

Document 2 – Official Plan Amendment XX to the Official Plan for the City of Ottawa



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

Kanata North Urban Expansion Study Area

June 24, 2016

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OTTAWA

THE STATEMENT OF COMPONENTS

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 and outlines the requirement to update the Annex 5 of the Official Plan and also update the Official Plan once OPA 150 is in effect.

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PART A – THE PREAMBLE

1. Purpose

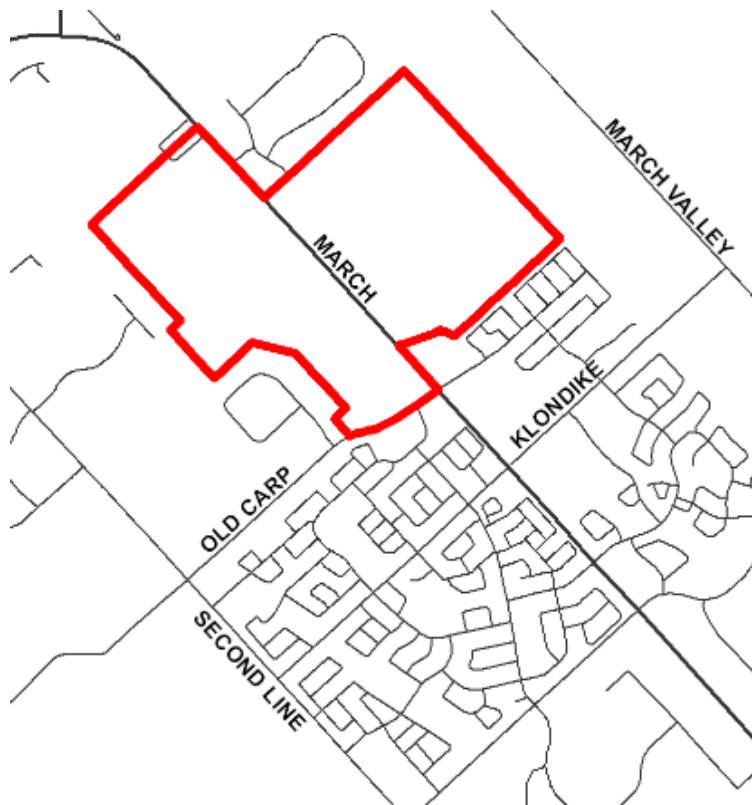
The purpose of this amendment to the Official Plan is to implement the land use components of the Kanata North Community Design Plan. Various Official Plan schedules are amended to reflect the inclusion of the Kanata North Urban Expansion Area into the urban boundary and changes to the natural heritage system and transportation network.

The Community Design Plan will provide policy guidance on Council's direction on the future development of the Plan area.

Through the process of preparing the Community Design Plan and supporting technical documents, a land use plan has been prepared to provide guidance as to how the area may develop. The natural heritage system has been identified. The minimum density requirement is proposed to be increased and housing type mix amended from that required by the Official Plan.

Location

The Official Plan Amendment affects the lands shown in the figure below.



2. Basis

The Kanata North Community Design Plan was prepared to develop guidelines and policies to:

- Translate the principles and policies of the Official Plan to the community scale and provide more detailed policy direction to guide development decisions for the Plan area.
- Implement the density, mix and location of residential dwellings
- Identify locations for parks, schools and other community services to support the proposed development.
- Identify the natural heritage system that will be protected from development

Background

The subject lands were brought into an Urban Expansion Study Area designation through Official Plan Amendment 76 of the City's Official Plan and confirmed by an Ontario Municipal Board decisions dated July 9, 2012 and November 15, 2013 (Ontario Municipal Board file # PL100206). Urban Expansion Study Areas were areas identified as the urban lands required to accommodate growth to the year 2031. These lands are intended to be developed primarily for residential purposes, with minor, non-residential uses to meet the needs of the future residents.

The Official Plan policies applicable to the Urban Expansion Study Area land use designation require the preparation of a Community Design Plan and that the supporting studies undertaken to evaluate the lands for the desired use shall meet the requirements of Phases 1 and 2 of the *Environmental Assessment Act* where required. When the Community Design Plan and supporting documents are complete, an Official Plan Amendment is required to apply a General Urban Area designation to lands as well as any amendments to implement infrastructure, environmental and open space provisions of the approved plans.

Rationale

The CDP has been prepared to satisfy policies of the Official Plan. The Transportation Master Plan, Environmental Management Plan and Master Servicing Plan have also been prepared to fulfil the requirement for the Community Design Plan and parallel Environmental Assessment process. The Environmental Assessment comprehensively

examines the infrastructure, environmental, transportation, and open space needs to support the proposed community development. Several public forums and open houses related to the Environmental Assessment process were held concurrently with the community meetings for the Community Design Plan.

The proposed Official Plan Amendment will contain the land use policy framework necessary to permit the implementation of the final recommendations and preferred land use plan resulting from the Environmental Assessment process.

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 Official Plan for the City of Ottawa.

