

ISSUE DATE:

Sept. 27, 2011



PL100206

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: SEE SCHEDULE "1"
Subject: Proposed Official Plan Amendment No. OPA #76
Municipality: City of Ottawa
OMB Case No.: PL100206
OMB File No.: PL100206

APPEARANCES:

Parties

Counsel*/Agent

City of Ottawa

T. Marc*

The Ottawa Macdonald Cartier
International Airport Authority

J. A. Pritchard*

The Greater Ottawa Homebuilders
Association, Urbandale Corporation,
Riverside South Development Corporation

U. Melinz*

Group of Taggart Companies

S. Zakem* (not present)

Friends of the Greenspace Alliance

E. Dreessen

**MEMORANDUM OF ORAL DECISION DELIVERED BY N. C. JACKSON
ON SEPTEMBER 19, 2011 AND ORDER OF THE BOARD**

This is one of the phased hearings held into the 30 Appeals made to Ottawa Official Plan Amendment No. 76, a comprehensive amendment pursuant to section 26 of the *Planning Act*. This phase is intended to deal with appeals under the heading of Airport and Employment. The hearing was originally scheduled at the request of the Parties for five days. Discussions among Parties have now resolved all issues on this Phase subject to modifications to be dealt with in what is now a Settlement Hearing.

Formal Withdrawal of Appeals by the Greenspace Alliance, Greater Ottawa Homebuilders Association, and Taggart Group of companies are filed as Exhibits 4A, B, and C.

As part of the settlements, Ottawa seeks to further modify OPA 76 as set out in Exhibit 3. The changes reflect wordsmithing and clarification on growth management and on leased lands by the Ottawa International Airport Authority. The Airport Authority will undertake land use plans and in revised language, the City will consult with impacted communities and interest groups.

The Board heard qualified planning evidence from Krista Libman, Planner II with the City. Ms Libman recommended the modifications to the Board under the term good planning and as being consistent with the Provincial Policy Statement 2005. The Board accepts the testimony.

Mr. Dreessen for the Friends of the Greenspace Alliance noted that the settlement and modifications ensure proper public consultation, clarify the leased nature of some airport lands, result in a new organic soil definition to be in a guideline and resulted in the release of an airport wildlife management plan.

Counsel for the Airport Authority and for the Greater Ottawa Homebuilders Association, and Urbandale and Riverside South Development Corporations are present and endorse the Settlement.

Based on the evidence and submissions, the Board allows the appeals to the limited extent reflected in the modifications set out in Exhibit 3. The Board finds such to be good planning and consistent with the Provincial Policy Statement. The Appeals are otherwise dismissed. The Board modifies Official Plan Amendment 76 as reflected in Exhibit 3.

This is the Order of the Board.

“N. C. Jackson”

N. C. JACKSON
VICE-CHAIR

SCHEDULE "1"

COUNSEL*/AGENT	PARTY
Tim Marc* Bruce Engell*	City of Ottawa
Michael Polowin*	Metcalfe Realty Kanata Research Park Simon Fuller 7089191 Canada Inc. 1633799 Ontario Inc. 3223701 Canada Inc.
Steven A. Zakem*	Taggart Realty Management Inc. Taggart Investments Inc. Tamarack (Queen Street) Corporation Tamarack (Nepean) Corporation Tamarack (Nepean South) Corporation 2226561 Ontario Inc.
Mark R. Flowers*	Mattamy (Mer Bleue) Limited Mattamy (Tenth Line) Limited Mattamy (Trim) Limited
Ken McRae	Ken McRae
Alan Cohen* Douglas B. Kelly* Ursula Melinz*	Greter Ottawa Home Builders Association (GOHBA) Riverside South Development Corporation (RSDC) Minto Communities Inc & South Nepean Development Corporation (SNDC)
Douglas B. Kelly* Ursula Melinz*	Thomas Cavanagh Construction Ltd. Karson Holding Inc. (In association with Greg Winter, Novatech Engineering) 6458513 Canada Inc. Amazon Land Development (In association with Debbie Belfie)
Alan Cohen*	Arnon Corporation
Steven Cunliffe	Idone, Epscon Limited
Janet E. Bradley* Emma Blanchard*	Dirk Yzenbrandt Richcraft Homes Zbigniew Hauderowicz James Maxwell Castor Creek and Airport Golf Lands Limited Gib Patterson Enterprises and Gib Patterson Claridge Homes Corporation
R. Boxma* I. Schacter*	The Ministry of Municipal Affairs and Housing
Amy Kempster	Friends of the Greenspace Alliance
A. Pritchard*	Ottawa Macdonald Cartier International Airport
J. Farber*	Trinity Properties Holdings Ltd.
M. Noskiewicz*	Walton Development and Mining
Dr. Ranjit Perera	Humanics Universal Inc.
R. Brockelbank	The Federation of Citizen Associations of Ottawa Carleton

M. Chown	Rondolfo Mion and M&A Rentals
Paul Johonis	
William Davidson	
S. Belle-Isle	