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401-411 Corkstown Road

Planning Rationale



Engineering excellence. Planning precision. Inspired landscapes.

401- 411 CORKSTOWN ROAD
WESLEY CLOVER PARKS

PLANNING RATIONALE
IN SUPPORT OF A
CITY OF OTTAWA ZONING BY-LAW AMENDMENT
AND
FEDERAL LAND USE, DESIGN AND LAND TRANSACTIONS



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INTRODUCTION

Novatech has been retained by The Wesley Clover Foundation to prepare a Planning Rationale in support of an application to amend the City of Ottawa Zoning By-Law 2008-250 for properties located 401 and 411 Corkstown Road in the west end of the City of Ottawa. The properties are known as Wesley Clover Parks, or simply The Parks.

The properties are within the Greenbelt, which is owned by the National Capital Commission (NCC). Until 2012, the City of Ottawa managed the Nepean National Equestrian Centre Park at 401 Corkstown Road and the Ottawa Municipal Campground at 411 Corkstown Road. In 2014, the Wesley Clover Foundation entered into a long-term lease with the NCC to take over the existing facilities, and to improve and expand the public amenities in order to establish an outdoor recreation and learning hub, and community gathering space.

The City had provided valuable public services through both properties since the 1970s. The campground fulfilled an important role of providing affordable accommodations with close access to the City's many tourism locations, and the Nepean National Equestrian Park provided affordable access to equestrian experiences to all levels of riders or interested spectators. The Equestrian Park also provided a valuable venue for horse shows that for years attracted tourists and competitors, contributing significant amounts to the local economy. As the infrastructure within both properties aged, it became expensive to upkeep and to maintain the properties in a world class manner. This led to the deterioration of service for residents and visitors, and the loss of the primary horse show and economic driver.

The Wesley Clover Foundation's plan and financial contributions to the properties is breathing new life into both facilities, and has already reestablished the previous uses to world class levels, including the relaunch of the key annual horse show, already matching the biggest year for any show in the property's history. Additionally, the Wesley Clover Foundation has introduced, and is pursuing, several additional uses that provide a broader scope of public benefits through outdoor education, recreation, culture and tourism for Ottawa residents and visitors.

The long term vision for The Parks that was presented is:

An outdoor recreation and learning centre that promotes health and education through connections with nature and the outdoors.

The guiding objectives include:

- *Elevate equestrianism in the National Capital Region*
- *Inspire and promote outdoor recreation*
- *Connect residents and visitors to nature and the outdoors*
- *Promote sustainable agriculture*
- *Enhance the National Capital experience as a community hub.*

Although the properties are under Federal jurisdiction, both are currently zoned in the City of Ottawa Zoning By-law 2008-250. The application to amend the Zoning By-law is required to clarify the existing zoning for the properties and to add some additional uses in order to implement the long term

vision that was presented to the City and the NCC. This Planning Rationale will outline the various aspects of the proposal and illustrate that the proposed development is consistent with relevant Federal, Provincial, City of Ottawa Official Plan policies and the City of Ottawa's Zoning By-Law, and represents good planning. For the purposes of this Planning Rationale, the properties are assumed to run east-west parallel to Highway 417.

SITE LOCATION AND CONTEXT

401 and 411 Corkstown Road are located in the west end of the City of Ottawa. The following is a brief overview of the site location and context of each property.



FIGURE 1 SITE LOCATION

The equestrian park at 401 Corkstown, shown in Figure 1, is located immediately west of the intersection of Corkstown Road and Moodie Drive. The area of the land leased from the NCC is approximately 106.5 ha with 1690 metres of frontage along Corkstown Road. The property is bounded by Corkstown Road (and Highway 417) to the south, Moodie Drive to the east, the Trans Canada Trail (a former railway corridor) and wetland area (not provincially designated) associated with Stillwater Creek to the north, and an active CN railway corridor to the west. There is another NCC pathway running parallel to the CN railway corridor.

Given its rural Greenbelt location, the property is isolated from adjacent developed lands. The nearest urban development is the Abbot Point of Care medical facility (257 metres to the east) on the east side of Moodie Drive, the future Department of National Defence (DND) campus (500 metres to the north) at the intersection of Carling Avenue and Moodie Drive, the Crystal Bay Centre for Special Education (700 metres to the north) on the east side of Moodie Drive, and the Crystal Beach residential neighbourhood (approximately 550 metres between nearest point) to the east.

The property, shown in Figure 2, contains the equestrian stables, riding school, riding arena, barns, stabling pads for temporary stables (used during larger events), outdoor riding rings and paddocks, and an artificial turf soccer field constructed in 2015 as an official training field for the FIFA Woman's World Cup. The property contains a number of associated uses including maintenance buildings, The Parks office, and a gravel concert/stage pad constructed in 2015 for a one day outdoor concert. The balance of the property is composed of hedgerows, individual trees along the roadways and paths, disturbed meadows, hayfields, cut grass areas, and a permanent equestrian cross-country jumping/Eventing course located at the west end of the property. There is an approximate 2.73 ha wooded area surrounded by the cross-country course at the west end of the property. There is also an additional wooded area along the CN railway, contiguous with the wooded area on the adjacent 411 Corkstown Road. There are four separate watercourses that divide the property roughly into four sections. All the watercourses run south to north, towards the ditches along the Trans Canada Trail. There are two intermittent constructed field drainage watercourses in the west end of the property and a third in the east end of the property. Stillwater Creek is the fourth watercourse that also runs south to north through the property. The headwaters of Stillwater Creek are in Stony Swamp, a Provincially Significant Wetland (PSW) and an Area of Natural and Scientific Interest (ANSI) owned by the NCC that is over 3 kilometres south of the subject properties. There are several tributaries to Stillwater Creek but the principal branch runs from Stony Swamp through the Greenbelt, through the equestrian park at 401 Corkstown and across the Trans Canada Trail to a wetland area. From the wetland, Stillwater Creek runs parallel between the 417 and Corkstown Road until it turns north and empties into the Ottawa River between the Nepean Sailing Club and Andrew Haydon Park. Information from the Rideau Valley Conservation Authority and City of *Ottawa City Stream Watch – Stillwater Creek 2009 Summary Report* notes that water temperature and fish community data indicates that Stillwater Creek is a cool water stream with cold water reaches.



