PLANNING RATIONALE
FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

MINTO COMMUNITIES INC.
ARCADIA RESIDENTIAL STAGES 3, 4, 5 & 6
ARCADIA COMMERCIAL STAGES 2 AND 3

CITY OF OTTAWA

December 2016

Prepared for:

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JLR 26299-01

MINTO COMMUNITIES INC.
ARCADIA RESIDENTIAL STAGES 3, 4, 5 & 6
ARCADIA COMMERCIAL STAGES 2 AND 3

PLANNING RATIONALE

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1.0 INTRODUCTION

J.L. Richards & Associates Limited (JLR) has been retained by Minto Communities Inc. (Minto) to prepare a Planning Rationale in support of their proposed Arcadia development sited at 450 Huntmar Road, located in Kanata West, within the City of Ottawa. The Subject Site, shown on Figure 1, is located east of the existing residential development known as Arcadia Stages 1 and 2, north of the Campeau Drive extension and west of the Carp River. The proposed development, herein referred to as the Arcadia Development, consists of four residential stages and two commercial stages.

1.1 Purpose

This Report will demonstrate how the development will be consistent with the Provincial Policy Statement and will be in conformity with the City of Ottawa Official Plan.

The proposed layout will ensure the protection of environmental lands and provide for a higher residential density that meets the needs of both this growing community and the City as a whole.

In order to develop this plan, Minto is filing the following concurrent applications with the City of Ottawa (City):

- Plan of Subdivision, and
- Zoning By-law Amendment.

This application seeks to permit the development of a Plan of Subdivision and to rezone the proposed residential portion of the property to R3YY (Residential Third Density Subzone YY), which will create ten new public roads for approximately 575 residential dwelling units. This application also seeks to rezone the commercial portions of the property to MC H(45) (Mixed Use Centre with a maximum height of 45 metres) to correspond with the existing Stage 1 commercial block to the west.

The proposed subdivision plan for these phases of the development is shown in Appendix ‘A’.

