands on the east side of the intersection of River Road and Mitch Owens Road from Agricultural Resource Area to General Rural Area.



MOTION 6

WHEREAS staff have reviewed Submission 19 concerning a request to withdraw lands from Schedule R9 that are proposed to be re-designated from General Rural Area to Agricultural Resource Area; and

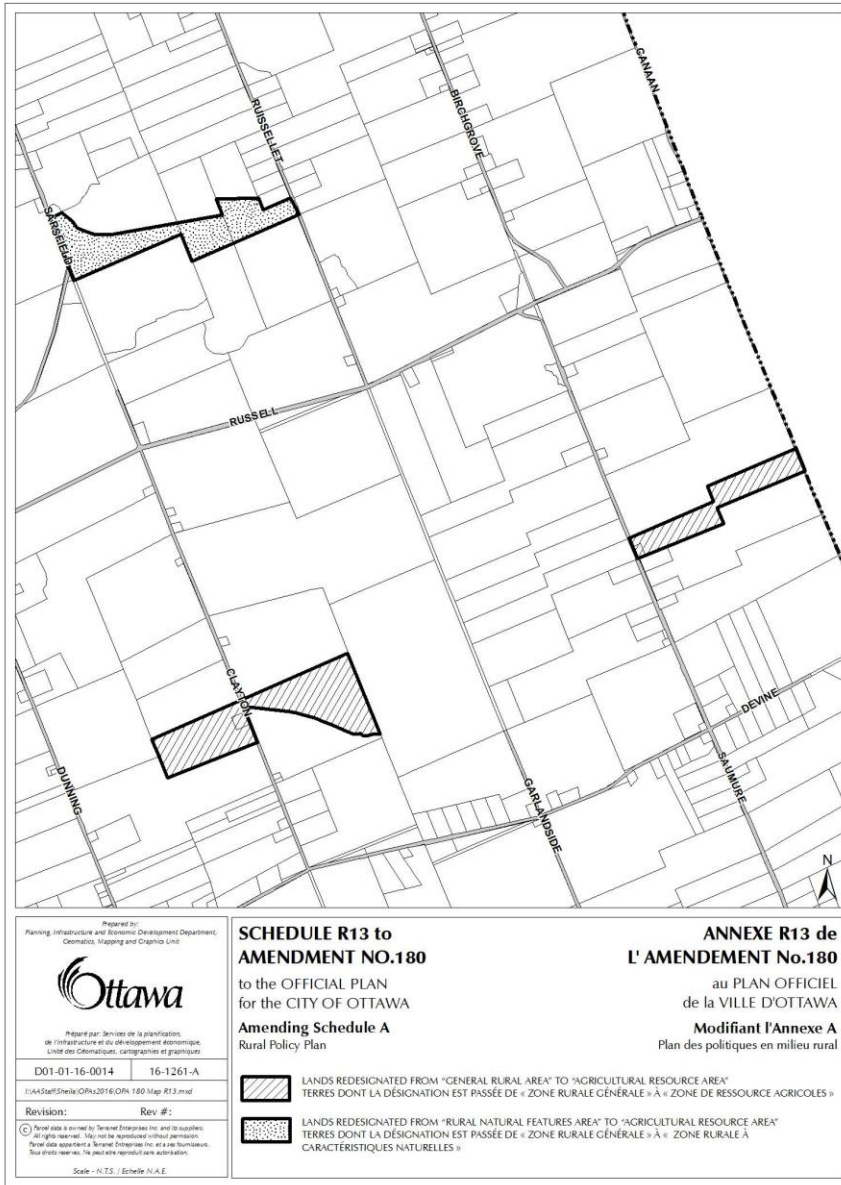
WHEREAS these lands are located at 3396 Stagecoach Road; and

WHEREAS staff agree that this parcel and nearby parcels should not be included in the Agricultural Resource Area designation;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by replacing existing Schedule R9 with the revised Schedule R9 attached;

AND FURTHER BE IT RESOLVED that page 26 of Table of text changes to the Official Plan Amendment be amended by replacing the description for Schedule R9 with the following description:

Schedule R9 - changes the designation of land in two locations along Gordon Murdock Road in the vicinity of Dalmeny Road from General Rural Area to Agricultural Resource Area.