FIGURE 2 AERIAL VIEW OF 401 CORKSTOWN

The campground at 411 Corkstown, shown in Figure 1, is located approximately mid-way between the intersection of Corkstown Road and Moodie Drive and the intersection of Corkstown Road and March Road. The area of land leased from the NCC is approximately 81.2 ha with 844 metres of frontage along Corkstown Road. The property is bounded by Corkstown Road (and Highway 417) to the south, the active CN railway corridor and Trans Canada Trail to the north, and the edge of a forested ridge to the west.



FIGURE 3 AERIAL VIEW OF 411 CORKSTOWN

The property is very isolated from adjacent developed lands. Other than adjacent farms leased from the NCC, the nearest developed area is the Federal Government CANMET facility (435 metres to the south) located on the south side of Highway 417. The DND campus (1285 metres to the north), the Kanata residential neighbourhood (1242 metres to the west), and the Abbot Point of Care medical facility (2060 metres to the east) are the other closest developed areas.

The property, shown in Figure 3, contains a campground consisting of trailer and tent sites on private roads. The campground contains associated uses including an office, comfort stations, workshop, natural playground, and an amphitheater. The property is situated in a forested area on the top of a natural ridge that runs from the northwest to the southeast, roughly perpendicular to Highway 417. The forested area consists primarily of deciduous trees, such as sugar maple, red oak, bur oak and white ash. The area also includes pockets of treed deciduous swamp. There are no watercourses present in the area of the campground.

PLANNING CONTEXT

The properties are located within the Greenbelt, which is a responsibility of the NCC, a Federal Crown Corporation. The NCC has a hierarchy of policy documents that guide planning and land use of federal lands in the Ottawa region. Specific policy direction for planning and development of the Greenbelt is provided in the NCC's Greenbelt Master Plan. The current proposal for 401 and 411 was initiated under the 1996 Official Plan. Specific policies were added through an amendment to the 1996 Greenbelt Master Plan to permit the proposed uses. The policies in the new 2013 Greenbelt Master Plan echo the previous policies and continue to permit the uses. The following is an overview of the 1996 Amendment and the 2013 Greenbelt Master Plan.

NATIONAL CAPITAL COMMISSION – 1996 GREENBELT MASTER PLAN AMENDMENT

In 2013, the NCC gave Federal Land Use Approval for an amendment to the 1996 Greenbelt Master Plan to permit the Outdoor Recreation Centre and Learning Centre Proposal submitted by the Wesley Clover Foundation. The amendment permitted a major renewal and expansion of the equestrian facility and the addition of seven full and nine mini sized, lighted sports fields as new complementary uses at 401 Corkstown Road. The amendment also permitted the renewal and addition to the campground, including a Forest & Nature School. The amendment noted that Wesley Clover Foundation would require a series of land use, design and transaction approvals in order to permit elements of the proposal. It was also recognized that Wesley Clover Foundation would need to obtain additional municipal and provincial approvals for elements of the proposal.

NATIONAL CAPITAL COMMISSION – 2013 GREENBELT MASTER PLAN

Section 4.4 of the Greenbelt Master Plan outlines four “roles” that help outline the vision and mission statement, and ultimately, land uses within the Greenbelt. The roles are part of the following hierarchy: primary being Natural Environment; secondary being Sustainable Agricultural and Capital Experience and Recreation; and tertiary being Facilities. The role of the Natural Environment is to protect and enhance natural areas, ecosystems and habitats. The role of Capital Experience and Recreation is to offer a rich and diverse mixture of outdoor activities and experiences that respect and promote other roles of the Greenbelt. Examples of Capital Experience and Recreation include trails for hiking, cycling, skiing, sports fields, campground, a national equestrian centre. The role of Facilities is to support a range of federal facilities with seclusion requirements and to maintain existing community facilities. Examples of federal facilities include DND and CANMET. Non-federal facilities include the former Nortel campus (now DND as well) and the Queensway-Carleton Hospital.

The Land Use designations of the Greenbelt Master Plan are classified based on the above noted roles. Three of the four Greenbelt Roles are broken down into five land use designations: Natural Environment; Sustainable Agriculture; Capital Experiences and Recreation (which may occur in all designations); and Facilities (Federal and Non Federal).

Figure 5.2 of the Greenbelt Master Plan, Land Use Designations, designates the equestrian park at 401 Corkstown Road as Non-Federal Facility & Operations. Figure 4 shows the designation of both properties on an extract of Figure 5.2. Facility and Operation areas consist of existing building, parking lots, landscaped areas and surrounding campus or facility areas that are used for activities that directly support the facility operations, such as training, monitoring or intensive recreation activities. Examples in the Greenbelt Master plan include golf courses and sports fields. Table 5.4 of the Greenbelt Master Plan defines the Non-Federal Facility and Operations as applying to facilities owned, leased and managed by others, such as municipal, provincial, or private organizations or individuals. The primary objective of the designation is to permit existing non-federal facilities, encouraging them to complement the Natural Environment, Agricultural, and Capital Experiences and Recreation Roles of the Greenbelt, to enhance Canada’s Capital by ensuring the facilities contribute positively to the Greenbelt’s visual landscapes, and provide specific direction for sustainable design for edge facilities that interact with urban and Greenbelt landscapes such as the Queensway-Carleton Hospital and Nepean Sportsplex.