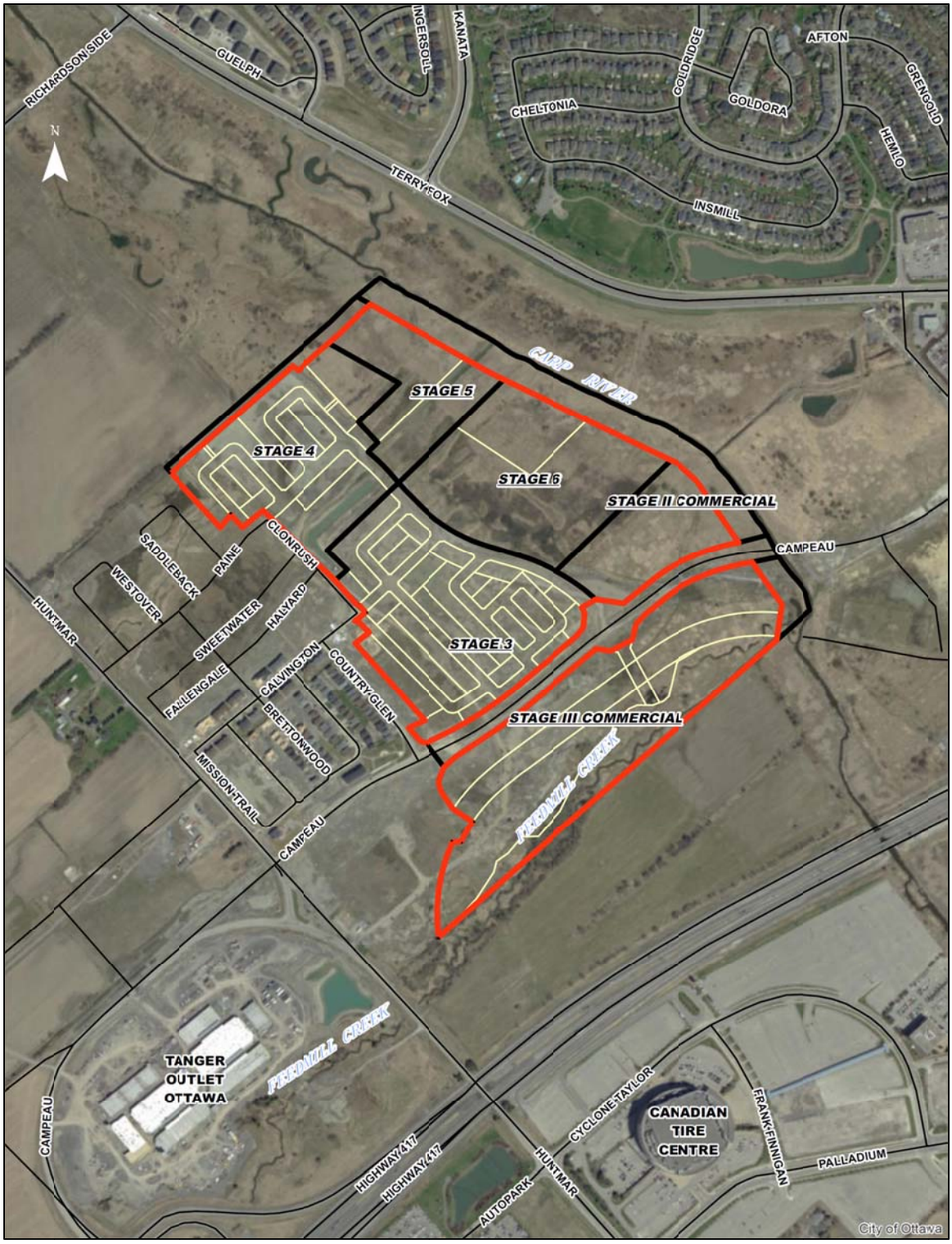


Figure 1 – Aerial view of Arcadia Stages 3 to 6 / Commercial Stages 2 and 3

1.2 Site Context

1.2.1 Location and Site Description

The legal description of the Subject Site is Part Lots 3 and 4, Concession 1, former Township of March, Part 1 on Registered Plan 4R-26467, in the former City of Kanata, now the City of Ottawa.

The portion of the property subject to these applications is approximately 49 ha in size and is situated north of Highway 417 between Clonrush Way and the Carp River along the proposed Campeau Drive extension.

As shown in Figure 1, the site currently consists of undeveloped urban lands designated as General Urban Area and Mixed Use Centre with the Carp River Restoration Policy Area Overlay over half of the property.

These lands are currently zoned Development Reserve (DR) with half of the property being located within the City's Floodplain overlay. The majority of Stage 3 was previously rezoned to R3YY as part of the rezoning of Stages 1 and 2. These applications seek to establish the lot pattern and to further clarify the zoning for this area.

1.2.2 Community Context

The Subject Site is located within the Kanata West area. The developed lands to the west are the first two Stages of this 6 Stage Residential and Commercial Subdivision.

The Carp River travels along the eastern edge of the Subject Site while the Feed Mill Creek runs along the southern edge.

The Subject Site is in close proximity to employment lands, commercial facilities and natural amenities. It is located approximately 200 metres north of Highway 417 and approximately 730 m from the intersection of Terry Fox and Campeau Drive.

The lands immediately to the west of the Arcadia Subdivision are being developed as a Business Park. Those lands are zoned as Business Park Industrial Zone Subzone 13 (IP13). The Subdivision Plan for this development was approved by the City of Ottawa in 2016.

