

Report to/Rapport au :
Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
and Council / et au Conseil

June 11, 2012
11 juin 2012

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: Don Herweyer, Acting Manager/Gestionnaire intérimaire, Development Review-Suburban Services/Examen des projets d'aménagement-Services suburbains, Planning and Growth Management/Urbanisme et Gestion de la croissance (613) 580-2424, 28311 Don.Herweyer@ottawa.ca

Rideau-Goulbourn (Ward 21)

Ref N°: ACS2012-PAI-PGM-0156

SUBJECT: OFFICIAL PLAN AMENDMENT - PART OF 3772 AND 3872 GREENBANK ROAD (FILE NO. (D01-01-11-0015))

OBJET : MODIFICATION AU PLAN OFFICIEL - PARTIES 3772 ET 3872 DU CHEMIN GREENBANK [DOSSIER N° (D01-01-11-0015)]

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council approve and adopt an amendment to Volume 1 of the Official Plan – Schedule A – Rural Policy Plan to redesignate part of 3772 and 3872 Greenbank Road from Sand and Gravel Resource Area to General Rural Area, as shown in Document 1 and detailed in Document 2.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver et d'adopter une modification au Volume 1 du Plan officiel – annexe A – Plan des politiques rurales visant à faire passer la désignation des parties 3772 et 3872 du chemin Greenbank de « zone de ressources de sable et de gravier » à « secteur rural général », comme l'illustre le Document 1 et le précise le Document 2.

BACKGROUND

The subject lands, known municipally as part of 3772 and 3872 Greenbank Road, consist of approximately 60 hectares of land located in the community of Barrhaven South. The lands, shown in Document 1, are located within the area bounded by Cambrian Road to the north, existing Greenbank Road to the east, Barnsdale Road to the south, and Cedarview Road to the west. The lands are located immediately outside of the City's urban boundary.

The subject lands, which are/were formerly used for agricultural purposes, are vacant and somewhat featureless.

To the east of the subject lands are lands owned by Mattamy Homes. To the southeast are vacant urban lands owned by Minto. Immediately to the south are vacant rural lands owned by Minto which are used for agricultural purposes. Cedarview Road and Highway 416 are located to the west. To the northwest are the Brazeau and Drummond active sand and gravel pits.

The Proposal

No development is proposed on the subject lands in the short term. Fifty-four hectares of the subject parcel are owned by Minto; the remaining six hectares are owned by Mattamy Homes. As indicated, both companies have adjacent vacant lands located just inside the urban boundary. The urban lands owned by Mattamy Homes located to the east of the subject lands, are the subject of a Draft Plan of Subdivision application. Minto's urban lands located to the southeast of the subject lands were the subject of a pre-application consultation meeting held with representatives of Minto regarding the future submission of a Plan of Subdivision and Zoning By-law amendment.

Proposed Official Plan Amendment

The applicant has requested that the subject lands be redesignated from Sand and Gravel Resource Area to General Rural Area. Policies in Section 3.7.4 Mineral Resources of the Official Plan restrict new development within 300 metres of a Sand and Gravel Resource Area. The creation of new lots to permit dwellings is considered a conflict to future mineral aggregate extraction. Official Plan policies prevent the approval of proposed plans of subdivision located to the north and east, within the urban boundary, because they are located within 300 metres of the subject land.

The proposed Official Plan amendment (OPA) would allow for development on adjacent lands. The application does not seek to redesignate the land where the existing licensed pits are now operating. It seeks to redesignate lands which, as demonstrated in two aggregate reports, do not contain resources of a sufficient quality and quantity to justify the continued designation of the lands as Sand and Gravel Resource Area. These reports have been previously reviewed and accepted by the Ministry of Natural Resources.

Should the proposed OPA application be approved, applications for plans of subdivision and Zoning on adjacent lands would need to be submitted and approved prior to any new house construction.