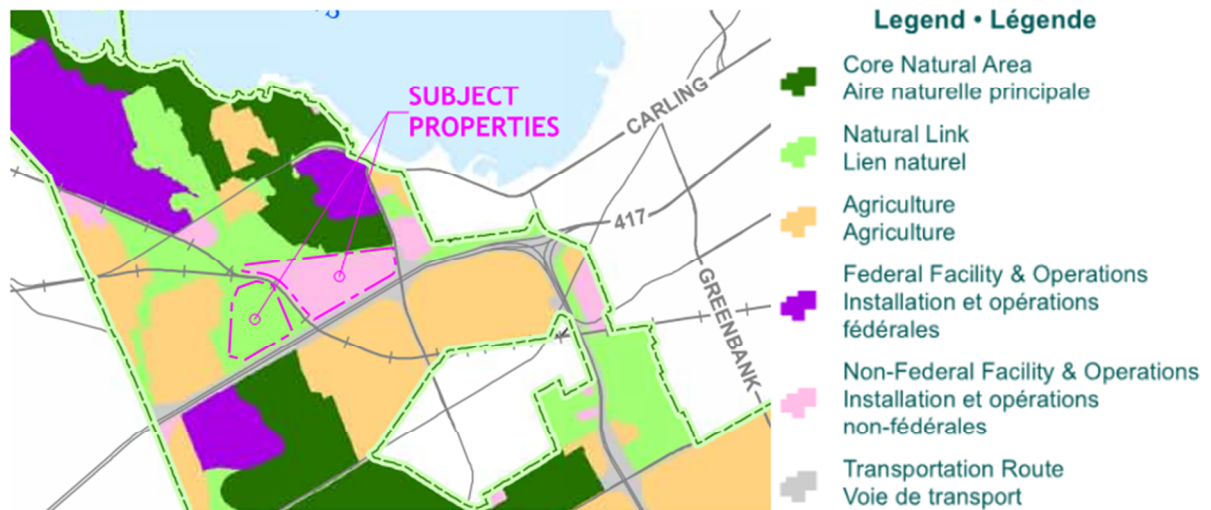


FIGURE 4 EXTRACT OF GREENBELT MASTER PLAN FIGURE 5.2

Allowable uses in the Non-Federal Facility and Operations include:

- Facilities existing at the approval of the Master Plan;
- Minor expansion of existing non-federal facility.

Figure 5.2 designates the campground at 411 Corkstown Road as Natural Link. Table 5.2 of the Greenbelt Master Plan defines the Natural Link designation as applying to both natural and semi-natural terrestrial and aquatic features. The designation applies to lands that have the potential to provide many resources for species but are not of sufficient size or quality to provide for all habitat requirements or ecological functions. The primary objective of the designation is to protect existing linkages between Core Natural Areas, to establish or restore terrestrial and aquatic linkages, to facilitate adaption to environmental change, and to enhance Canada's Capital through the conservation of natural visual landscapes.

Allowable uses in the Natural Link designation include:

- Non-intensive linear recreational uses such as nature interpretation, walking, cross-country skiing, and snowshoeing;
- Geo-caching and orienteering events in designated areas allowable by permit;
- Cycling and horseback riding on designated trails;
- Ecological research;
- Federal activities that support facility operations without causing permanent ecosystem damage;

- Existing residences and facilities that support federal facility operations (i.e. Small storage or testing buildings, antennas, communications towers, observatories) or other Greenbelt roles. For those that do not, phase out over time as opportunities occur;
- Existing interpretative or training facilities;
- Existing off-leash dog areas;
- Existing houses;
- New interpretative or training facilities;
- Non-intensive farming that respects natural features and functions.

CITY OF OTTAWA OFFICIAL PLAN (OPA 150)

401 Corkstown Road is designated Greenbelt Rural on Schedule B of the City of Ottawa Official Plan. Figure 5 shows the designation of both properties on an extract of Schedule B of the Official Plan. Policy 1 of Section 3.5.1 – Greenbelt Rural of the Official Plan states that lands designated Greenbelt Rural permits uses such as:

- farming;
- forestry;
- education; and
- small-scale commercial uses directly related to rural activities within the Greenbelt, such as bed and breakfasts, farm-gate sales, and farmer and artists markets.

A portion of 401 and all of 411 Corkstown Road are designated Natural Environment Area on Schedule B of the City of Ottawa Official Plan. Policy 2 of Section 3.5 – Greenbelt of the Official Plan states that lands designated Natural Environment Areas are subject to the policies of that designation found under Section 3.2.2 of the Official Plan. The introduction to Section 3.2.2 states that the Natural Environment Area designation applies to land having a high environmental value as assessed through federal, provincial and municipal studies and that lands within the designation typically contain components of the natural heritage system, including wetlands, significant woodlands and wildlife habitat. The Section specifically states that the Natural Environment Area designation within the Greenbelt was identified by the NCC. Policy 1 of Section 3.2.2 of the Official Plan states that Natural Environment Areas are designated to ensure that the natural features and functions inherent in each area are protected and preserved.