MOTION 8

WHEREAS staff have reviewed Submissions 23, 31, 34, 38, 39, 40 and 41 concerning requests to withdraw lands from Schedule R2 that are proposed to be re-designated from General Rural Area to Agricultural Resource Area; and

WHEREAS these lands are located in the vicinity of the intersection of Kilmaurs Side Road and Dunrobin Road and generally do not meet the minimum threshold score required by the LEAR and those lands that do meet the threshold do not create an Agricultural Area of sufficient size; and

WHEREAS staff agree all of the lands shown on Schedule R2 should not be included in the Agricultural Resource Area designation;

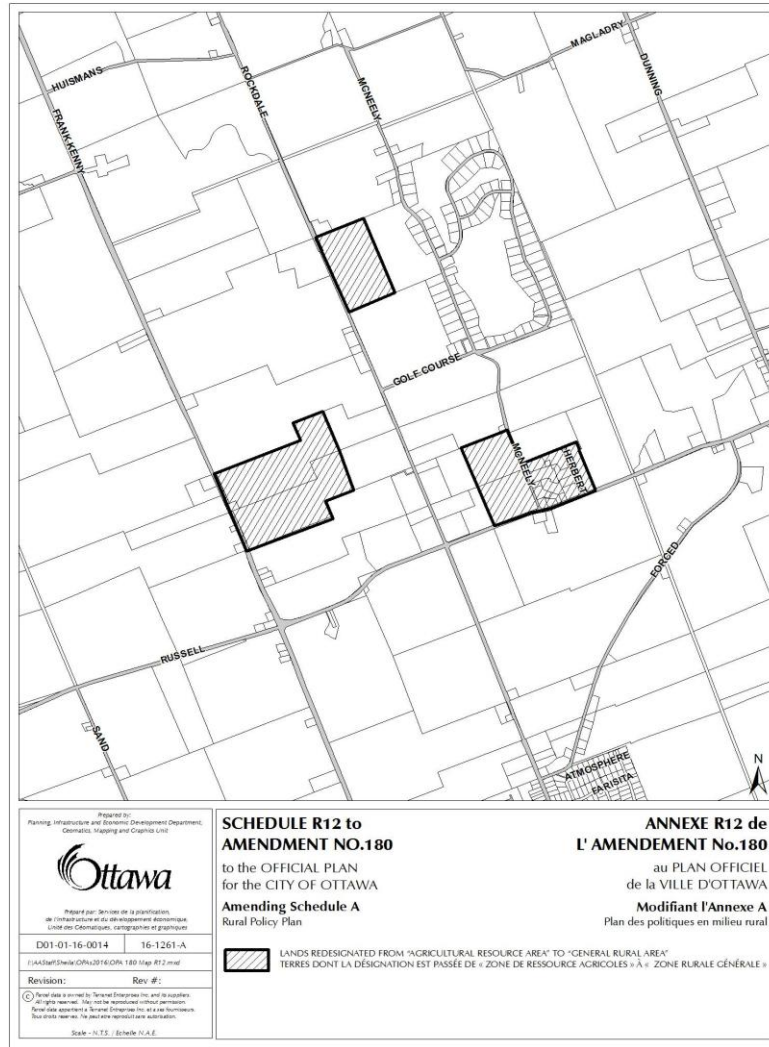
THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by deleting Schedule R2 and deleting the description of Schedule R2 from page 27 in Document 1.

MOTION 9

WHEREAS staff have reviewed Submission 25 which requests that an error on Schedule R12 be corrected concerning the current designation of lands located at 4711 Rockdale Road; and

WHEREAS staff agree that these lands are currently designated General Rural Area, however they are described as Agricultural Resource Area on Schedule R12;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by replacing the current Schedule R12 with the attached Schedule R12.