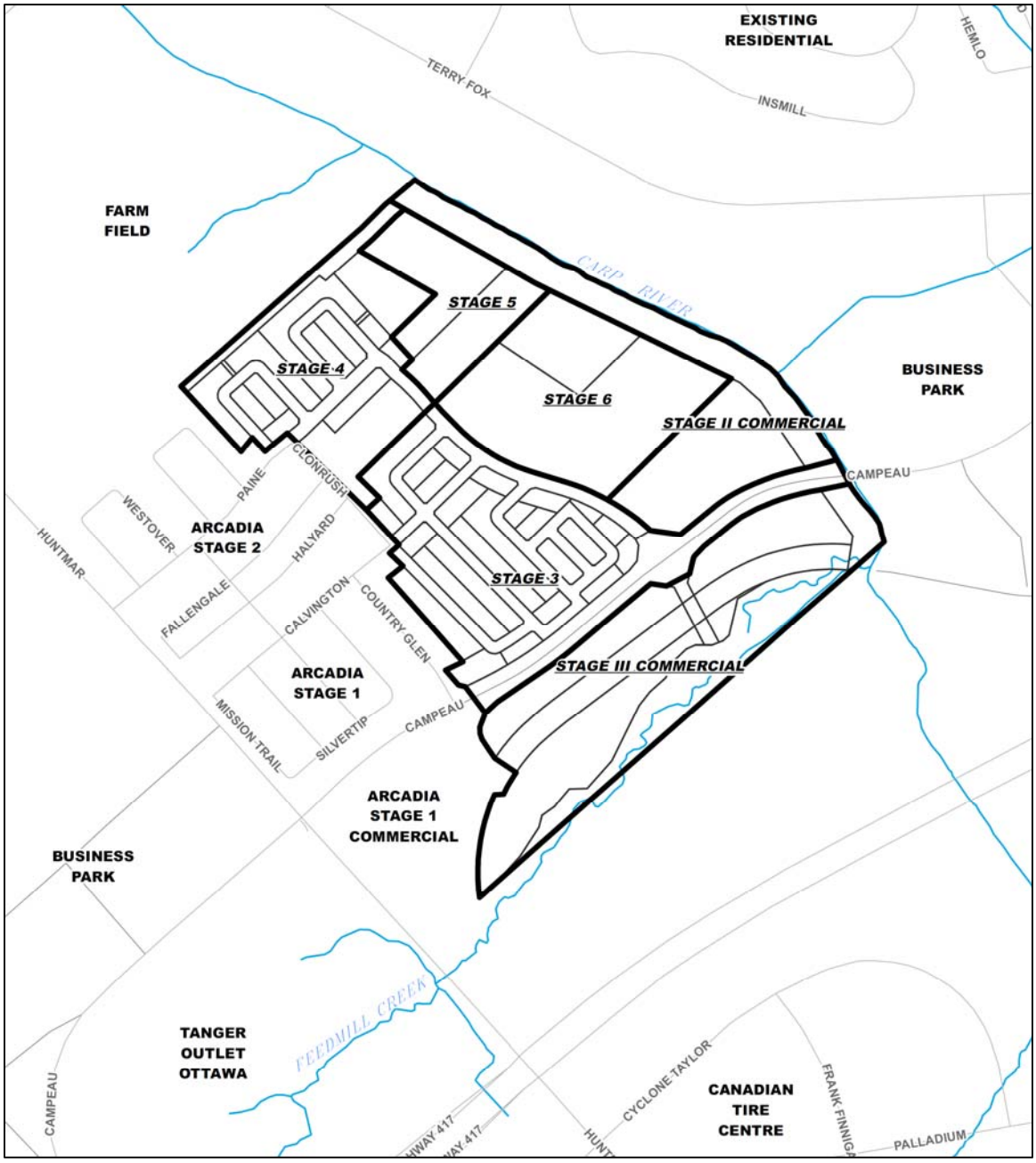


Figure 2 – Surrounding Context

The Subject Property is abutting the future Campeau Drive extension which the Official Plan defines as an Arterial Road. This Arterial Road will provide access to both the Terry Fox and Huntmar Drive 417 interchanges. The subdivision is to be developed in a manner that respects the City's Official Plan, the Transportation Master Plan and the Kanata West Transportation Plan.

With respect to access to public transit services, the Subject Property is within close proximity to a future Transitway Corridor (shown on Figure 2) and the subdivision has been designed to provide access to both the future and existing transit network.

2.0 THE PROPOSAL

2.1 Draft Plan of Subdivision Application

Appendix 'A' is a reduced copy of the Draft Plan of Subdivision for the proposed development. Stages 3, 4, 5 and 6 of the proposed development includes 320 single units, 178 townhome units, 42 back-to-back townhome units and 35 rear lane townhome units, totaling 575 units.

These Stages will also include:

- ten (10) local streets;
- two (2) park blocks;
- two (2) stormwater blocks;
- three (3) parkette blocks; and
- two (2) commercial blocks.

The Subject Property will be serviced by municipal water services and municipal sanitary sewers. Blocks 37 and 38 will be used for the establishment of stormwater ponds to serve the entire subdivision.

Municipal water, sanitary sewer and stormwater sewer services are available in Campeau Drive, Paine Avenue, Clonrush Way and Calvington Avenue to service the Subject Site. A Site Servicing Plan and report confirming the availability of services accompanies this submission.

As shown in Appendix 'A', vehicular access to the Subject Site's internal streets will be from Campeau Drive and connect to both Stages 1 and 2 to allow for an integrated system.

2.2 Zoning By-law Amendment

The majority of the Subject Site is currently zoned Development Reserve Zone (DR) under the City of Ottawa Zoning By-law (2008-250 Consolidation). The purpose of the DR Zone is to:

> *"recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan"*. The purpose of the EP Zone is to *"recognize lands which are designated in the Official Plan as Significant wetlands, Natural Environment Areas and Urban Natural Features that contain important environmental resources which must be protected for ecological, educational and recreational reasons"*.

Current permitted uses in the DR Zone are limited to agricultural use, community garden, emergency service, environmental preserve and education area, forestry operation, group home, home-based business, marine facility, detached dwelling accessory to a permitted use, park and a secondary dwelling unit.

A portion of the property was pre-zoned to R4Z [1887] and R3YY [1886] for the Stage 3 lands during the rezoning of Stages 1 and 2. As a result of the further redesigns of this area these existing zones are proposed to be amended.

A Zoning By-law Amendment is required in order to proceed with the development of these lands in accordance with the land use designations established in the OP and as shown on the Draft Plan of Subdivision.

The Zoning By-law Amendment seeks to change the current zoning of Development Reserve Zone to Residential Third Density Subzone YY (R3YY) for the proposed residential development as shown in Figure 3.

The proposed Residential Third Density Subzone YY (R3YY) will allow for the development of a range of low and medium density residential building forms including the proposed singles, townhomes, back-to-back townhomes and the rear yard townhomes. The YY subzone is used for residential development primarily within Developing Communities throughout the City to *"promote efficient land use and compact form while showcasing newer design approaches."* Minto will work with the City to articulate any exceptions that may be required based upon the models that are proposed. This will be a discussion once the draft plan has been confirmed.