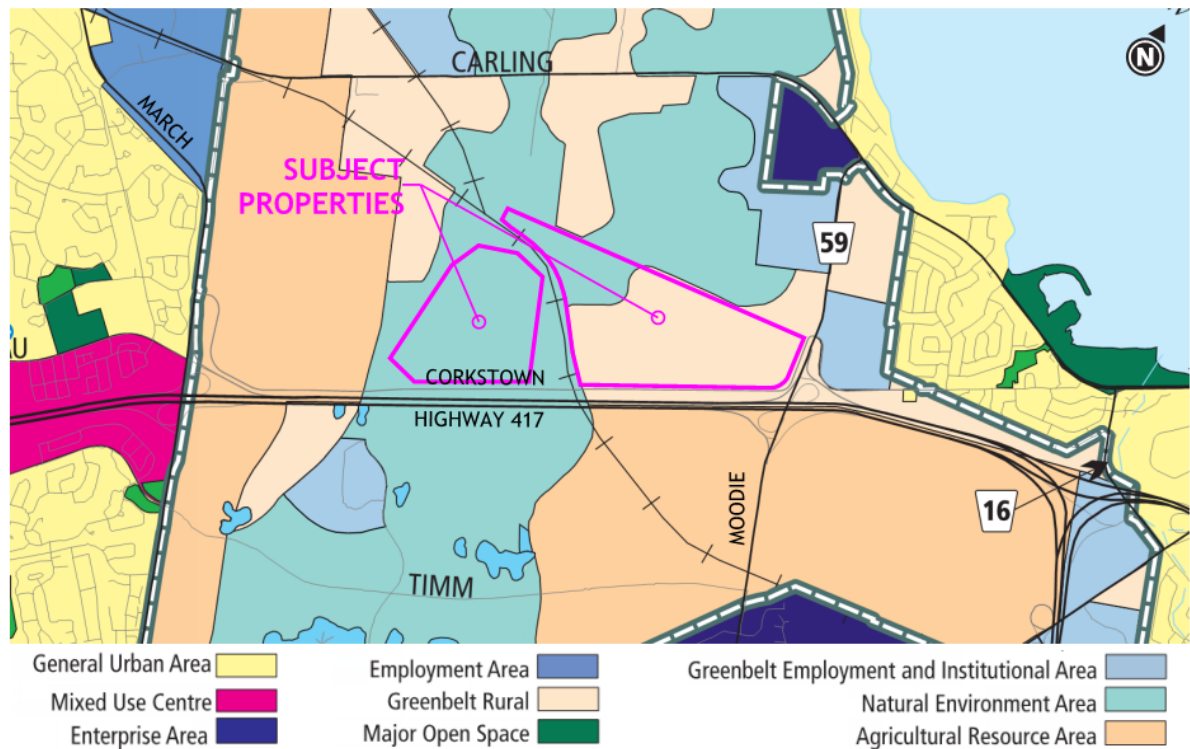


FIGURE 5 EXTRACT OF SCHEDULE B OF CITY OF OTTAWA OFFICIAL PLAN

Policy 3 of Section 3.2.2 states permitted uses on land designated as Natural Environment Area include uses that do not adversely affect the natural characteristics of the area, such as:

- open air recreation;
- scientific;
- educational; or
- conservation uses associated with the features of the environmental area;
- existing agriculture operations; or
- forestry, as defined by the Forestry Act.

The following is a summary of other information shown on other schedules in the Official Plan that are relevant to the use of the properties:

- Schedule C - the Primary Urban Cycling Network of the Official Plan identifies the southern boundary of both properties, along Corkstown Road, as part of the On-road Cycling Route. Schedule C also identifies Off-road Cycling Routes along the Trans Canada Trail and parallel to the CN railway corridor;

- Schedule D – Rapid Transit Network – Bus Rapid Transit of the Official Plan identifies the alignment of a Bus Rapid Transit along the southern boundary of both properties. Schedule D also identifies a Transit Station located at the Moodie Drive and 417 interchange;
- Schedule E – Urban Road Network of the Official Plan identifies Corkstown Road as being an existing Arterial Road. Corkstown is the only public road access to the properties;
- Schedule I - Scenic Entry Route of the Official Plan identifies Highway 417 as being a Scenic Entry Route;
- Schedule K - Environmental Constraints identifies potential unstable slopes along Stillwater Creek and one of the other field drainage watercourses that runs through 401 Corkstown Road;
- Schedule L1 – Natural Heritage System Overlay (West) identifies the area of 411 Corkstown Road campground as being part of the Identified Natural Heritage System Overlay.

CITY OF OTTAWA ZONING BY-LAW 2008-250

401 Corkstown Road is currently zoned into two separate zones in the City of Ottawa By-law 2008-250. The majority of the property is zoned Rural Countryside Zone - RU[286r]. A smaller portion in the northwest area of the property is zoned Environmental Protection Zone - EP2. The zoning for both properties is shown on Figure 6.

