



## GREELY COMMUNITY ASSOCIATION – MINUTES December 11, 2019

### 1. PRESIDENT'S REMARKS

The GCA held a Youth Meeting in October. We are hoping to set up a Greely Youth Group in the New Year.

The businesses now in the plaza by Foodland include a Medical Clinic, Pharmasave, Pet Value. It is expected that an A&W will open early in the New Year. A dental practice will also be opening soon. Representatives from the new Pet Value and Pharmasave attended the meeting and were introduced.

### 2. CITY OFFICIAL PLAN

The GCA Government Relations Team, Chair Martin Petersons, Gerry Davy and Chris Leblanc were introduced.

Mike Schmidt, City Planning Department, and Adam Brown, Rural Affairs, gave a high level presentation on the draft City Official Plan. Some highlights are:

- High-level big policies are driving the process. The current official plan dates back to 2003 when municipalities were brought together so this is a fresh look at everything. The Master Transportation and Green Space Plans will feed into the overall plan.
- The **Five Big Moves** guiding the process are:
  - **Sustainable mobility**, infrastructure, focusing growth around transit and making sure we have the roads needed. Movement and efficient use of road networks;
  - **Rural landscape**. Park strategy as well. Village character, looking to create a **one kilometer buffer around villages**;
  - **Resiliency** – public health, climate change (e.g flooding, etc.). Inclusive, green walkable areas are a challenge in villages, protecting parks and heritage. Local energy generation, such as solar farms;
  - **Economic Development** – looking to be more flexible, want to allow a broader range of businesses, protecting agricultural land. Diversify use of villages. Rural economic strategy to encourage economic growth in the rural areas, e.g. high speed internet, incentives;

- **Public engagement** – modern engagement practices, pop-up meetings, workshops, surveys, meetings with stakeholders, web-based, etc. The City has received feedback from about 6,000 people.
- The Greely Community Plan is going to become a Secondary Plan under the Official Plan umbrella.
- Trying to remove red tape and adjust “*one size fits all*” policy to look at specific areas.
- More growth and intensification, sustainability by 2046 is the life of the plan (25 years), e.g. the majority of trips will be by sustainable transportation overall, sustainable communities.
- There will be another Planning and Rural Affairs meeting.
- There will be additional public engagement in 2020 that will allow significant feedback.
- It is anticipated that a draft report will go to Technical Circulation and Council in Fall 2020 with the Official Plan final version complete in Fall 2021.

### Open Mic

- A question was asked with regard to pits within the Village boundary and will there be a classification for them because some of the pits may not be available for growth for a number of years? The response was that there would be no net increase where there are lands that can not be used, but areas can be taken out or added in. Pit owners are welcome to contact the City with regard to this issue.
- Concerns were expressed regarding transportation and congestion with all the development in Findlay Creek, Riverside South, the expansion of the Casino to come, and whether there will be four lanes on Albion Road and Bank Street. City staff said that LRT will be coming out and there will be a park and ride at Bowesville and that there will be four lanes on Earl Armstrong Road at the Casino and through to Bank Street. City plan to expand to four lanes on Bank Street is not for about **ten** years.
- With regard to a question about expanding the urban boundary and what is the intent of the expansion and how it would affect Greely, the City responded that they are looking at all things. The direction is to avoid using agricultural land, and they are still doing analysis as to how much land is required to accommodate future growth.
- **A buffer of one kilometer around Villages** is proposed to maintain the character and nature of villages. The last urban expansion was in 2009.
- **Village boundaries are uneven and there may be an opportunity for the boundaries to be rounded out.**
- A resident asked if there are any plans to bring water to Greely as it is expensive for businesses, homes for seniors, etc. The City said that the Infrastructure Master Plan is also being looked at, but expansion of City water and sewage is generally kept within the urban boundary.

- The minimum lot size was questioned as it has gone from a half-acre to one acre in the Village, yet the majority of homes are built on half-acre lots. The City responded that through the Secondary Plan process, they may look at lot sizes again.
- Questions were asked as to what would intensification look like in Greely compared to urban and suburban areas because we have to use cars, no bus services, are on wells and septic systems, and a lack of infrastructure and services. The answer given was that, generally, the City does not service outside the urban area, and there would only be modest intensification looked at by the City, e.g. coach houses and flexibility for secondary dwelling units.
- There is a **7% growth forecast expected within villages**. Greely is the third largest growing village behind Manotick and Richmond.
- With regard to intensification, it was raised that Phase II of the Cadieux property is still on hold and wanting to connect to the Shadow Ridge II communal system and if this goes forward, there would be significant intensification in that area which would mean a lot more cars coming down Old Prescott Road.
- The number and state of car dealerships on Bank Street was raised with regard to zoning. However, most of these properties are zoned commercial and are grandfathered.

The City officials were thanked for coming out and meeting with us. Documents are on the City web-site, including the Master Transportation Plan at <https://engage.ottawa.ca/>

### 3. 49<sup>th</sup> GREELY WINTER CARNIVAL

The Carnival will be held from **Thursday, January 23 to Sunday, January 26**. There will be a gaming tournament, board games, movie night, chili supper, Firefighters' pancake breakfast will be on Saturday morning, magician, Police vs. Firefighters' hockey game, sleigh rides, Dinner/Comedy Saturday night, Lions' Club brunch on Sunday, Vernon Ukele Band and gaming tournament finals. The GCA is seeking sponsorships to help fund the Carnival.

**NEXT MEETING:** Wednesday, March 11, 2020

Secretary, GCA