MOTION 10

WHEREAS staff have reviewed Submission 42 concerning lands located in a rural residential plan of subdivision located in an Agricultural Resource Area in the vicinity of the intersection of Thomas A. Dolan Parkway and John Shaw Road; and

WHEREAS the policies for the Agricultural Resource Area designation do not permit lot creation for new residential uses; and

WHEREAS some of the lands within the subdivision are vacant and have not been subdivided; and

WHEREAS the owner wishes to subdivide the remaining undeveloped areas, given the Rural Residential Zone that is in effect for the lands;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by adding a new site-specific policy to Section 3.7.3 on page 23 as follows:

Site Specific Policies

19. Notwithstanding the provisions of this Section, the lands identified by Parcel Identification Numbers 045510209 and 045510210 in the vicinity of Thomas A. Dolan Parkway and John Shaw Road may be severed, subject to meeting the following conditions:

- a. the minimum lot size for the severed and retained parcels is 0.8 ha;**
- b. the applicant demonstrates that both the severed and retained lots can be serviced;**

MOTION 11

WHEREAS the “Ottawa Employment Land Review Final Report: 2036 Employment Projection Update” dated November 2016 by Hemson Consulting and Urban Strategies Inc. recommend a minimum density to ensure employment uses are developed at transit supportive uses; and

WHEREAS this review proposes a site-specific policy that requires a minimum density within 400 metres of the planned rapid transit station at Mer Bleue Road in the South Orléans Urban Employment Area; and

WHEREAS a Community Design Plan (CDP) is a secondary planning process that can review and by amendment reallocate established density requirements among sites; and

WHEREAS the East Urban Community Mixed-Use Centre Community Design Plan (EUC MUC CDP) that was initiated in September 2013 was placed on hold pending the results of the Employment Land Review with respect to the potential conversion of the adjacent Employment Area and will resume shortly after the adoption of the Official Plan Amendment 2016;

NOW THEREFORE BE IT RESOLVED that Section 3.6.5, Policy 12 be amended by adding the following sentence, “The minimum density may be reviewed and if necessary amended by a secondary planning process.”

MOTION 12

WHEREAS the “Ottawa Employment Land Review Final Report: 2036 Employment Projection Update” dated November 2016 by Hemson Consulting and Urban

Strategies Inc. identify the lands west of the Highway 416 and Fallowfield Road interchange as one of the rural areas with the greatest economic development potential for rural employment uses; and

WHEREAS the Moodie Drive Industrial Area is identified as an existing rural industrial business park 95.5 hectares in size in the City of Ottawa 2015 Vacant Industrial and Business Park Land Inventory; and

WHEREAS Document 1 to Report ACS2016-PIE-PGM-0183, being Official Plan Amendment 2016, proposes a Rural Employment Area designation for 56.9 hectares of the Moodie Drive Industrial Area; and

WHEREAS lands south of Fallowfield Road are not classified as prime agricultural land through the LEAR and are recommended for re-designation from the current Agricultural Resource Area designation; and

WHEREAS lands southeast of Moodie Drive and Fallowfield Road contain existing employment uses; and