2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

- a. Schedule A – remove the Urban Expansion Study Area from the Rural Policy Plan, as shown on Schedule 1 of this amendment.
- b. Schedule B – include the Urban Expansion Study Area into the Urban Policy Plan and designate the majority of the lands as General Urban Area and designate a portion of woodlot S12 and the creek corridors as Urban Natural Feature, as shown on Schedule 2 of this amendment.
- c. Schedule C – reflect the cycling route along March Road and multi-use pathways identified in the CDP, as shown on Schedule 3 of this amendment.
- d. Schedule D – reflect the location of the Transit Station and Park and Ride and extend the proposed BRT (Bus Rapid Transit) as identified in the CDP, as shown on Schedule 4 of this amendment.
- e. Schedule E – extend March Road as an arterial road in the urban area and include the proposed collectors identified in the CDP, as shown on Schedule 5 of this amendment.
- f. Schedule G – remove March Road as an arterial in the rural area, as shown on Schedule 5 of this amendment.

- g. Schedule I – extend March Road as a Scenic Entry Route, include the Multi-use Pathway Cycling Route (City Wide, on-road) along Halton Terrace/Old Carp Road and Multi-Use Pathways (Community Route, off-road) abutting the Urban Expansion Study Area, as shown on Schedule 6 of this amendment.
- h. Schedule J – remove the On-road Cycling Route along Halton Terrace/Old Carp Road abutting the Urban Expansion Study Area, as shown on Schedule 6 of this amendment.
- i. Schedule L3 – amend the Natural Heritage System overlay to remove S20 and a portion of S12 and include the creek corridors, as shown on Schedule 7 of this amendment.
- j. Volume 1, Add a new Policy to Section 3.6.1 – General Urban Area:

“City Council has approved a community design plan for the Kanata North community (shown on Annex 5-Urban Areas Subject to a Community Design Plan or Policy Plan) to guide future development. Development is therefore to occur in keeping with the community design plan and policies within this Plan, subject to the following:

- a. Residential development is to be at least 30 per cent single detached but not more than 55 per cent single detached dwellings, at least 10 per cent apartment dwellings and the remainder multiple dwellings, other than apartments.
 - b. The overall residential development will meet the minimum average density target of 36 units per net hectare. Net residential density is based on the area of land exclusively for residential use, including lanes and parking areas internal to developments but excluding public streets, right-of-way and all non-residential uses.”
- k. Volume 1 - Add a new policy following 10 in Section 5.3 – Other Implementation Policies:

“11. Landowners within the Kanata North UEA shown on Annex 5 Urban Areas Subject to a Community Design or Policy Plan Approved by Ottawa City Council, shall enter into private agreement(s) to share the costs of the major infrastructure projects and associated studies and plans required for the development of the Kanata North UEA. In addition, the Landowners within the Kanata North UEA shall enter into private agreement(s) to share

