

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

REPORT
 RAPPORT

Our File/N/Réf. 23 05-96.0001
 Your File/V/Réf.

DATE 18 September 1996

TO/DEST. Coordinator, Planning & Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SUMMARY OF ASSIGNED FUNCTIONS
 OFFICIAL PLAN AMENDMENTS, SUBDIVISIONS,
 CONDOMINIUMS, PART LOT CONTROL BY-LAWS, ZONING
 BY-LAWS AND SEVERANCES**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee and Council receive this report for information.

PURPOSE

This report summarizes the activities of the Development Approvals Division concerning the assigned approval authority from the Minister of Municipal Affairs to Regional Council. Regional Council has further assigned certain functions to the Regional Planning and Development Approvals Commissioner.

This report is presented to Regional Planning and Environment Committee for information and deals with those assigned activities which have taken place since the last report submitted on 3 April 1996.

Official Plan applications	- See Annex I
Subdivision applications	- See Annex II
Condominium applications	- See Annex III
Part Lot Control By-laws	- See Annex IV

Comments on Area Municipal Zoning By-laws (Draft and Enacted)

Since 3 April 1996, the area municipalities have submitted 135 zoning by-laws and the Development Approvals Division has commented accordingly. Any Regional requirements will be secured at the time of site plan approval. One zoning by-law has been appealed (see Annex V).

Comments on Severance Applications and Monitoring of Decisions

In accordance with the Minister's delegation, the Development Approvals Division has reviewed and commented on 258 severance applications from the Regional Land Division Committee and the local Committees of Adjustment since 3 April 1996. No decisions have been appealed.

CONSULTATION

The public consultation process was not applicable for this information report.

FINANCIAL IMPLICATIONS

Where applicable, processing fees provide significant cost recovery.

*Signed by N. Tunnacliffe, MCIP, RPP
Planning and Development Approvals Commissioner*

Attach. (5)

Official Plans and/or Amendments Submitted to the Region for Approval

Since the date of the last report the following **undisputed** official plan amendments, which had previously been submitted to the Region, have been reviewed by the **Development Approvals Division** and have **received approval**.

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 16 14-95.0008	Ottawa By Ward Market Core Area	Prel. Subm. 95/07/20 Formal Subm. 95/10/10	Undisputed LOPA Approved without mods by Comssr. on 96/03/12 To amend certain sections of the By Ward Market Secondary Plan in order to maintain a producer based farmer's market selling presence
Amendment No.12 14-96.0001	Gloucester Mac St at Airport Pkw. and Hunt Club	Prel. Subm. 96/01/29 Formal Subm. 96/06/20 "complete" per Bill 20- 96/07/15	Undisputed LOPA Approved without mods by Comssr. on 96/07/31 From "Industrial" to "Commercial & Residential"
Amendment No. 10 14-96.0002	Gloucester Municipal Arenas	Prel. Subm. 96/01/29 Formal Subm. 96/05/21 "complete" per Bill 163- 96/06/04	Undisputed LOPA Approved without mods by Comssr. on 96/08/01 Redesignation of four Municipal Arenas from "Open Space" to "Institutional"

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.56 14-95.0018	Cumberland Village of Vars	Prel Subm. 95/03/27 Formal Subm. 96/01/09 “complete” per Bill 163 96/01/25	Undisputed LOPA Approved with 3 mods and 3 deferrals by Comssr. on 96/08/12 Appeal period per Bill 163 expired 96/09/11 To modify and add new policies for the Vil. of Vars, including new subsections: 1. 4.3.6 “Vil. of Vars Dev. Controls” 2. 4.6.3 for Wellhead protection policies. Also by deleting lands in Sch. ‘A’ and adding them to Sch. ‘D’ to protect the Wellhead and to redesignate lands from “Agric” to “Vil. Resid” and “Mobile Home Dev.” and increasing the area within the Village boundary to accommodate 300 new residences
Amendment No. 11 14-96.0009	Gloucester Pt Lot 23 Con 3 RF 13 ha Bowesville Rd	Prel. Subm. 96/02/26 Formal Subm. 96/06/04 “complete” per Bill 163- 96/07/10	Undisputed LOPA Approved, without mods by Comssr. on 96/08/07 Appeal period per Bill 163 expired 96/09/06 From “Special Study Area” to “Agricultural”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 37 14-95.0020	Kanata Pt Lot 26 Con 6 (RF) Bridlewood Eagleson Rd & Hope Side Rd area	Prel. Subm. 95/03/27 Formal Subm. 95/12/07	Undisputed LOPA Approved with 4 mods by Comssr. on 96/06/28 (1) To amend Sch's "A" & "B" From "Hazard", "Low Density Residential", and "Park and Open Space" To "Low Density Residential", "Medium Density Residential", "High Density Residential", and a new "High Density Residential Special Policy Area 2", "Hazard", and "Neighbourhood Commercial" (2) Adding "Flood Plains" and "Organic Soils" to Sch "E" (3) Policies for the Monahan Drain and the new "High Density Residential Special Policy Area 2"

Since the date of the last report the following **disputed** official plan amendments, which had previously been submitted to the Region, have been reviewed by the **Development Approvals Division** and forwarded for consideration by **PEC** and on to **Regional Council** for a decision as follows