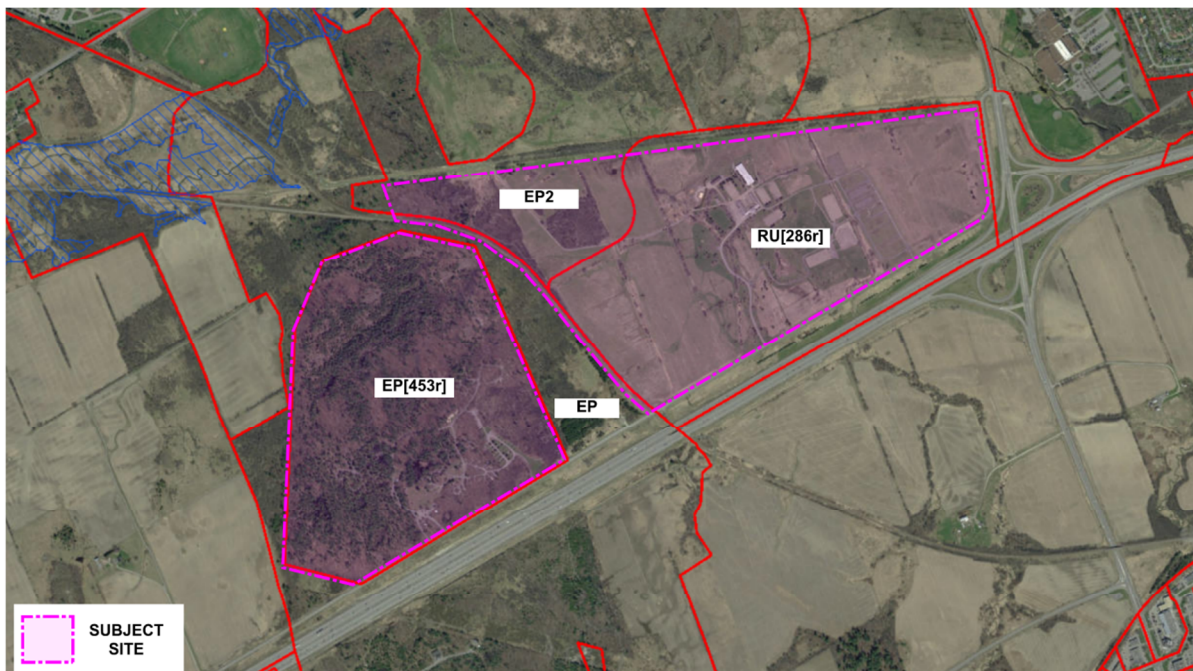


FIGURE 6 CURRENT ZONING

The RU[286r] Zone is a sub-zone of the RU Zone. The Zoning By-law states that the purpose of the RU Zone is to accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan, permit a range of rural-based land uses which often have large lot or distance separation requirements, and regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

The RU Zone permits the following uses:

- agricultural use;
- animal care establishment;
- animal hospital;
- artist studio;
- bed and breakfast;
- cemetery;
- detached dwelling;
- equestrian establishment;
- environmental preserve and educational area;
- forestry operation;
- group home;
- home-based business;
- home-based day care;
- kennel;
- retirement home; and,
- secondary dwelling unit.

Exception [286r] permits the additional use of a fairground limited to equestrian events.

The EP2 Zone follows the boundary of the Natural Environment Area designation on Schedule B of the City of Ottawa Official Plan. The EP2 Zone is a sub-zone of the EP Zone. The Zoning By-law

states that 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. The Zoning By-law also states that the EP Zone permits only those uses which are compatible with and assist in the protection of the environmental attributes of these lands, or are in keeping with applicable Official Plan policies, and regulate development to minimize the impact of any buildings or structures within these environmental areas.

The EP2 Zone permits the following uses:

- environmental preserve and education area;
- forestry operation;
- agricultural use;
- one detached dwelling on a lot fronting on a public street; and,
- home-based business.

411 Corkstown Road is currently zoned Environmental Protection EP[453r] in the City of Ottawa By-law 2008-250.

The EP[453r] Zone is a sub-zone of the EP Zone and is an area that is also within the Natural Environment Area designation on Schedule B of the City of Ottawa Official Plan. The purpose of the Zone is the same as noted above EP Zone.

The EP Zone permits the following uses:

- environmental preserve and education area; and,
- forestry operation.

Exception [45sr] permits the additional use of a campground.

2015 TEMPORARY ZONING BY-LAW AMENDMENT

Early in 2015, The Parks approached the City of Ottawa with the intent of hosting an outdoor music festival in one of the large open fields at 401 Corkstown Road. On Tuesday March 10, 2015, Planning Committee directed staff to initiate the process for a Zoning By-law amendment to temporarily permit the use of a “theatre” on a portion of the property. The City’s Zoning By-law defines theatre as a place where live theatrical performances or concerts are given on a stage before an audience. City Council subsequently adopted Amending Zoning By-law 2015-151 that rezoned the area zoned RU[286r] to RU[806r] to permit the use of “theatre” for the one day outdoor concert. The zoning has since reverted back to RU[286r].

In the report that accompanied the application at Planning Committee on April 28, 2015, City staff referenced Policy 3.5.1.3 regarding the Greenbelt Rural designation and noted that permitted uses

may also be used for operational uses ancillary to the main permitted uses in the Greenbelt Employment and Institutional Area, provided the ancillary uses have limited employment associated with them. City staff noted that uses permitted in the Greenbelt Employment and Institutional Areas include institutional, cultural, recreational, provided that the land use and landscape character of these facilities respect the greenbelt's rural character and benefit from an extensive open area, isolation or a rural environment. City staff noted that operational concerns, such as traffic management and other logistical matters would be reviewed by the City's Special Events Advisory Team. In their report, City staff supported the Zoning Amendment and concluded that the use of a theatre could be directly associated with a cultural use and that The Parks' isolated location could provide an open area for the concert without negatively affecting surrounding community.