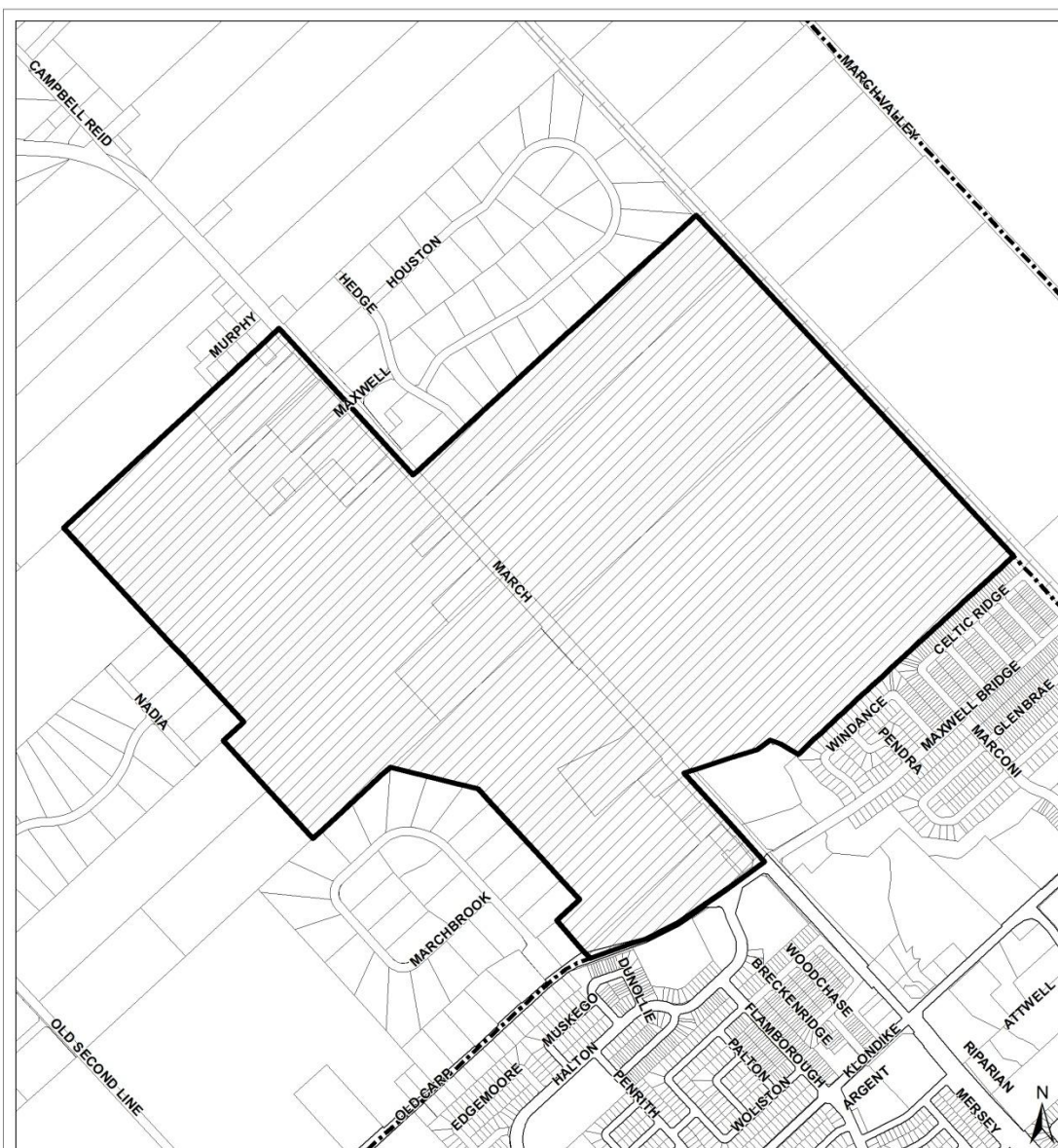
the dedication and costs of development of parkland. Such agreement(s) are initiated by the landowners within the defined Kanata North UEA and provide for the fair sharing of costs among the benefiting parties, to complement or replace the provisions of a Development Charges By-law. Each agreement shall contain a financial schedule describing the estimated costs of the major infrastructure projects or parkland requirements and associated studies and plans, as well as the proportionate share of the costs for each landowner. The City will require the execution of the agreement(s) by each landowner prior to the approval of any application by the landowner for draft plan of subdivision or condominium, conditional approval of a severance, or approval of site plan control. The City shall include as a condition of approval for all plans of subdivision and condominium, site plan and severance applications in Kanata North UEA requiring notification from the Trustee of the Kanata North Landowners Group that the owner is party to the agreement(s) and has paid its share of any costs pursuant to the agreement(s).”

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.

At such time that the amendment is in full force and effect, Annex 5 of the Official Plan will be updated to show the boundary of the Kanata North Urban Expansion Study Area.

At the time the Ontario Municipal Board rules on Official Plan Amendment 150, the amendments are to be also implemented in the updated Official Plan.



Prepared by: Planning and Growth Management Department,
Geomatics, Mapping and Graphics Unit



Préparé par: Service de l'urbanisme et de la gestion de la croissance,
Unité des Géomatiques, cartographie et graphiques

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SCHEDULE 1 to AMENDMENT NO. X

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule A
Rural Policy Plan

 LANDS REMOVED FROM "URBAN EXPANSION STUDY AREA" DESIGNATION AND INCLUDED
WITHIN THE URBAN BOUNDARY
TERRES À EXCLURE DE LA DÉSIGNATION DE « SECTEUR D'EXPANSION URBAINE À L'ÉTUDE » ET À
INCLURE DANS LES LIMITES DU SECTEUR URBAIN

 LANDS REDESIGNATED FROM "GENERAL RURAL AREA" TO "URBAN AREA"
TERRES DONT LA DÉSIGNATION EST PASSÉE DE « SECTEUR RURAL GÉNÉRAL » À « SECTEUR URBAIN »

 EXISTING URBAN BOUNDARY /
LIMITES DU SECTEUR URBAIN EXISTANTE

ANNEXE 1 de L'AMENDMENT No.X

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe A
Plan des politiques en milieu rural



Prepared by: Planning and Growth Management Department,
Geomatics, Mapping and Graphics Unit



Préparé par: Service de l'urbanisme et de la gestion de la croissance,
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SCHEDULE 2 to AMENDMENT NO. X

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule B
Urban Policy Plan



LANDS REMOVED FROM "URBAN EXPANSION STUDY AREA" DESIGNATION
TERRES À EXCLURE DE LA DÉSIGNATION DE «SECTEUR D'EXPANSION URBAINE À L'ÉTUDE»



LANDS DESIGNATED "GENERAL URBAN AREA"
TERRAINS DONT LA DÉSIGNATION «ZONE URBAINE GÉNÉRALE»