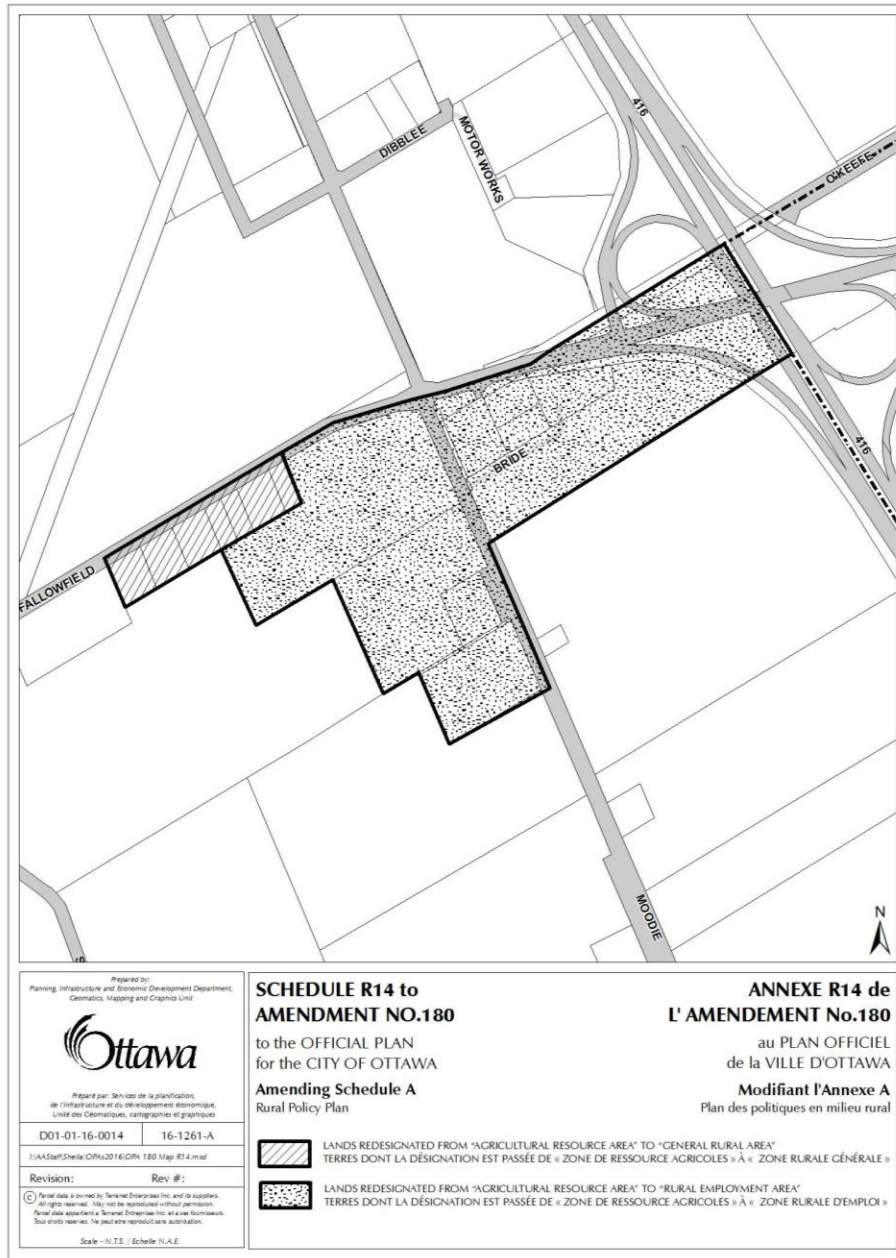
WHEREAS lands southwest of Moodie Drive and Fallowfield Road are adjacent to residential uses fronting onto Fallowfield Road; and

WHEREAS the addition of lands south of Fallowfield Road totalling 19.0 hectares represents no net gain in the inventory of rural employment lands designated Rural Employment Area for the Moodie Drive Industrial Area; and

WHEREAS staff will undertake a review of Zoning By-law 2008-250 as part of the implementation of Official Plan Amendment 2016;

THEREFORE BE IT RESOLVED that Document 1 to Report ACS2016-PIE-PGM-0183, being Official Plan Amendment 2016, be amended by replacing Schedule R14 with the attached Schedule 1;

THAT IT FURTHER BE RESOLVED that staff as part of a review of Zoning By-law 2008-250 to implement Official Plan Amendment 2016 designate the lands southwest of Moodie Drive and Fallowfield Road with the Rural General Industrial (RG) Zone or its successor zone to regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area, when recommendations for amendments to By-law 2008-250 regarding changes to employment lands through Official Plan Amendment 2016 are being made.



MOTION 13

WHEREAS Document 1 to Report ACS2016-PIE-PGM-0183, being Official Plan Amendment 2016, proposes to retain an Employment Land designation for lands municipally known as 103 Colonnade Road; and

WHEREAS the land municipally known as 103 Colonnade Road is currently designated as Light Industrial (IL) Zone, Exception 292 which permits limited uses from the former Nepean Zoning By-law; and

WHEREAS the limited permitted uses have contributed to the challenges of finding an employment use on 103 Colonnade Road; and

WHEREAS Staff will undertake a review of Zoning By-law 2008-250 as part of the implementation of Official Plan Amendment 2016;

THEREFORE BE IT RESOLVED, that staff as part of a review of Zoning By-law 2008-250 to implement Official Plan Amendment 2016 include all the uses listed in Sections 203 (1) and (2) of Zoning By-law 2008-250, being the permitted uses of the Light Industrial (IL) Zone when recommendations for amendments to By-law 2008-250 regarding changes to employment lands through Official Plan Amendment 2016 are being made.