ZONING BY-LAW AMENDMENT PROPOSAL

The Wesley Clover Foundation is seeking approval of an application to amend the Zoning By-law 2008-250 in order to clarify the existing zoning for the properties and to add some additional uses in order to implement the long term plans for both properties that reflect six notional 'parks':

- RIDE — Equestrian park and Ian Millar Horsemanship Centre;
- CAMP — Tent and trailer camping near downtown Ottawa;
- PLAY — Outdoor athletics and recreation;
- FARM — Sustainable Agriculture & Food;
- LEARN — Forest and Nature School;
- GATHER — Community spaces for education, arts & culture and recreation.

The Parks engages a number of community partners in order to provide programming and facilities on site. Partners currently include The Child and Nature Alliance (Forest School Canada), Ottawa Sports and Social Club, West Ottawa Soccer Club and Kanata Nordic ski club.

The uses associated with each 'park' are already occurring in some form on the properties. Zoning changes are sought to better clarify long-term efforts and investment in expanding and improving these uses.

RIDE

The initial focus of the Wesley Clover Foundation since taking over the lease has been on upgrading the aging equestrian infrastructure to provide a world class facility that can service the local equestrian community and provide an attraction for tourism. Key achievements to date include:

- Significant upgrades to riding rings, horse stables, temporary event stabling, office facilities and the overall facility.
- Launch of a riding school in collaboration with local equestrian and Olympic medalist Ian Millar. The school currently provides approximately 1000 lesson each month.

- Re-establishment of Ottawa's signature horse show as The Ottawa International Horse Show. The show contributes an estimated \$5M of economic impact to the local economy.

Plans for 2017 include:

- Introduction of Trail Riding for more casual riding experiences
- Working with the Therapeutic Riding Association of Ottawa-Carleton (TROtt) to bring a much expanded therapeutic riding program to the site.

CAMP

Upon taking over the properties, the Wesley Clover Foundation set a target of maintaining the existing campground facility and its vacancy rates, and continuing to offer affordable accommodations in the National Capital Region.

The staff that ran the facility when it was operated by the City were hired on by The Parks and significant resources were put towards upgrading and improving the existing facilities. Vacancy rates have indeed been kept consistent with previous years.

Future consideration may include growing the number of campsites available.

PLAY

The 'PLAY park' was a new and natural addition to the properties.

Since Wesley Clover Foundation has operated the facilities, 12 run events have taken place on the site - most in support of charitable causes. These include the Colour Vibe 5k Run that raised money for the Ottawa Boys and Girls Club, the Badass Dash in partnership with Autism Speaks Canada, and a Halloween Zombie run for Habitat for Humanity.

In 2015 Wesley Clover Foundation along with West Ottawa Soccer Club, Ottawa Sport and Social Club and Ottawa City Soccer Club, worked with the FIFA Women's World Cup 2015 National Organizing Committee to establish a premium turf training field for use during the World Cup. The field was then turned over to be operated by The Parks and for the enjoyment of the local community.

A few small temporary storage buildings have been added to accommodate on-site storage of equipment and nets for the clubs.

In 2015 The Parks partnered with Kanata Nordic to introduce cross-country ski trails and programming throughout winter months.

Wesley Clover Foundation and its partners are planning the addition of four grass soccer fields to complement the existing turf field. Plans also include lighting of the fields to extend use, particularly of the turf field in the spring and fall.

Future plans also include outdoor 'shinny' rinks on top of some of the equestrian riding rings, as well as four-six outdoor volley ball courts.

FARM

Large portions of the 411 Corkstown property are used for the cultivation and harvesting of hay to feed the horses on site.

Future plans include converting approximately 10 acres of the hay fields to a sustainable agriculture learning farm.

GATHER

Both the 411 and 401 Corkstown Rd. properties have been used as community gathering spaces since they were operated as a Campground and Equestrian Facility by the City. Concerts and other events had been held on both sites in the past, and it is a natural choice to continue and augment these uses.

In 2015 The Parks established a stage pad on the western side of the 401 property, and hosted a concert under a single day zoning granted by the City.

Plans include hosting numerous small to medium sized arts & culture, education and recreation events on an ongoing basis, as well as a small number of larger events working with the City of Ottawa Special Events Advisory Team and the NCC.

LEARN

A Forest & Nature School currently operates on the 411 Corkstown Road property, where existing indoor space is also available when weather conditions require it. The Forest & Nature School is operated by Forest School Canada, an initiative of the Child and Nature Alliance — a charitable organization whose mission is to foster rich learning experiences, ecological literacy, and healthy living by connecting children to nature.

Forest & Nature School is an educational approach that has existed worldwide since the late 1950s, with over ten thousand Forest School programs in the UK alone. Children spend anywhere from a half day to a full day outdoors and have regular and repeated opportunity to learn in a natural environment and build an on-going relationship with nature.

The Parks is quickly becoming a centre of excellence for four-season outdoor education, and Forest School Canada is using it to spur a forest & nature school movement across the country. Forest School Canada is positioned to be the leading organization for a vast number of forest & nature schools in Canada.

A partnership with the Ottawa-Carleton District School Board (OCDSB) has been established for a pilot program to send kindergarten classes to the site on a regular basis. There is a research component attached to the project, which will likely lead to a much expanded program with the OCDSB over time.

To date, programming has included:

- Daily, four-season, Forest & Nature School programming
- Forest school day camps for kids over the summer and during holidays
- Multiple training courses for aspiring outdoor educators
- Research working with the Ottawa Hospital's Healthy Active Living and Obesity Research Group (HALO)
- An Early Learning in Nature Conference with Algonquin College

Future plans include an expanded operation that will require an Ontario-licensed facility. The location and size of a future structure is currently still unknown.