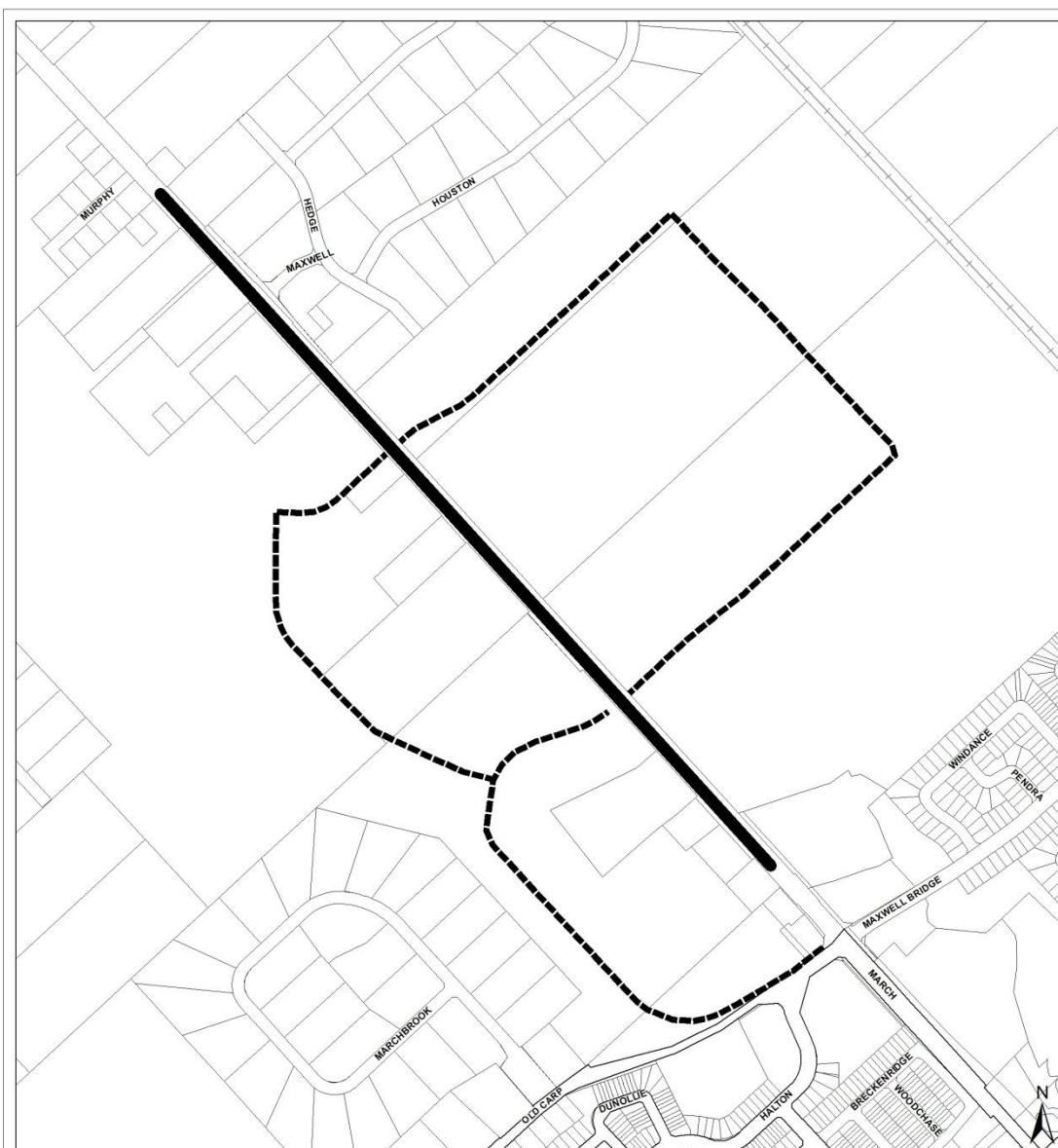


LANDS DESIGNATED "URBAN NATURAL FEATURE"
TERRAINS DONT LA DÉSIGNATION «CARACTÉRISTIQUES NATURELLES ZONE URBAINE»

ANNEXE 2 de L' AMENDEMENT No.X

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe B
Plan des politiques en milieu urbain



Prepared by: Planning and Growth Management Department,
Geomatics, Mapping and Graphics Unit



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SCHEDULE 3 to AMENDMENT NO. X

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule C
Primary Urban Cycling Network