DISCUSSION

Planning Act and Provincial Policy Statement

Section 2 of the *Planning Act* outlines those land use matters that are of provincial interest, to which all City planning decisions shall have regard. The provincial interests that apply to this site are the conservation and management of natural resources and the mineral resource base. In addition, the *Planning Act* requires that all City planning decisions be consistent with the Provincial Policy Statement (PPS), a document that provides further policies on matters of provincial interest related to land use development. Policy 2.5.2.3 of the Provincial Policy Statement states that the conservation of mineral aggregate resources should be promoted by making provision for the recovery of these resources, wherever feasible.

The two aggregate reports prepared for the subject lands indicate that due to insufficient quality and quantity, the recovery of the aggregate material located on the subject lands is not economically feasible.

City Council Approved Official Plan

The subject lands are designated "Sand and Gravel Resource Area" on Schedule A-Rural Policy Plan of the Official Plan. The intent of this designation is to protect non-renewable mineral aggregate resources for future use; protect mineral aggregate resource and aggregate operations from incompatible activities; and minimize community and environmental disruptions from aggregate extraction activities. Permitted uses within this designation include pits and wayside pits as the main land uses subject to the provisions of the *Aggregate Resources Act*. Existing and new uses which do not create difficulties for the future extraction of mineral aggregates are also permitted. Currently there are no existing licensed pits or quarries located on the subject lands.

Policy 3.7.4.10 of the Official Plan permits limited types of development within 300 metres of a Sand and Gravel Resource Area provided such development does not conflict with future mineral aggregate extraction. Conflicting uses include but are not limited to the creation of new lots to permit dwellings. Therefore, residential subdivisions are not permitted within 300 metres of the designation boundary and this buffer impacts urban lands to the east (Mattamy) and southeast (Minto).

The intent of the proposed General Rural Area designation is to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses. The General Rural Area contains a variety of land uses, such as farms, rural housing, wood lots and forests, small industries, golf courses, and in many places, small clusters of residential and commercial development.

Barrhaven South Community Design Plan

The subject lands are located immediately west of the southern limit of the Barrhaven South Community Design Plan study area.

Rationale

The existing boundary of the Sand and Gravel Resource Area designation was established when the Barrhaven South Community Design Plan and an associated Official Plan Amendment (OPA) (No. 50) were approved in June 2006. The OPA was based in part on the findings of two aggregate reports. The two aggregate reports include "Aggregate Suitability Study, Maloughney Property, Greenbank Road, City of Ottawa, Ontario" prepared by John D. Paterson and Associates Limited in 2003 and "Aggregate Resource Designated Lands Study, Part of Lots 8, 9, 10 and 11, Concession 3, Ottawa, Ontario" prepared by Paterson Group in 2006.

As discussed earlier, the aggregate reports conclude that due to insufficient quality and quantity, the recovery of the aggregate material located on the subject lands is not economically feasible. At the time of OPA 50, the Ministry of Natural Resources did not object to the findings of these reports or the recommended amendment that resulted in the redesignation of a portion of the Sand and Gravel Resource Area designation.

In considering the finding of these aggregate reports, staff concludes that the existing Sand and Gravel Resource Area designation is no longer appropriate and the proposal is consistent with the matters of provincial interest as outlined in the *Planning Act* and PPS.

RURAL IMPLICATIONS

The proposed Official Plan Amendment would redesignate lands located within the Rural Area.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. The City did not receive any negative comments or opposition to this application.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of this application and the staff recommendation.

LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no direct accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

This Official Plan amendment supports the long term sustainability goal of allowing for the future provision of additional housing within the urban boundary.

APPLICATION PROCESS TIMELINE STATUS

This application was not processed by the "On Time Decision Date" established for the processing of Official Plan amendments due to workload volumes.