The above noted uses currently operate on the properties. While the properties have been used for events and outdoor concerts in the past, even while it was managed by the City of Ottawa, it is suggested by City staff that a 'theater' use be added (which was done for a single day to allow for a larger concert in 2015 as noted above). Otherwise, all the uses described above could be interpreted to fall within the definitions of currently permitted uses in Zoning By-law 2008-280.

Through discussions with City staff, it was determined that it would be best to apply for an application for Zoning By-law Amendment to clarify the list of permitted uses and to add other uses to the current zoning for both properties. Specifically, it was determined that the addition of four additional soccer fields and other possible sports facilities to 401 Corkstown Road would make the use of the property in line with the definition of a recreational and athletic facility. Similarly, the use of the 411 Corkstown Road property for an expanded Forest & Nature School operation would make the use of the property in line with a school and day care.

Wesley Clover Parks is seeking to add the following additional permitted uses to 401 Corkstown Road:

- theatre;
- recreational and athletic facility;
- park.

Further, Wesley Clover Parks is seeking to add the following additional permitted uses to 411 Corkstown Road:

- theatre;
- school;
- daycare.

Wesley Clover Parks would also like to make a site specific change to the definition of the current permitted use of environmental preserve and education area, to eliminate the restriction that prohibits the construction of a building in order to enable an expanded Forest & Nature School operation.

PLANNING POLICY REVIEW

The following section will outline the various aspects of the proposal and illustrate the proposed zoning amendment is consistent with the Greenbelt Master Plan, Provincial Policy Statement, City of Ottawa Official Plan policies, and Zoning By-Law.

GREENBELT MASTER PLAN

The proposed additional uses are consistent with the Greenbelt Master Plan's defined roles for Capital Experience and Recreation and Natural Environment. As noted previously, examples of Capital Experience and Recreation include trails for hiking, cycling, skiing, sports fields, campground, and a national equestrian centre. The proposed soccer fields, open air concert venue (on grass field and temporary structures) fit perfectly with the NCC's examples. The role of Natural Environment is to protect and enhance natural areas, ecosystems and habitats. The addition of The Forest School, where education is centred on learning in the natural environment, and creating a life-long connection and appreciation for nature for today's children is consistent with the Natural Environment role. The use of theatre and additional recreational facilities, including soccer conforms to the Facility and Operation designation for the equestrian park permits intensive recreation activities. The use of The Forest School within the Natural Link designation for the campground conforms to the designations intent to protect the existing natural linkages.

PROVINCIAL POLICY STATEMENT

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest, as set out in section 2 of the Planning Act. All decisions affecting planning matters are required to "be consistent with" policies of the PPS.

Relevant policies under Section 1.0 Building Strong Health Communities state:

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

The proposed Zoning By-law Amendment to add a school and daycare as permitted uses, along with additional recreational and athletic and theatre is consistent with Policy 1.1.1 a) and c). The proposed Zoning By-law Amendment to add the recreational and athletic and theatre uses is supported by a number of reports titled *Environmental Impact Statement Environmental Impact Statement for the Development of a Festival Stage Pad Wesley Clover Parks* (Golder & Associates 2015), *Scoped Environmental Impact Statement and Tree Conservation Report in Support of the*

Establishment of a FIFA 2-Star Artificial Turf Soccer Park (Golder & Associates 2015), and *Habitat Compensation Plan for Development of FIFA 2-Star Turf Field and Festival Stage at Wesley Clover Parks* (Golder & Associates 2015). These reports were prepared and submitted and accepted by the NCC as part of the required land use, design and transaction approvals (FLUDA). There is no impact on Stillwater Creek as the 15 metre setbacks are being maintained as requested by both the NCC and the Rideau Valley Conservation Authority, and no stormwater is being directed to the creek. No significant forest areas were impacted by the use of the theatre or FIFA soccer field. Bobolink, a species of bird that is listed as threatened under the Endangered Species Act (ESA) and Eastern Meadowlark, also listed as threatened under the ESA had habitat within the area for the FIFA soccer field and concert venue. Bobolink was observed during the site visits but Eastern Meadowlark was not. The impacts to these species and their habitats were addressed in the above noted reports, including compensation for habitat and monitoring on an adjacent farm located south of Highway 417. Barn swallow, also listed as threatened under ESA was also addressed in these reports. No compensation was required but recommendations were made to protect their nesting sites.

Environmental reports are not required for the proposed theatre, school and daycare within the campground and EP[453r] Zone as the use is intended to be within the natural environment. The Forest School uses existing indoor space within the campground when weather conditions require it. A site specific environmental report will be produced should there be a formal proposal to expand Forest & Nature School operations with a new building, which will address any impacts and mitigation for the physical development.

Policy under Section 1.1.5 Rural Lands in Municipalities states:

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

The proposed Zoning By-law Amendment to permit a recreational, events and athletic facility is consistent with Policy 1.1.5.3.

Policies under Section 1.5 Public Spaces, Recreation, Parks, Trails and Open Space state:

1.5.1 Healthy, active communities should be promoted by:

b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed Zoning By-law Amendment to add a school and daycare as permitted uses, along with additional recreational and athletic and theatre is consistent with the Policy 1.5.1 b) and d).

The following is a review of relevant policies under Section 2.0 Wise Use and Management of Resources:

- Related to 2.1 (Natural Heritage), 401 Corkstown Road does contain significant wildlife habitats. As noted above, a series of reports were prepared by Golder & Associates to address the impact and mitigation for significant wildlife habitat.