ANNEXE 3 de L' AMENDEMENT No.X

au PLAN OFFICIEL
de la VILLE D'OTTAWA

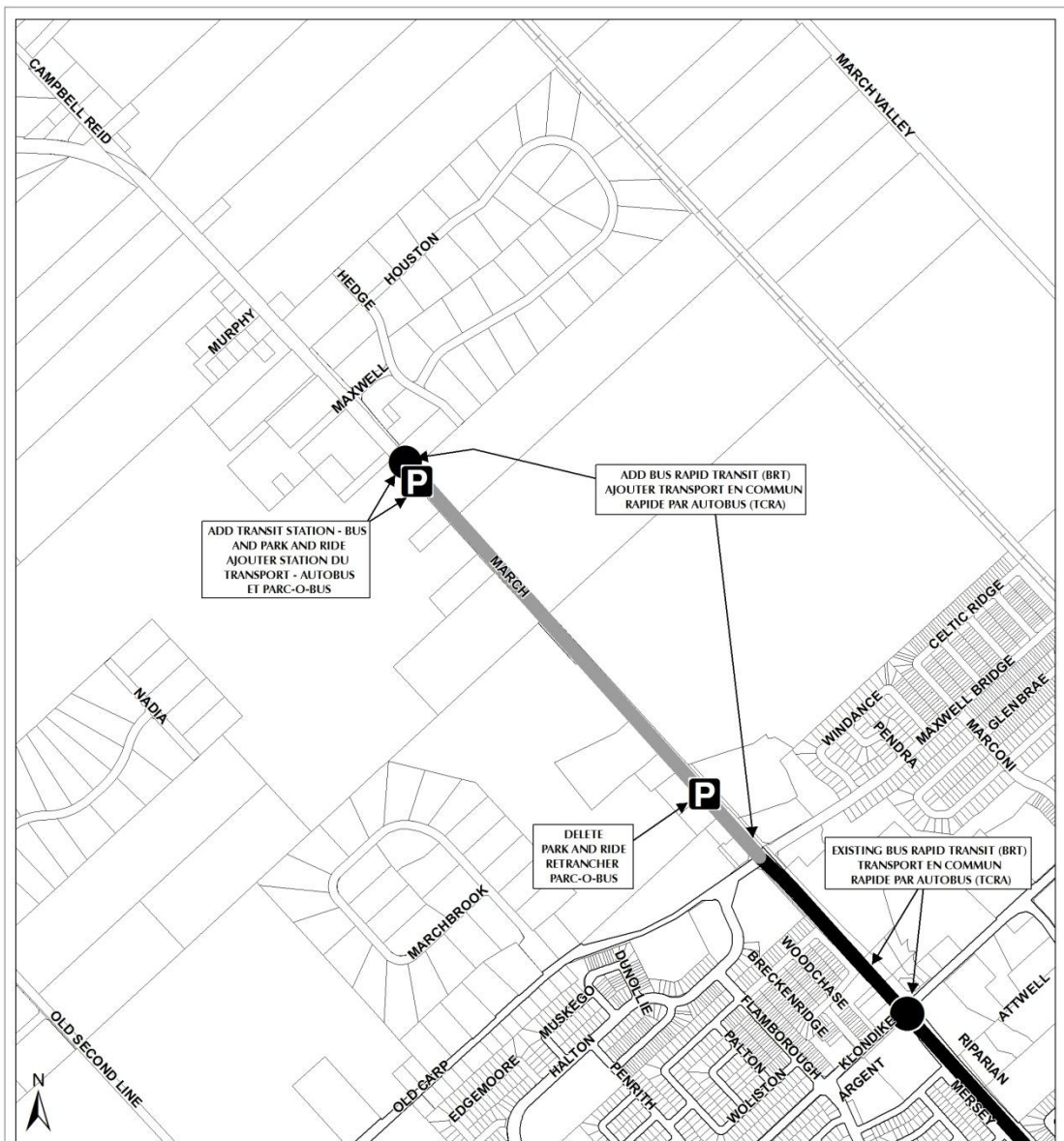
Modifiant l'Annexe C
Plan de Réseau Urbain de Pistes Cyclables Principales



LANDS DESIGNATED "ON-ROAD CYCLING ROUTE"
TERRAINS DONT LA DÉSIGNATION «VOIES CYCLABLES»



LANDS DESIGNATED "OFF-ROAD CYCLING ROUTE (MULTI-USE PATHWAYS)"
TERRAINS DONT LA DÉSIGNATION «CYCLABLES HORS CHEMIN (SENTIERS POLYVALENTS)»



Prepared by: Planning and Growth Management Department,
Geomatics, Mapping and Graphics Unit



Préparé par: Service de l'urbanisme et de la gestion de la croissance,
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SCHEDULE 4 to AMENDMENT NO. X