The Zoning By-law Amendment also seeks to change the current zoning of Development Reserve Zone to Mixed Use Centre with a maximum height of 45 metres (MC H(45)) for the proposed commercial development as shown in Figure 3.

The proposed Mixed Use Centre with a maximum height of 45 metres (MC H(45)) will allow for the development of a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings. This proposed zoning and subsequent height limit is consistent with the existing commercially zoned parcel in Stage 1 and the policies of the Mixed Use Centre designation.

Figure 3 – Proposed Zoning By-law Schedule

As a result of ongoing monitoring of the Carp River in Kanata West and works associated with the Carp River Restoration Policy Area, the Floodplain overlay which covers a portion of the Site will be altered to provide an approximate 50 metre wide strip along the Carp River which, along with Blocks 143 and 144 on 4M-1535, will be utilized for fish habitat. The proposed change to the Floodplain boundary is subject to the

agreed upon Carp River Restoration works and will be implemented by this Zoning By-law Amendment.

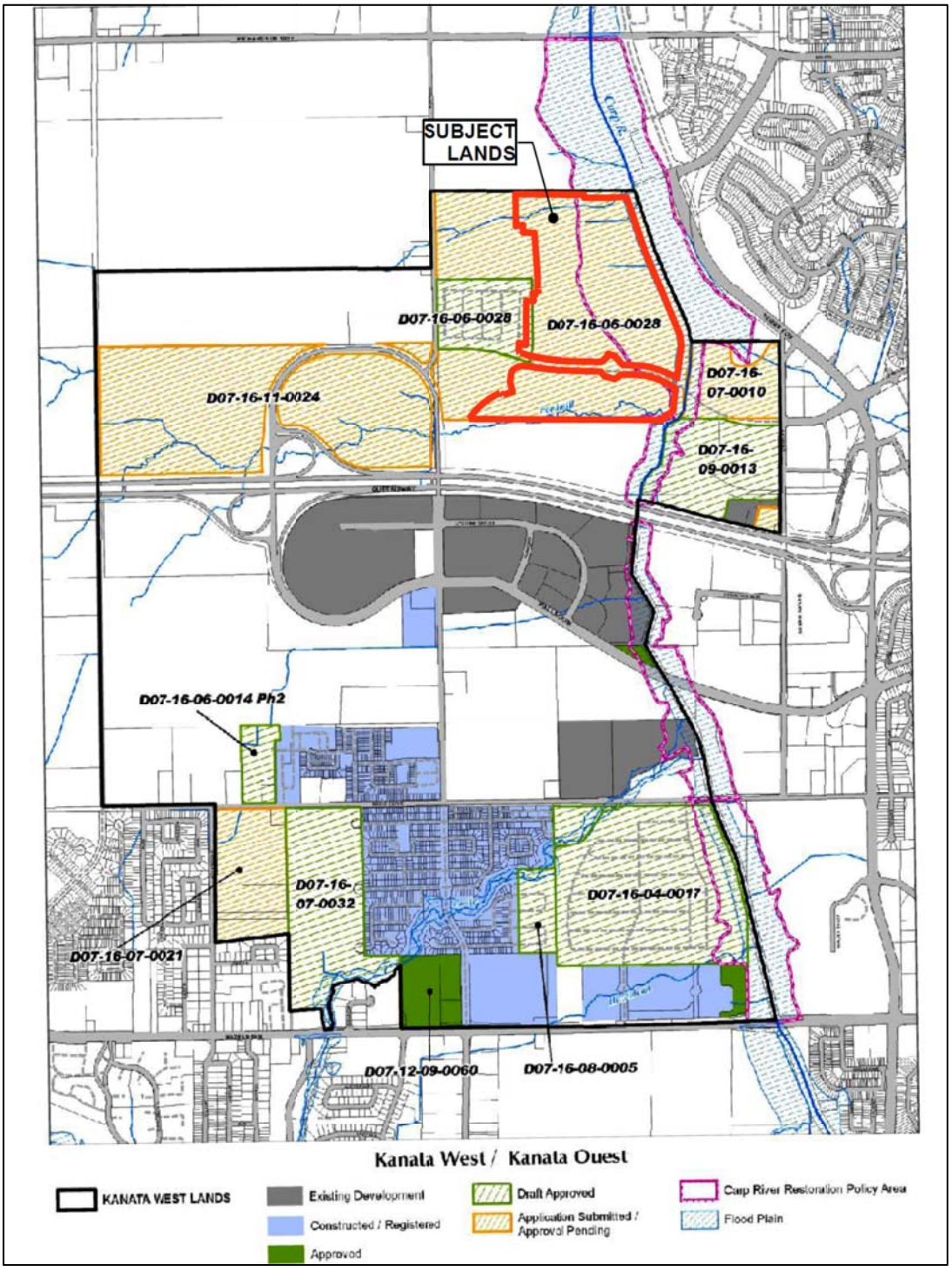


Figure 4 – Kanata West Carp River Monitoring Plan

2.2.1 Parkland Dedication Requirements

As per the City's Parkland Dedication By-law (2009-95), the minimum parkland conveyance requirement for the proposed Draft Plan is as follows:

1. 1.0 ha (2.5 acres) for every 300 dwelling units in the development [or 1.92 ha for the proposed 575 dwelling units].