SUPPORTING DOCUMENTATION

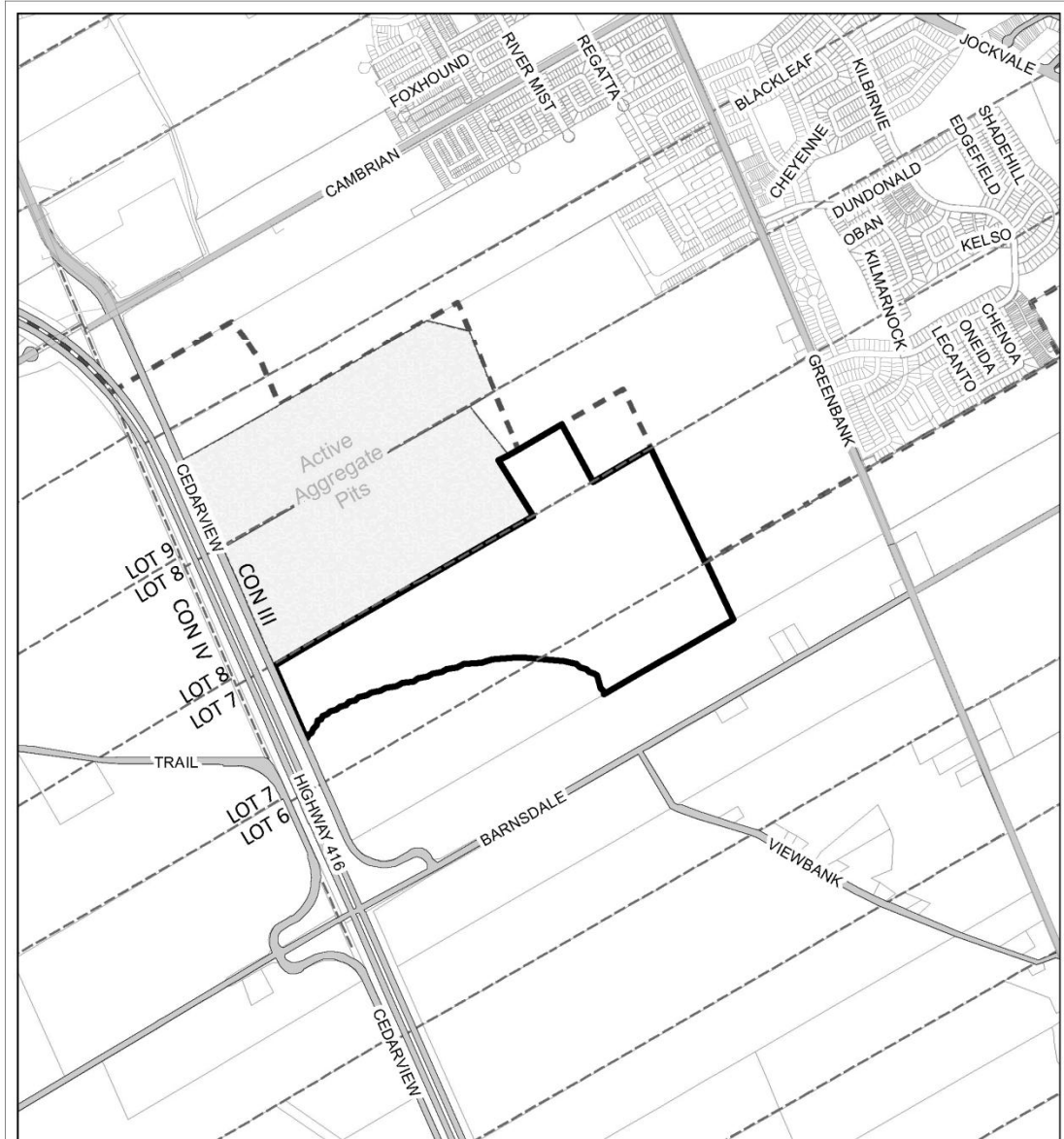
- Document 1 Location Map
- Document 2 Proposed Official Plan Amendment

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, K1Z 8B5, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare the by-law adopting the Official Plan Amendment, forward to Legal Services, and undertake the statutory notification.