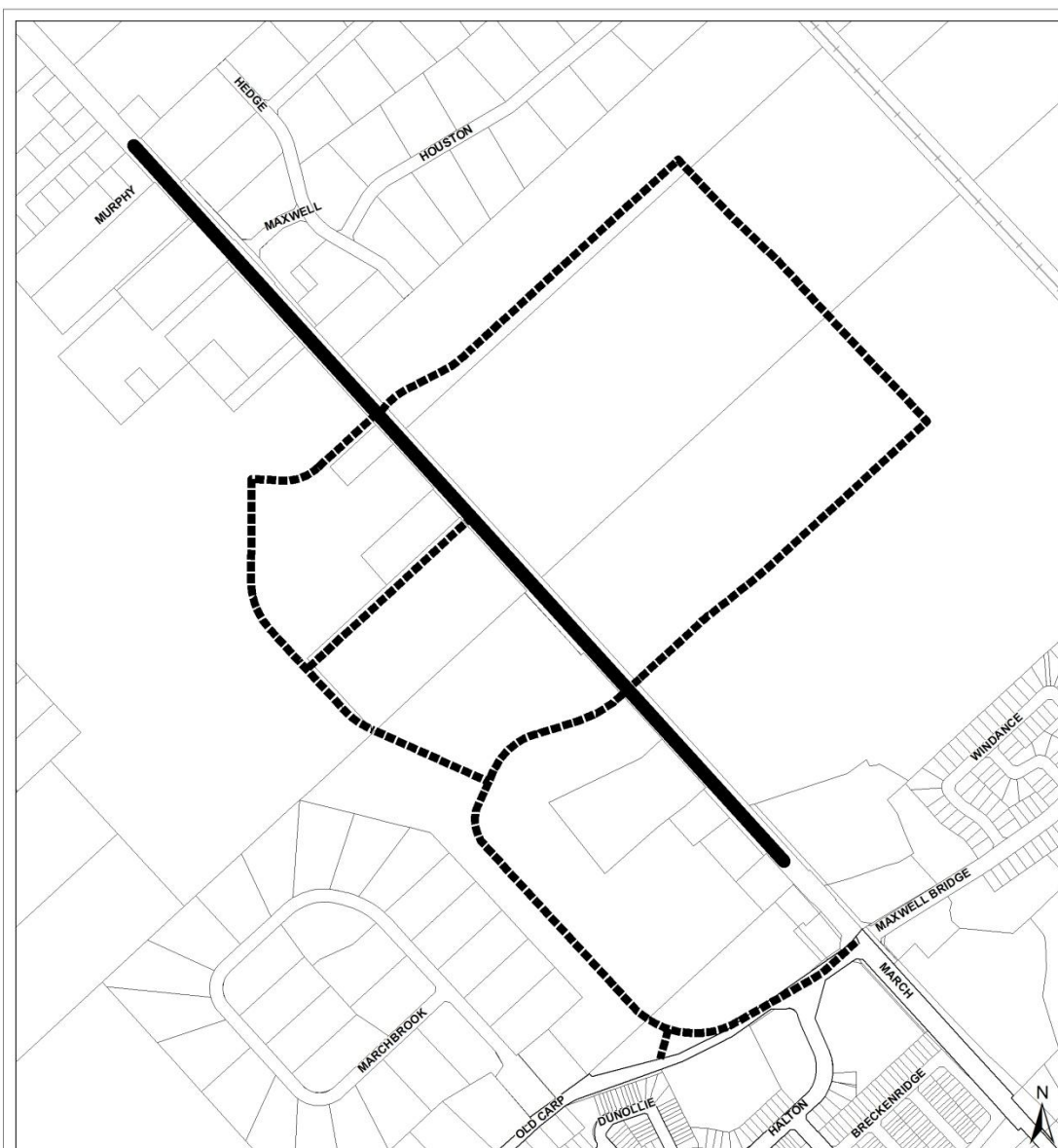
to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule D
Rapid Transit and Transit Priority Network

ANNEXE 4 de L' AMENDMENT No.X

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe D
Réseau de transport en commun rapide
et de transport en commun prioritaire



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SCHEDULE 5 to AMENDMENT NO. X

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedules E and G

Urban Road Network and
Rural Road Network



ARTERIAL TO BE REMOVED FROM SCHEDULE G - RURAL ROAD NETWORK AND ADDED
TO SCHEDULE E - URBAN ROAD NETWORK
ARTÈRE À EXCLURE DE L'ANNEXE G - ROUTES RURAL ET À INCLURE DANS L'ANNEXE E -
ROUTES ARTERIAL - URBAIN