Based on the above, the total minimum parkland conveyance requirement for the proposed Draft Plan is 1.92 ha. The two proposed parks totaling 2.87 ha will provide for this requirement.

2.2.2. Minimum Distance Separation (MDS)

The objective of Minimum Distance Separation (MDS) Formulae is to minimize nuisance complaints due to odour and thereby reduce potential land use conflicts. MDS is applied in Prime Agricultural Areas and Rural Areas as defined by the Provincial Policy Statement.

MDS applies only to livestock facilities. It does not apply to abattoirs, apiaries, assembly yards, fairgrounds, feed storages, field shade shelters, greenhouses, kennels, livestock facilities that are less than 10 m^2 (108 ft^2) in floor area, machinery sheds, mushroom farms, pastures, slaughter houses, stockyards, or temporary field nutrient storage sites.

There is currently a barn located west of Huntmar Drive directly across from Stage 2 of the Arcadia Subdivision. Based on Stage 2 being located between this barn and Stages 3, 4, 5 and 6, the approval of residential development on these lands will not further impact any existing agricultural operation and meets the required guidelines for MDS.

3.0 POLICY CONTEXT

3.1 *Planning Act (*R.S.O. 1990, CHAPTER P.13)

Section 51 (24) of the *Planning Act* provides details regarding the criteria to be considered with a Draft Plan of Subdivision application. Please see Appendix 'B' for the detailed review of the Section 51 (24) development criteria.

The proposed Draft Plan of Subdivision for Stages 3, 4, 5 and 6 has addressed all of the criteria identified in the Act. This rationale confirms our opinion that the proposed Draft Plan and concurrent Zoning By-law Amendment has met the criteria identified in the Act and is appropriate for development. Please see Appendix 'B' for the detailed review of the relevant *Planning Act* policies.

3.2 Provincial Policy Statement (2014)

This Draft Plan of Subdivision and Zoning By-law Amendment is consistent with the vision and ideas of the Provincial Policy Statement (PPS) as issued under Section 3 of the *Planning Act*. For example, Section 1.1 of the PPS focuses on promoting efficient land use and development patterns that occur adjacent to built-up areas and which provide opportunities for intensification. It is our opinion that this proposal is consistent with the PPS, 2014. Please see Appendix 'C' for the detailed review of the relevant PPS policies.

3.3 The City of Ottawa Official Plan

The City of Ottawa Official Plan, adopted by City Council in May 2003, has been updated and amended numerous times by both Council and the Ontario Municipal Board. For the purposes of this Planning Rationale, the on-line consolidated version of the Official Plan, including Amendment #150 was used as reference. Changes to the Mixed Use Centre introduced by OPA 180 have also been taken into account.

The Subject Site is located within the urban boundary of the City of Ottawa and is part of the settlement area for the City. Schedule 'B' of the Official Plan shows the site designated as a General Urban Area and Mixed Use Centre with a Carp River Restoration Policy Area Overlay (refer to Figure 5) within the Urban Area.