- Relating to Section 2.2 (Water), as noted above, the proposed uses are located outside recommended 15 metre setback to Stillwater Creek and all other watercourses and no stormwater will be directed to the watercourses. There is no anticipated impact to water features as a result of the proposed development.
- Relating to Section 2.3 (Agriculture), the proposed uses are located outside of prime agricultural areas. Areas have been set aside to provide for hay production in support of the equestrian facility. The addition of a small educational agriculture farm is also consistent with this policy.
- Relating to Section 2.4 (Minerals and Petroleum), the subject site has no known areas of mineral or petroleum potential, and will not impact areas of petroleum potential.
- Relating to Section 2.5 (Mineral Aggregate Resources), the subject site has no known mineral aggregate potential, and it will not impact areas of mineral aggregate potential.
- Relating to Section 2.6 (Cultural Heritage and Archaeology), the subject site has been identified by the City of Ottawa Archaeological Potential mapping as having archaeological potential. An Archaeological Assessment titled *Stage 1 Archaeological Assessment Wesley Clover Equestrian Park, Lots 6-10, Concession 1 and Stage 2 Archaeological Assessment Lots 9-10, Concession 1, Historic Township of Nepean Carleton County, Ottawa, Ontario* was prepared and submitted and accepted by the NCC as part of the required land use, design and transaction approvals (FLUDA). The report concluded that the majority of the site is not archaeologically significant. Recommendations included that a Stage 3 archaeological assessment should be conducted for a portion of the site that falls within the proposed development of the soccer fields that is related to a farm house site known as the "W. Craig Site". Further discussion with the NCC concluded that the additional field work and report would be undertaken at time of excavation and removal of the foundations of a former house.

The following is a review of relevant policies under Section 3.0 Wise Use and Management of Resources:

- Relating to Section 3.1 (Natural Hazards), the properties are not located on lands impacted by hazardous sites, erosion and/or dynamic beach hazards, or large inland lakes.
- Regarding Section 3.2 (Human-Made Hazards), an assessment was not required as the properties as there are no signs environmental concerns and no environmental contamination is anticipated.

CITY OF OTTAWA OFFICIAL PLAN (OPA 150)

The proposed Zoning By-law Amendment to add a theatre, recreational and athletic facility, and park to the 401 Corkstown Road conforms to the Greenbelt Rural designation. Similar to the rationale provided during the time of the City's temporary zoning amendment, Policy 3.5.1.3 regarding the Greenbelt Rural designation permits uses ancillary to the main permitted uses in the Greenbelt Employment and Institutional Area, provided the ancillary uses have limited employment associated with them. The proposed uses will continue to respect the greenbelt's rural character and benefit from an extensive open area, isolation or a rural environment. As noted previously, operational concerns, such as traffic management and other logistical matters for any large concert or event would be reviewed by the City's Special Events Advisory Team.

The proposed Zoning By-law Amendment to add theatre, school, and daycare to the 411 Corkstown Road conforms to the Natural Environment Area designation. The uses will complement the protection of the forested area as the majority of activity is intended to occur outdoors. As noted previously, The Forest & Nature School will use existing indoor space within the campground when weather conditions require it. A site specific environmental report will be produced should the Forest & Nature School and The Parks propose a new building in the future that will address any impacts and mitigation for the physical development.

The proposed Zoning By-law Amendment will not impact any of the cycling or trail network identified on Schedule C of the Official Plan. The use of the properties will greatly benefit from the network connections to the surrounding communities. Similarly, the use of the properties will greatly benefit by their proximity to the proposed Bus Rapid Transit along the southern boundary as shown on Schedule D. Once constructed, the Bus Rapid Transit will enable accessibility to a greater audience looking to visit the site or attend events.

The properties are located on an existing arterial roadway as shown on Schedule D of the Official Plan. The arterial roadway will provide excellent access to the properties. A separate Traffic Brief has been prepared in support of the Zoning Amendment Application.

The uses proposed in the Zoning By-law Amendment are already occurring in some form on the properties and are complementary to the rural character the Greenbelt. As such, there is no anticipated impact on the view from Highway 417 as a Scenic Entry Route as identified on Schedule I of the Official Plan.

Although Schedule K identifies unstable slopes along Stillwater Creek, the actual topography of the site does reveal any deep watercourses or steep banks. Additionally there is no development proposed within 15 metres of Stillwater Creek.

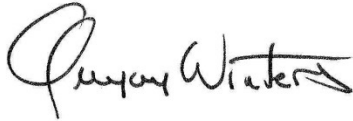
Schedule L1 identifies the area of 411 Corkstown Road as a potential part of the Natural Heritage System Overlay. This is consistent with the designations in both the Greenbelt Master Plan and City of Ottawa Official Plan. There are no anticipated impacts from the proposed Zoning By-law Amendment on the potential Natural Heritage System. The campground is an existing use and The Forest & Nature School is based on learning in the natural environment. The Forest & Nature School uses existing indoor space if required. There are no immediate plans to construct a new building. A site specific environmental report will be produced should there be a formal proposal to expand the Forest & Nature School with a new building.

CONCLUSION

The proposed land uses are complementary to the existing permitted uses, and are consistent with the Provincial Policy Statement and conform to the policies in the Greenbelt Master Plan and the City of Ottawa Official Plan. The proposed development is appropriate and desirable within the rural context of its location within Canada's Capital Greenbelt. The proposed land uses are appropriate enhancements to the area and represent good planning.

NOVATECH

Prepared by:

A handwritten signature in black ink, appearing to read "Gregory Winters". The signature is fluid and cursive, with a large initial 'G' and a stylized 'W'.

Gregory Winters, MCIP, RPP
Project Manager