MOTION 14

WHEREAS a request has been received to add a site-policy concerning infill severances to Section 3.7.3 - Agricultural Resource Area of the Official Plan; and

WHEREAS this request is concerning the land located at 4109 Viewbank Road, which is located east of Highway 416 and south of Barnsdale Road; and

WHEREAS the subject land is located within an existing cluster of residential uses in an Agricultural Resource Area; and

WHEREAS the land received a LEAR score of less than 125 points;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by adding the following site-specific policy to page 23:

Site Specific Policies

19. Notwithstanding the policies in this section that limit lot creation, the severance of one lot is permitted on the lands located at 4109 Viewbank Road, Property Identification Number 045920062, on the condition that the severed and retained lots comply with the MDS 1 setback requirements and have a minimum lot area of 0.8 ha.

MOTION 15

WHEREAS the City's Land Evaluation and Area Review (LEAR) identified lands fronting Mansfield Road between Conley and Munster Roads and also land east and West of Dwyer Hill Road and fronting onto Fallowfield and McLinton Roads as candidate areas for designation as Agricultural Resource Area; and

WHEREAS the determination was primarily based upon the soil capability recorded in the 2009 soil mapping provided by the Province of Ontario; and

WHEREAS City staff have recommended these areas be designated Agricultural Resource Areas; and

WHEREAS the land owners have questioned the accuracy of the soil class information in this area and the subsequent designation proposed;

THEREFORE BE IT RESOLVED that City staff engage a professional agrologist to undertake a soils survey of the lands proposed to be designated Agricultural Resource Area on Schedule R6 contained in Document 1 to Report ACS2016-PIE-PGM-0183 (Official Plan Amendment 2016) in order to confirm or update the soils mapping for the purpose of the City's LEAR; and

BE IT FURTHER RESOLVED that this soils survey be completed as early as possible in 2017 and the funding for the consultant agrologist be provided from the existing Planning Services budget.

MOTION 16

WHEREAS a submission has been received concerning a request to re-designate lands from Agricultural Resource Area to General Rural Area; and

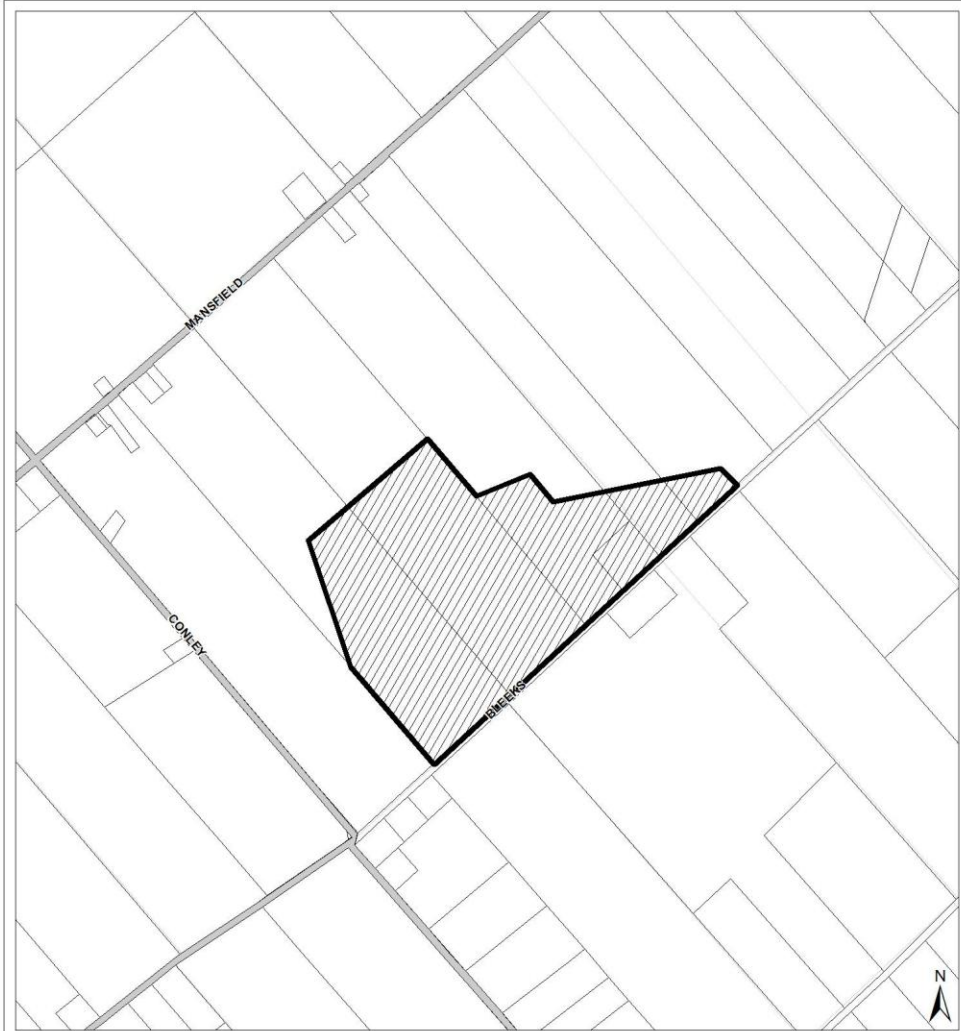
WHEREAS these lands are located east of Conley Road and north of Bleeks Road; and