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



Produced by Infrastructure Services and Community Sustainability,
Planning and Infrastructure Approvals Branch,
Development Approvals West/Central Division Mapping and Graphics





Services d'infrastructure et Viabilité des collectivités,
Direction de l'approbation des demandes
d'aménagement et d'infrastructure, Division de l'approbation
des demandes d'aménagement, Carte/Carte Cartographie/Graphiques

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

**LOCATION MAP / PLAN DE RÉVISION
OFFICIAL PLAN AMENDMENT / MODIFICATION AU PLAN OFFICIEL
3772 AND 3872 GREENBANK / 3772, 3872 RUE GREENBANK**

-  **Subject Lands / Les terrains en cause**
-  **Urban Boundary**

045920105 Denotes Teranet-Polaris Parcel Identification Number



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

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THE STATEMENT OF COMPONENTS

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PART C – THE APPENDIX

N/A

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 this Official Plan Amendment No. XX is to redesignate part of 3772 and 3872 Greenbank Road from Sand and Gravel Resource Area to General Rural Area

2. Location

The subject lands, part of 3772 and 3872 Greenbank Road, are located in Barrhaven South, west of Greenbank Road. A Schedule change is required to Schedule A - Rural Policy Plan.

3. Basis

Two aggregate reports prepared for the subject lands and the Ministry of Natural Resources have confirmed that the subject lands do not contain resources of a sufficient quality and quantity to justify the continued designation of the lands as Sand and Gravel Resource Area.

Background

The subject lands, known municipally as part of 3772 and 3872 Greenbank Road, consist of approximately 60 hectares of land located in the southern community of Barrhaven South. The lands are located within the area bounded by Cambrian Road to the north, existing Greenbank Road to the east, Barnsdale Road to the south, and Cedarview Road to the west. The lands are located immediately outside of the City's urban boundary.

The Owners have requested that the subject lands be redesignated from Sand and Gravel Resource Area to General Rural Area. The purpose of the Official Plan Amendment is to permit the approval of residential subdivisions on adjacent lands. Policies in Section 3.7.4- Mineral Resources of the Official Plan limit new development within 300 metres of a Sand and Gravel Resource Area. The creation of new lots to permit dwellings is considered a conflict to future mineral aggregate extraction. Official Plan policies prevent the approval of proposed plans of subdivision located to the north and east, within the urban boundary, because they are located within 300 metres of the subject land.

Rationale

Two aggregate reports conclude that due to insufficient quality and quantity, the recovery of the aggregate material located on the subject lands is not economically feasible. In considering the finding of these aggregate reports, staff concludes that the existing Sand and Gravel Resource Area designation is no longer appropriate and the proposal is consistent with the matters of provincial interest as outlined in the Planning Act and PPS.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the attached Schedule constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

