

## **Official Plan Amendment Proposal**

4401 Fallowfield Road

December 25, 2006

To: Concerned Community Groups (Distribution List)

Attached is a summary of an *Official Plan Amendment Proposal* being considered by the Planning, Transit and the Environment Department. General information related to Official Plan Amendments can be obtained from the City's Web Page ([http://ottawa.ca/city\\_services/planningzoning/17\\_0\\_en.shtml](http://ottawa.ca/city_services/planningzoning/17_0_en.shtml)).

As part of the City's Public Notification and Consultation Policy, we would like to know your views concerning this proposal. These can be forwarded by mail using the attached comment sheet, or by phone, facsimile or e-mail as noted at the bottom of the proposal summary. Your comments will be considered in the evaluation of this proposal.

If you provide comments on this proposal, you will be included on the list of those who will receive further information on any meetings (community meetings or public meetings of the Planning and Environment Committee) where this proposal may be discussed and related to the decision that will be rendered on this application.

*Please note, if a person or public body that files a notice of appeal of a decision of the City of Ottawa in respect to the proposed Official Plan Amendment, does not make oral submission at the public meeting (Planning and Environment Committee meeting) or make written submissions to the City of Ottawa before the proposed Official Plan Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.*

Should you have any questions, or require clarification or additional information, please call the undersigned at 613-580-2424, extension 27787

Yours truly,

Dhaneshwar Neermul  
Planning and Infrastructure Approvals Branch

c.e. Councillor Jan Harder - Barrhaven(With Distribution list)

## ***Official Plan Amendment Proposal Summary***

File Number: DO 1-01-06-0022

Date: December 25, 2006

Applicant/Agent / Owner: DCR Phoenix Group  
Address: 18 Bentley Avenue, Nepean, ON K2E 6T8  
Phone: (613)723-9227

### **Site Location:**

The subject site is known as 4401 Fallowfield Road, located to the intersection of Fallowfield Road and Strandherd Drive. It is bounded by Highway 416 to the west, O'Keefe Court to the north, and Fallowfield Road to the south and east.

### **Description of Site/Area and Surroundings:**

The site is about 11 ha in size and currently vacant. The surrounding uses include General Rural Area to the west, vacant Employment Area to the south, Future Growth Area to east, and the existing low-density community Orchard Estates and planned residential development to the north.

### **Purpose of Official Plan Amendment Proposal:**

The applicant is proposing a site-specific amendment to the Official Plan "Employment Area" policies in order to allow residential development on site.

### **Proposal Details:**

The subject site is designated "Employment Area" in the Council Approved Official Plan and "Prestige Business Park" under Nepean Secondary Plan - Area 9 & 10. The intent of such designations is to protect sufficient areas of land primary for employment uses so that they remain affordable for employment purposes and they can develop over time without conflict from competing land uses. Typically, these areas provide large parcel sizes and are well located with respect to major roads.

The applicant and owner of the subject area propose to include medium to high-density residential component on site in accordance with Section 3.6.5, Policies 3 and 4. The residential component is proposed to be a buffer between the existing community to the north and the Employment Area to the south. At least 50% of the total developable land will be devoted to employment use.

An application for Zoning By-law Amendment and Site Plan Control will follow should this application be approved.

**Companion Proposals/Applications:**

N/A

**Timelines & Approval Authority:**

Please provide any comments to the undersigned by **January 22, 2007**. The "On Time Decision Date", i.e. the date the application will be considered by the City's Planning and Environment Committee, is tentatively March 13, 2007.