WHEREAS the lands are treed and are not currently being farmed;

THEREFORE BE IT RESOLVED that the Draft Official Plan Amendment attached as Document 1 to Report ACS2016-PIE-PGM-0183 be amended by adding Schedule R21 attached to re-designate the lands from Agricultural Resource Area to General Rural Area;

BE IT FURTHER RESOLVED that page 27 of Table of text changes to the Official Plan Amendment be amended by inserting the following text immediately following Schedule R20:

Schedule R21 - Changes the designation of part of the lands east of Conley Road and north of Bleeks Road from Agricultural Resource Area to General Rural Area.



Prepared by:
Planning, Infrastructure and Economic Development Department,
Geomatics, Mapping and Graphics Unit



Préparé par: Services de la planification,
de l'infrastructure et du développement économique,
Unité des Géomatiques, cartographie et graphique

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Revision: Rev #:

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

**SCHEDULE R21 to
AMENDMENT NO.180**

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule A
Rural Policy Plan



LANDS REDESIGNATED FROM «AGRICULTURAL RESOURCE AREA» TO «GENERAL RURAL AREA»
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « ZONE DE RESSOURCES AGRICOLES » À « ZONE RURALE GÉNÉRALE »

**ANNEXE R21 de
L' AMENDEMENT No.180**

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe A
Plan des politiques en milieu rural

MOTION 17

WHEREAS Document 1 to Report ACS2016-PIE-PGM-0183, being Official Plan Amendment 2016, proposes to retain an Employment Land designation for lands municipally known as 60 Denzil Doyle Court; and

WHEREAS 60 Denzil Doyle Court is part of the Kanata South Business Park;

WHEREAS the Kanata South Business Park is designated as the IP4 – Business Park Industrial Subzone, which reduces the number of uses permitted in the IP – Business Park Industrial Zone; and

WHEREAS staff will undertake a review of Zoning By-law 2008-250 as part of the implementation of Official Plan Amendment 2016;

THEREFORE BE IT RESOLVED that staff as part of a review of Zoning By-law 2008-250 to implement Official Plan Amendment 2016 include the uses listed on the attached Schedule 1 when recommendations for amendments to By-law 2008-250 regarding changes to employment lands through Official Plan Amendment 2016 are being made.