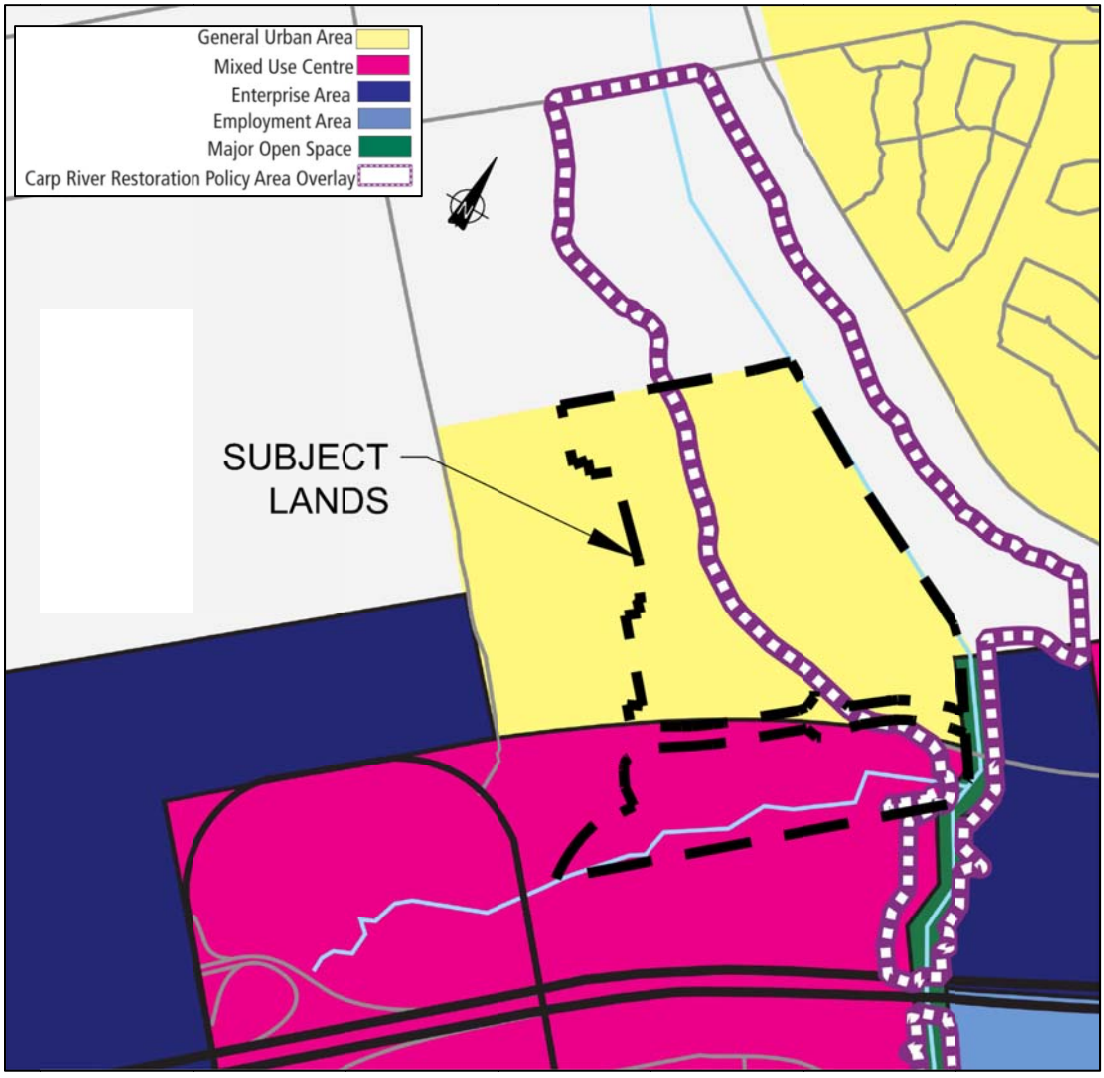


Figure 5 – Existing City of Ottawa Official Plan Schedule B

The proposed Draft Plan was created with special consideration for the policies of the General Urban Area, Strategic Directions in the Official Plan and based upon the required technical studies, in particular, those related to protection and restoration of the Carp River and achieving an appropriate density for these lands. Please see Appendix 'D' for the detailed review of the relevant Official Plan policies.

3.4 Background Studies

The studies that were identified during the pre-consultation meeting with City Staff are being submitted in support of this application.

4.0 CONCLUSION

This Report has been prepared in support of an application for a Draft Plan of Subdivision and concurrent Zoning By-law Amendment for Stages 3, 4, 5 and 6 in the Arcadia Subdivision, which will see the new development of approximately 575 low and medium density residential dwelling units.

1. The proposed Draft Plan of Subdivision application and concurrent Zoning By-law Amendment are consistent with the Provincial Policy Statement, 2014 as the proposed development is located within a designated Settlement Area, is compatible with its surroundings and is consistent with the provincial interest identified in the Provincial Policy Statement.

2. Both applications respect the provisions of the Official Plan which has identified these lands as General Urban and Mixed Use Centre. This proposal conforms to the intent of these designations in that both residential development and mixed use commercial are being proposed.

Based on the above noted rationale, the applications for Draft Plan of Subdivision and Zoning By-law Amendment are both appropriate and represents good land use planning.

Prepared by:

Katie Morphet, MCIP, RPP

Reviewed by:

Timothy F. Chadder, MCIP, RPP

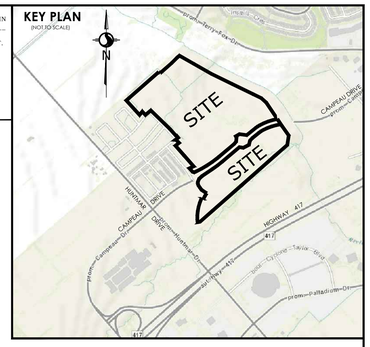
A P P E N D I X ‘A’

REDUCED DRAFT PLAN OF SUBDIVISION

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ 20____
THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT. THIS____DAY OF_____2016.