**Dhaneshwar Neermul**

**City of Ottawa**

**Planning and Growth Management Department**

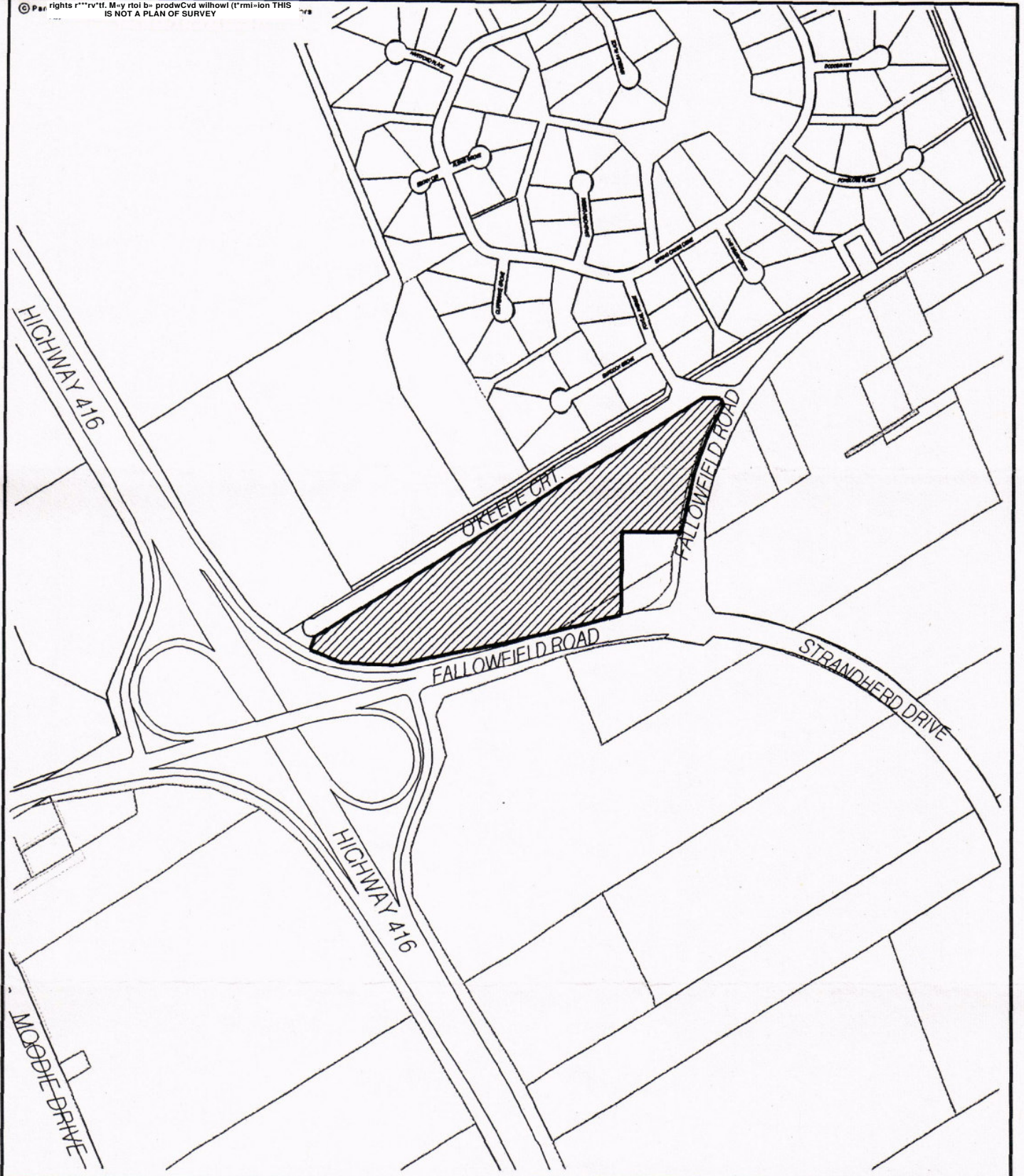
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Produced by Planning and Development Department  
Produit par le Service de l'urbanisme l'aménagement

D01-01-06-0022

06-2157-L



LOCATION MAP / Plan de révision  
OFFICIAL PLAN / Modification du Plan directeur

4401 FALLOWFIELD ROAD

ECHELLE  
N.T.S.  
METRES