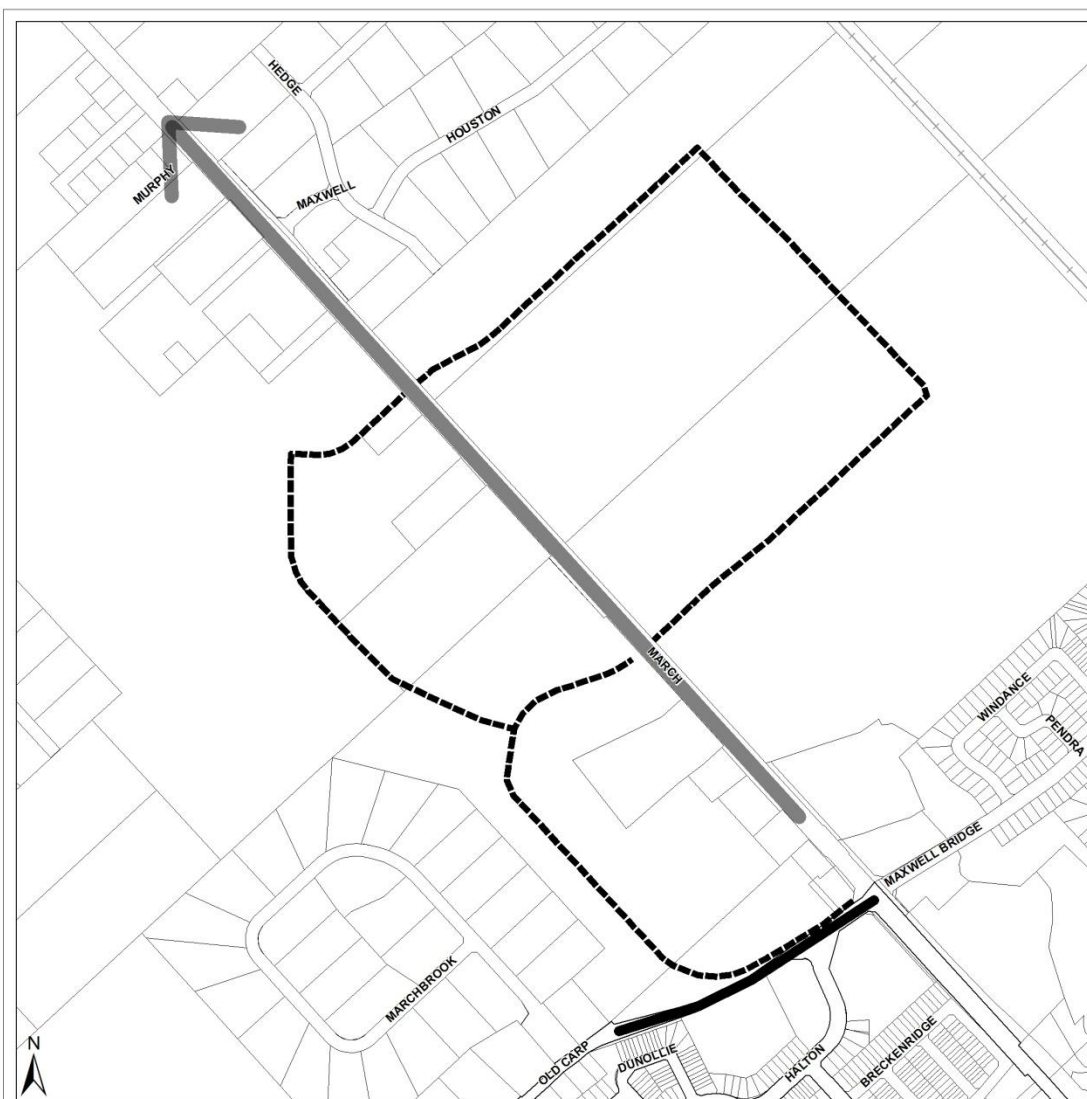
COLLECTOR TO BE ADDED TO SCHEDULE E - URBAN ROAD NETWORK
COLLECTRICE À INCLURE DANS L'ANNEXE E - ROUTES ARTERIAL - URBAIN

ANNEXE 5 de L' AMENDEMENT No.X

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant les Annexes E et G

Routes Artereial - Urbain et
Routes Rural



Prepared by: Planning and Growth Management Department,
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**SCHEDULE 6 to
AMENDMENT NO. X
to the OFFICIAL PLAN
for the CITY OF OTTAWA
Amending Schedules I and J**
Multi-Use Pathways and Scenic Entry Routes (Urban)
Cycling, Multi-Use Pathways and
Scenic Entry Routes (Rural)

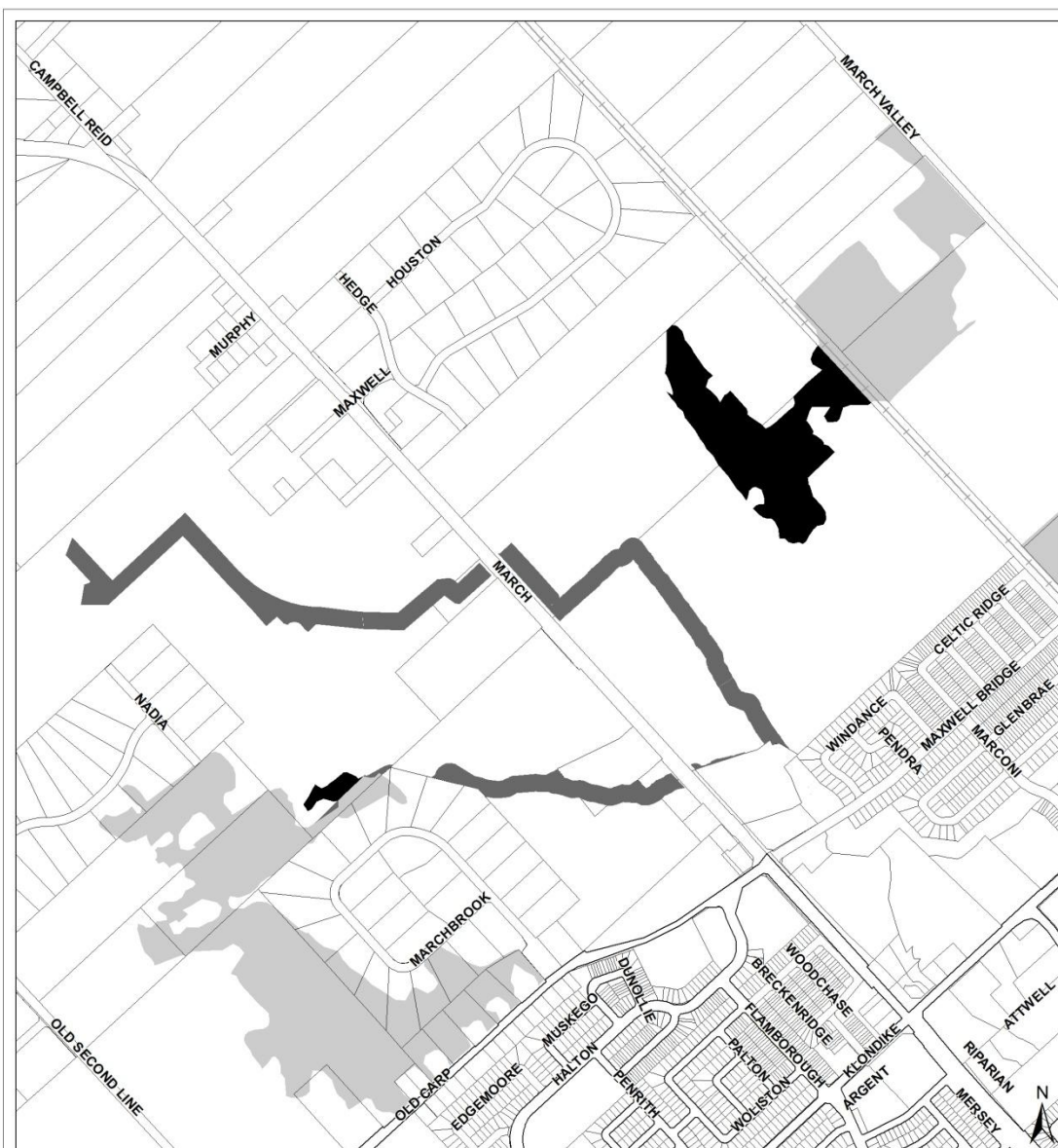
**ANNEXE 6 de
L' AMENDEMENT No.X
au PLAN OFFICIEL
de la VILLE D'OTTAWA
Modifiant les Annexes I et J**