_____
DERRICK MOODIE, MANAGER
DEVELOPMENT REVIEW, SUBURBAN SERVICES
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

KEY PLAN
(NOT TO SCALE)



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 3 AND 4
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF MARCH)
CITY OF OTTAWA

Scale 1:1250
20 0 20 40 60 80 METRES

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE OF LAND USE			
BLOCKS	USE	UNITS	AREA (Ha/ac)
1 TO 31	RESIDENTIAL	*	9.92/24.51
32 AND 33	FUTURE RESIDENTIAL	*	8.71/21.52
34 AND 35	PARK		2.87/7.09
36 AND 37	STORM POND		3.34/8.27
38 TO 42	COMMERCIAL		10.73/26.52
43 TO 46	OPEN SPACE		3.82/9.43
47	FUTURE TRANSIT WAY		2.65/6.42
48	WALKWAY		0.03/0.08
STREETS	STREET		5.40/18.83
TOTAL		*	47.62/117.67

INFORMATION: REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT R.S.O. 1990

a. SEE PLAN
b. SEE PLAN
c. SEE PLAN
d. SEE PROPOSED LAND USE SCHEDULE (ABOVE)
e. SEE PLAN
f. SEE PLAN
g. SEE PLAN
h. CITY WATER AVAILABLE
i. SEE SOIL REPORT
j. SEE TOPOGRAPHICAL INFORMATION
k. ALL CITY SERVICES AVAILABLE
l. SUBJECT TO EASEMENT PER INST. NO. OC1529517

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE STANTEC GEOMATICS LTD. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON MY BEHALF

_____ _____
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

_____ _____
DATE BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

Stantec
Stantec Geomatics Ltd.
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ONTARIO LAND SURVEYORS
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DRAWN: CEC | CHECKED: * | PM: FP | FIELD: N/A | PROJECT No.: 161613606-131

13 December 2016 3:05 PM

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A P P E N D I X ‘B’

REVIEW OF THE *PLANNING ACT*

***Planning Act*, R.S.O, 1990 (including Bill 73 – Royal Assent)**

Section 51 of the *Planning Act* provides the legal framework for Draft Plan of Subdivision approvals.

Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

Policy	Stages 3, 4, 5 and 6 Implementation of Policy
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2	Provincial Interests have been protected through the City's development of detailed policies in the Official Plan.
(b) whether the proposed subdivision is premature or in the public interest	The lands are identified for development within the Official Plan and it is appropriate that they be developed to promote the efficient use of the existing infrastructure.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any	The plan confirms to the Official Plan
(d) the suitability of the land for the purposes for which it is to be subdivided	The lands are suitable for residential uses and mixed use commercial uses as confirmed through the studies to support the application.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	The proposed road width meets City standards and will be designed in accordance with the approved City of Ottawa Standards.
(f) the dimensions and shapes of the proposed lots	The Blocks are appropriate for multiple dwellings types.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	There have been no restrictions identified at this point in the process.

(h)	conservation of natural resources and flood control	In accordance with the ongoing and agreed upon Carp River Restoration works, the flood risk areas have been accounted for.
(i)	the adequacy of utilities and municipal services	A servicing brief has confirmed availability of services.
(j)	the adequacy of school sites;	The school boards are providing accommodation for this subdivision.
(k)	the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The City has identified park and stormwater lands to be conveyed within the subdivision.
(l)	the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The plan has been designed with efficiency in mind.

The Subject Site has been identified in the City's Official Plan for residential and mixed use commercial development. The proposed Draft Plan of Subdivision has been designed to conform to the City's intention for these lands. The road will be designed to City standards and a roundabout is already located at the intersection of Huntmar Road and Campeau Drive.

The lots of the proposed subdivision have been designed with regards to the ongoing Carp River Restoration works.

The Kanata West plans have provided for adequate municipal services such as water and sewer as well as school facilities for the proposed development.

A P P E N D I X ‘C’

REVIEW OF PROVINCIAL POLICY STATEMENT (2014)

Provincial Policy Statement (2014)

This Draft Plan of Subdivision is consistent with the vision and ideas of the Provincial Policy Statement (PPS) as issued under Section 3 of the *Planning Act*. Section 1.1 of the PPS focuses on promoting efficient land use and development patterns that occur adjacent to built-up areas and which provide opportunities for intensification. Section 1.1.3.1 states:

> '*Settlement Areas shall be the focus of growth and their vitality and regeneration shall be promoted."*

The proposed development of the Subject Site promotes growth within the Kanata West community by adding 575 residential units. The proposed residential and mixed use commercial development is a logical and anticipated extension of the surrounding neighbourhoods and will foster fluid connections within the community.

Section 1.1.3.2 of the Provincial Policy Statement states:

> '*Land use patterns within settlement areas shall be based on:*
>
> *a) densities and a mix of land uses which:*
>
> 1. *efficiently use land and resources;*
> 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion;'*

Section 1.1.3.6 of the Provincial Policy Statement states:

> '*New development taking place in designated growth area should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities'.*

The PPS promotes the development of areas where infrastructure is already in place. The PPS supports a range of housing types and Section 1.4.3 indicates that:

> *"Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*
>
> *a) establishing and implementing minimum targets for the provision of housing which is affordable to* low *and moderate income households….;*
>
> *d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; …"*

The development proposal for Stages 3, 4, 5 and 6 supports the goals of the PPS Section 1.1 as outlined in that it provides mixed density of housing. Existing infrastructure is in place to service the development, and transportation networks have recently been upgraded. The Servicing Brief that has been prepared in support of this application confirms this statement. Further, this proposal will provide a range of housing in keeping with the policies of the PPS.

