

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.  
Your File/V/Réf.

DATE 2 October 1996

TO/DEST. Co-ordinator  
Planning and Environment Committee

FROM/EXP. Regional Solicitor

SUBJECT/OBJET **PLANNING: AMBERLAKES SUBDIVISION**

### **DEPARTMENTAL RECOMMENDATION**

**That the Planning and Environment Committee recommended that Regional Council approve that Regional staff be directed to oppose draft approval of Amberlakes Development Corporation's Draft Plan of Subdivision 06T-93018 on the basis that its approval would not conform to Section 2.2, Policy 5 of the Regional Official Plan.**

### **BACKGROUND**

On August 26, 1996, the Ontario Municipal Board held a pre-hearing with respect to a proposed development by Amberlakes Development Corporation. Before the Board were three matters:

1. Amendment No. 121 to the Goulbourn Official Plan which would change the designation of certain lands from Open Space and Environmental Protection to Residential;
2. Zoning By-law 59/94 which would change the zoning of the above lands from Environmental Protection Area to R3 and Open Space in order to permit freehold townhomes; and
3. Draft Plan of Subdivision 06T-93018 which was composed of two phases, the first phase comprising 131 street townhomes and, as discussed below, a second phase comprising 130 street townhomes.

The Ontario Municipal Board determined that both Phases I and II of Draft Plan of Subdivision 06T-93018 were before it. This item is the subject of a separate report from the Legal Department. As the Board's decision negates in part the decision of Regional Council of 10 July 1996 concerning this draft plan of subdivision, it is necessary for staff to seek further instructions from Committee and Council.

*Approved by E.A. Johnston on  
behalf of J. Douglas Cameron*