Sentiers polyvalents et routes d'entrée - panoramiques (urbain) et
Voies cyclables, sentiers polyvalents et routes d'entrée -
panoramiques (rural)

— "SCENIC ENTRY ROUTE" TO BE REMOVED FROM SCHEDULE J - CYCLING, MULTI-USE PATHWAYS AND SCENIC ENTRY ROUTES (RURAL) AND ADDED TO SCHEDULE I - MULTI-USE PATHWAYS AND SCENIC-ENTRY ROUTES (URBAN)
"ROUTES D'ENTRÉE - PANORAMIQUES" À EXCLURE DE L'ANNEXE J - VOIES CYCLABLES, SENTIERS POLYVALENTS ET ROUTES D'ENTRÉE - PANORAMIQUES (RURAL) ET À INCLURE DANS L'ANNEXE I - SENTIERS POLYVALENTS ET ROUTES D'ENTRÉE - PANORAMIQUES (URBAIN)

— "ON-ROAD CYCLING ROUTE" TO BE REMOVED FROM SCHEDULE J - CYCLING, MULTI-USE PATHWAYS AND SCENIC ENTRY ROUTES (RURAL) AND ADDED TO SCHEDULE I - MULTI-USE PATHWAYS AND SCENIC-ENTRY ROUTES (URBAN)
"VOIES CYCLABLES" À EXCLURE DE L'ANNEXE J - VOIES CYCLABLES, SENTIERS POLYVALENTS ET ROUTES D'ENTRÉE - PANORAMIQUES (RURAL) ET À INCLURE DANS L'ANNEXE I - SENTIERS POLYVALENTS ET ROUTES D'ENTRÉE - PANORAMIQUES (URBAIN)

— "MULTI-USE PATHWAYS - ON-ROAD CONNECTIONS - COMMUNITY ROUTES" TO BE ADDED TO SCHEDULE I - MULTI-USE PATHWAYS AND SCENIC-ENTRY ROUTES (URBAN)
"SENTIERS POLYVALENTS - SUR CHEMIN - ROUTES COMMUNAUTAIRE" À AJOUTER DE L'ANNEXE I - SENTIERS POLYVALENTS ET ROUTES D'ENTRÉE - PANORAMIQUES (URBAIN)



Prepared by: Planning and Growth Management Department,
Geomatics, Mapping and Graphics Unit



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SCHEDULE 7 to AMENDMENT NO. X

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule L3

Natural Heritage System Overlay (West)

ANNEXE 7 de L' AMENDEMENT No.X

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe L3

Zone sous-jacente du système du patrimoine naturel (ouest)

- EXISTING NATURAL HERITAGE SYSTEM OVERLAY
ZONE SOUS-JACENTE DU SYSTÈME DU PATRIMOINE NATUREL EXISTANTE
- ADDITIONS TO THE NATURAL HERITAGE SYSTEM OVERLAY
AJOUTS À LA DÉSIGNATION DU SYSTÈME DU PATRIMOINE NATUREL
- DELETIONS FROM NATURAL HERITAGE SYSTEM OVERLAY
SUPPRESSIONS DE LA DÉSIGNATION DU SYSTÈME DU PATRIMOINE NATUREL