A P P E N D I X ‘D’

REVIEW OF CITY OF OTTAWA OFFICIAL PLAN
(Including O.P.A #150 and #180 as approved by Council)

City of Ottawa Official Plan, 2003

The City of Ottawa Official Plan, adopted by City Council in May 2003, has been updated and amended numerous times by both Council and the Ontario Municipal Board. For the purposes of this Planning Rationale, the on-line consolidated version of the Official Plan, including Amendment #150 was used as a reference. OPA 180 which was completed as a result of a City-wide review of employment lands was also used as part of this review.

The Subject Site is located within the urban boundary of the City of Ottawa and is part of the settlement area for the City. Schedule 'B' of the Official Plan shows the site location in the west part of the City of Ottawa designated as General Urban Area and Mixed Use Centre with a Carp River Restoration Policy Area Overlay (refer to Figure 5) within the Urban Area.

OPA 150 resulted in a portion of the Mixed Use Centre lands being redesignated to Employments Lands. OPA 180 approved in December 2016 has since redesignated these lands back to Mixed Use Centre.

Section 3.6.1 of the Official Plan provides a framework for the General Urban Area. The Plan states that:

> *"The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. This will facilitate the development of complete and sustainable communities. A broad scale of uses is found within this designation, from ground-oriented single-purpose to multi-storey mixed-use; from corner store to shopping centre.*
>
> *While the City is supportive of the establishment of a broad mix of uses in Ottawa's neighbourhoods, this is not meant to imply that all uses will be permitted everywhere within areas that are designated General Urban Area. The zoning by-law will continue to regulate the location, scale and type of land use in accordance with the provisions of this Plan. Within neighbourhoods, the zoning by-law will allow those uses that provide for the local, everyday needs of the residents, including shopping, schools, recreation and services. Uses that also serve wider parts of the city will be located at the edges of neighbourhoods on roads where the needs of these land uses (such as transit, car and truck access, and parking) can be more easily met and impacts controlled. Subject to the policies below, the City supports infill development and other intensification within the General Urban Area in a manner that enhances and complements the desirable characteristics and ensures the long-term vitality of the many existing communities that make up the city."*

Section 3.6.2 of the Official Plan provides a framework for Mixed Use Centres and Town Centres. The Plan states that:

> *'Town Centres and Mixed Use Centres occupy strategic locations on the Rapid-Transit network and act as central nodes of activity within their surrounding communities and the city as a whole.*
>
> *These centres are a critical element in the City's growth management strategy, being areas with potential to achieve high densities and compact and mixed-use development oriented to rapid transit.*
>
> *More jobs and housing at these locations will increase transit ridership and draw more commuter travel to these locations. In the long term, the centres will become complete, liveable communities that attract people for the jobs, leisure, lifestyle, and business opportunities they provide.'*

Section 3.13 of the Official Plan provides a framework for the Carp River Restoration Policy Area. The Plan states that:

> *'Policies*
>
> 1. *Lands in the vicinity of the Carp River between Hazeldean Road and a point north of Campeau Drive, are designated 'Carp River Restoration Policy Area' on Schedules A and B of this Plan. The Restoration Policy Area is an overlay over urban land-use designations. The extent of the flood plain lands to which the Carp River Restoration Policy Area applies will be determined by the consulting the implementing Zoning By-law and Conservation Authority Flood Plain maps. The purpose of the Restoration Policy Area designation is to recognize that proposed channel modifications and restoration works will occur and allow for development of part of this area following implementation. However, a number of conditions must be met before development is allowed to proceed:*
>
> *Conditions*
>
> a. *The Minister of the Environment will have approved the Carp River, Poole Creek and Feedmill Creek Restoration Class EA;*
>
> b. *The Kanata West Landowners Group, or the City, will have commenced the physical construction of Phase I of the Carp River restoration works;*
>
> c. *Mississippi Valley Conservation Authority will have issued a permit under Section 28 of the Conservation Authorities Act for the placement and removal of fill in accordance with the Carp River Restoration Plan and the EA;*
>
> d. *Filling of the property and an as-built survey will have been completed to demonstrate that the area is entirely removed from the flood plain; and*
>
> e. *At all times, the flood storage capacity of the corridor will be maintained at or above existing conditions.*

2. *Once all five conditions have been met, the Zoning By-law may be amended (holding provision lifted) on the basis of the underlying designation on these lands. An Official Plan Amendment will not be required to revert to the underlying designation provided the conditions listed in B policy 1 have been met.'*

The proposed Draft Plan was created with special consideration for the policies of the General Urban Area, Mixed Use Centre, ongoing Carp River Restoration works, and based upon the required technical studies. The proposed Draft Plan and zoning are the proper reflection of these policies as refined in the supporting studies.