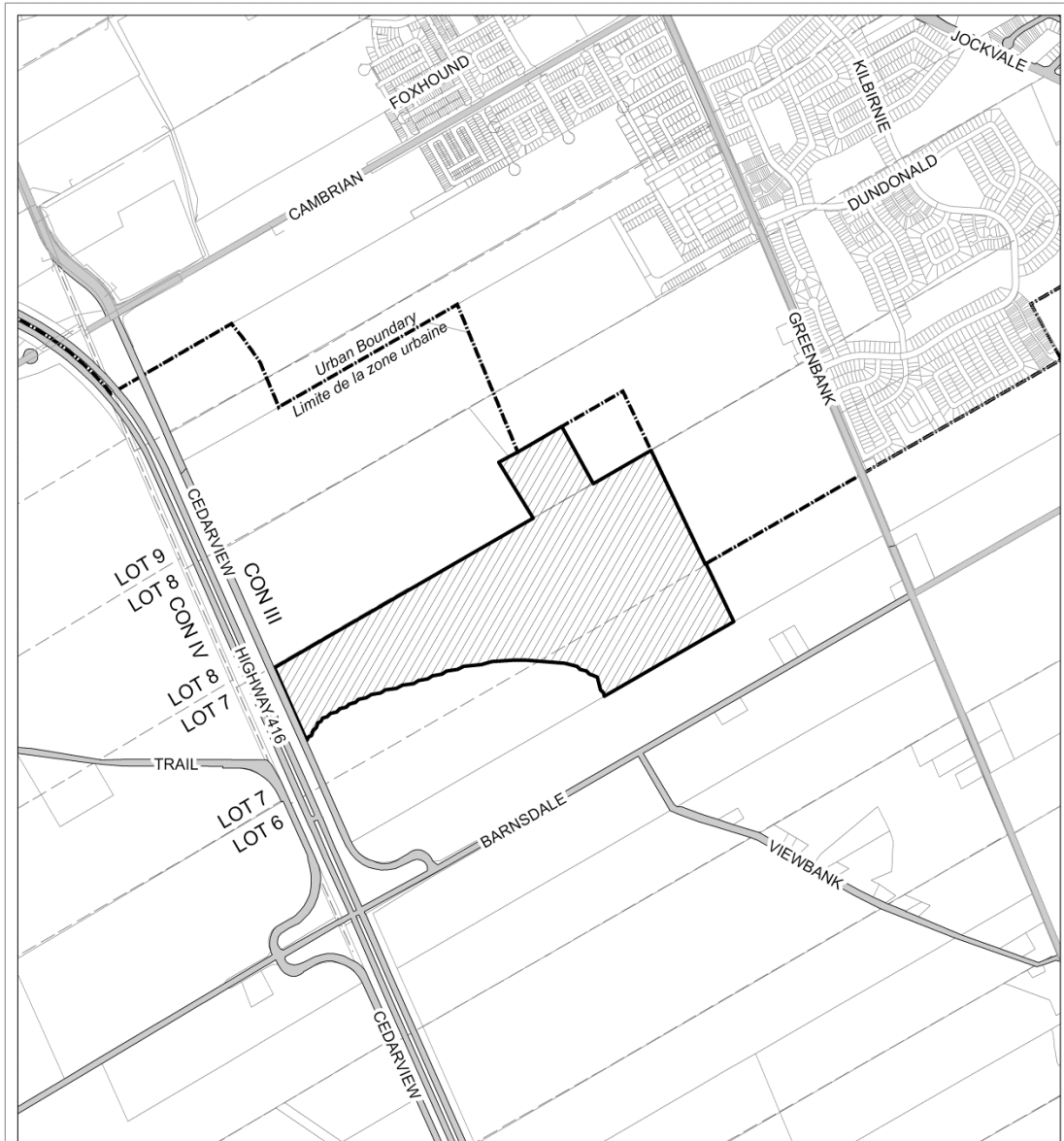
The following changes are hereby made to the Official Plan for the City of Ottawa:

Schedule A- Rural Policy Plan is amended by changing the land use designation of the subject lands from "Sand and Gravel Resource Area" to "General Rural Area".

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 and Growth Management Department,
Mapping & Graphics Unit



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

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**SCHEDULE A to
AMENDMENT NO.**
to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Schedule A
Rural Policy Plan



LANDS TO BE REDESIGNATED FROM "SAND AND GRAVEL RESOURCE" TO "GENERAL RURAL"

TERRAINS DONT LA DÉSIGNATION ÉCOLE PASSERA DE "ZONE DE RESSOURCES DE SABLE ET DE GRAVIER" PASSERA DE "ZONE RURALE GÉNÉRALE"

**ANNEXE A de
L' AMENDEMENT No.**
au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modifiant l'Annexe A
Plan des politiques en milieu rural