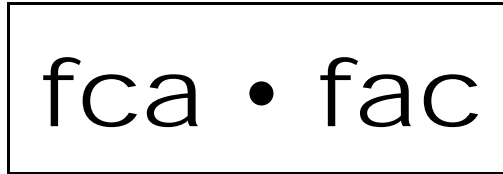


Federation of
Citizens'
Associations of
Ottawa-Carleton



Fédération des
associations
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**Submission to Agriculture and Rural Affairs Committee
Meeting of January 24, 2008**

**Item 1: Mahogany Community - Official Plan Amendment and Development
Concept Plan**

At its January meeting, the Federation of Citizens' Associations (FCA) received a briefing on the Mahogany project proposed for Manotick.

The size and nature of the proposed project would be a normal undertaking in the urban area of Ottawa. However the Mahogany project has drawn the attention of community associations from across the city because the project is located outside the urban boundary.

The understanding has been that our city seeks to manage growth. One of the fundamental tools adopted by the city in the Official Plan has been the determination of an urban boundary. Inside the boundary there has been an effort to work toward greater density of development in the hope that the city could deliver quality services to the urban population more economically and efficiently. Outside the urban boundary growth is to be focussed in villages but it is anticipated that villages will grow at a moderate pace, preserving their rural character.

The member community associations in the FCA have generally supported the growth management approach of the Official Plan and we have made efforts to build mutual understanding of the distinct viewpoints of urban and rural citizens.

We ask that the Committee consider the Mahogany project in the light of the growth management concepts incorporated in the Official Plan.

If the village of Manotick is to be incorporated into the urban area of the city by amendment to the urban boundary, we submit that there should be full and informed public discussion about such a plan.

If Manotick is to remain a village outside the urban boundary, the development plan for the Mahogany project should be scaled back to be in keeping with anticipated growth in rural Ottawa.

A third possibility exists – one that we regard with great concern. If the project for 1400 homes is approved and that approval is not reconciled with the urban boundary

provisions of the Official Plan, it will be interpreted as an indication that the urban boundary has no meaning and can be disregarded by everyone.

In conclusion, the Federation requests that members of the Committee consider the implications that this project has for growth management in Ottawa. We ask that your deliberations be guided in part by the following question: *“is the urban boundary alive or dead as a land-use planning tool in Ottawa?”*.