Schedule 1

animal care establishment

animal hospital

bank

bank machine

broadcasting station

car wash

catering establishment

convenience store

day care

emergency service

gas bar

instructional facility

light industrial uses

medical facility

office
personal service business
printing plant
production studio
recreational and athletic facility
research and development centre
restaurant
service and repair shop
small batch brewery
technology industry
training centre
warehouse

MOTION 18

The Council of the City of Ottawa declares that the official plan amendment set forth through Planning Committee Report 36A, Item 2, as modified,

- (i) Has regard to the matters of provincial interest listed in the *Planning Act*, section 2;**
- (ii) Is consistent with the Provincial Policy Statement; and**
- (iii) Does not conflict with any provincial plan as no provincial plan is in force with respect to the City of Ottawa**

Summary of Written and Oral Submissions

OFFICIAL PLAN AMENDMENT – SIGNIFICANT WOODLANDS POLICIES (ACS2016-PIE-PGM-0176)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

- **Number of delegations at Planning Committee:** 4
- **Number of Submissions received between 15 November and 14 December 2016:** 12
- **Primary arguments in support :**
 - Support in principle for the proposed policies
 - provides greater certainty regarding status and preservation of significant woodlands
 - Support for continuing consultation and collaboration between industry and staff on implementation policies
 - Support for designation of significant woodlands in the urban area as part of the Natural Heritage System
 - Support for the integration of social and cultural values into the City's Environmental Impact Statement Guidelines to determine if there are other means other than the full woodlot that could provide social and cultural environmental benefits to the surrounding community
- **Primary concerns and arguments in opposition:**
 - terminology change required regarding those areas where the policy would not be applicable because of an agreement that has been reached on the natural heritage system
 - the consultation process and parties to be involved on the implementation process
 - the short timeframe for consideration and implementation
 - lack of measures to deal with pre-emptive clearing of woodlands

- potential for conflict between the City's Environmental Impact Statement (EIS) Guidelines and the proposed 40-year age consideration
- whether reviews of the policies surrounding urban area woodlands would be guided by Official Plan objectives
- there may be unintended consequences where the trade-offs between retention of woodlands and the creation of areas with social/cultural environmental benefits favour built environments such as soccer fields or open parks with low number of trees versus the larger benefits of urban heat island reduction/cooling from woodlands on neighbouring areas
- where reasonable, landowners who were part of the expansion exercise of Official Plan Amendment 76 should be allowed to move forward and complete their respective EIS's or comparable environmental studies, based on regulations in place when the work began
- requests for exempt certain lands from the policy in order to maintain an essential supply of land ready to promote needed economic growth to attract job creation
- potentially unconstrained aggregate resources are not identified or protected in accordance with the Provincial Policy Statement
- updated aggregate resources mapping should be available before the policies are approved
- does not appropriately implement or reflect the Provincial Policy Statement 2014 and does not have appropriate regard to other important directions in the PPS, including the promotion of efficient development and cost-effective development patterns
- policy is premature at this time since the substantive details of the policies are not yet known
- implementation details should be known prior to implementation committee being created and policies brought forward and should be contained in the City's Environmental Management Plan
- clarification is needed on the intent and applicability of the 10-year retroactive application
- clarification is needed regarding the application of policies in certain situations where woodland removal and compensation can be advanced

- clarification is needed with respect to how the policies will be applied to urbanizing areas where community design plans are in progress or have been approved and whether exempted areas will be mapped
- clarification is needed with respect to how woodlands will be assessed in the rural areas

Effect of Submissions on Committee Decision:

Debate The Committee spent one hour and forty minutes on this item

Vote: The Committee CARRIED this item with an amendment to Document 1

Effect of Submissions on Council Decision: Council considered all written and oral submissions in making its decision, and CARRIED this item as amended by the Planning Committee, as set out below:

That Council approve amendments to the Official Plan policies for Significant Woodlands, Urban Expansion Study Areas, and Developing Communities, as detailed in Document 1, with a modification to Policy 6b in Section 3.11 and Policy 3b in Section 3.12 of the Official Plan Amendment, attached as Document 1 to Report ACS2016-PIE-PGM-0176 (Official Plan Amendment – Significant Woodlands Policies), to read as follows:

“Identify the natural heritage system on the site independent of the potential developable area. Typically an environmental management plan, as described in Section 2.4.3, will be prepared where a sub-watershed study does not exist or does not provide sufficient guidance to identify the environmental features on the site or their functions, which together constitute the natural heritage system. The components of this system are generally described in Section 2.4.2, with the exception that significant woodlands are to be further evaluated through an Environmental Impact Statement. No development will be permitted within this system, which is to be conveyed to the City before development of the area is approved; and”.