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 24 14-92.1804	Kanata Kanata Town Center Lots 1-3 Cons 2-4	Prel. Subm. 92/03/20 Formal Subm. 94/03/18	Disputed LOPA Approved in part by Regional Council on 94/07/13 and 94/09/28 with 5 mods, 2 deferrals and 1 referral; and, further Approved by Regional Council on 95/09/27, with the withdrawal of the 1 part referred to the OMB To a) apply new policies in relation to the Communities vision b) to bring into conformity with the Regional OP
Amendment No.14 14-96.0011	Ottawa the entire Central Area as shown on Sch.s "A" & "B"	Prel. Subm. 96/03/27 Formal Subm. 96/04/11 "complete" per Bill 163- 96/04/11	Disputed LOPA Approved by OMB 96/06/24 To establish clear policies to ensure protection and enhancement of views of major buildings, monuments and physical land forms in the Central Area
Ottawa Comprehensive OP 14-02.169	Ottawa Ottawa Civic Hospital, Ruskin St Parking Lot	Prel. Subm. 89/09/25 Formal Subm. 91/08/25	Disputed LOPA further Approved in part by Regional Council on 96/06/12 by the lifting of Deferral 18

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Osgoode Comprehensive OP 14-90.1203	Osgoode Lot 1 Con 5 & 6	Prel. Subm. 90/01/23 Formal Subm. 91/03/21	Disputed LOPA further Approved in part by Regional Council on 96/06/26 by the partial lifting of Deferral 8 and designating to “Marginal Resource”
Amendment No.9 14-93.0205	Ottawa Preston - Campagne Area bounded by Somerset St, Rochester St, Breezehill Ave and Carling Ave	Prel. Subm. 93/10/01 Formal Subm. 94/08/15	Disputed LOPA Approved with 11 mods by Regional Council on 96/05/22 From “Special Study Area” To “Residential Area”, “Neighbourhood Linear Commercial Area”, “Secondary Employment Centre”, and “Traditional Industrial Area”

Since the date of the last report, the following **official plan amendments** have been submitted to the **Development Approvals Division for review and approval.**

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 12 14-96.0001	Gloucester Mac St at Airport Pkw. and Hunt Club	Prel. Subm. 96/01/29 Formal Subm. 96/06/20 “complete” per Bill 20-96/07/15	From “Industrial” to “Commercial & Residential”
Amendment No. 10 14-96.0002	Gloucester Municipal Arenas	Prel. Subm. 96/01/29 Formal Subm. 96/05/21 “complete” per Bill 163- 96/06/04	Redesignation of four Municipal Arenas from “Open Space” to “Institutional”
Amendment No. 15 14-96.0007	Gloucester	Prel. Subm. 96/02/26 Formal Subm. 96/07/08 “NOT complete” per Bill 20-	To delete, modify and add open space policies to Section 7.7 “Open Space”.
Amendment No. 11 14-96.0009	Gloucester Pt Lot 23 Con 3 RF 13 ha. Bowesville Rd	Prel. Subm. 96/02/26 Formal Subm. 96/06/04 “complete” per Bill 163- 96/07/10	From “Special Study Area” to “Agricultural”
Amendment No.14 14-96.0011	Ottawa the entire Central Area as shown on Sch.s “A” & “B”	Prel. Subm. 96/03/27 Formal Subm. 96/04/11 “complete” per Bill 163- 96/04/11	To establish clear policies to ensure protection and enhancement of views of major buildings, monuments and physcial land forms in the Central Area

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Proposed Amendment 14-96.0012	Ottawa	Prel. Subm. 96/04/03	New Environmental programs 1. Natural and Open Space Study (NOSS) 2. Greenway System Management Study
Amendment No.5 14-96.0013	Nepean Blk 134, 4M-467 Tallwood Dr Centreponte	Prel Subm. 96/04/04 Formal Subm. 96/07/26 “complete” per Bill 20 96/07/30	From “Primary Employment Centre” To “Residential”
Proposed Amendment 14-96.0014	Nepean South Nepean Neighbourhood 12A adjacent to the Jockvale river	Prel Subm 96/04/24	Concept Plan for Neighbourhood 12A
Amendment No.40 14-96.0016	Kanata	Prel Subm. 96/05/27 Formal Subm. 96/06/20 “complete” per Bill 20 96/07/22	To change policies regarding home based businesses
Proposed Amendment. 14-96.0017	Rideau Lot 16 Con 2 (NG) Strathmere House	Prel. Subm. 96/05/27	Concept Plan For a mixed use residential - commercial complex
Proposed Amendment 14-96.0018	Rideau V of Manotick John St & Dr. Leach Dr	Prel. Subm. 96/07/08	For a mixed use residential - commercial complex

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.13 14-96.0019	Gloucester Pt Lot 13 & 14 Con BF (RF) Gloucester Glen	Formal Subm. 96/07/24 “complete” per Bill 20 96/08/09	1. To modify the text of the OP to allow 7 SF country estate lots to be developed on private services 2. to redesignate a portion of land from “Residential” to “Open Space”
Amendment No.1 14-96.0020	Goulbourn Pt Lot 27 Con 11 RP’s 4M-374 & 4M-658 Stittsville	Prel. Subm. 96/08/02	From “General Industrial” & “Restricted Industrial- Business Park” To “Residential” & “General Commercial”
Amendment No. 57 14-96.0021	Cumberland Pt Lot 19 Con 1 (OS) V of Cumberland	Prel. Subm. 96/08/09	To allow development of 6 SF in an area permitting a church only
Amendment No.58 14-96.0022	Cumberland Pt Lot 27 Con 7 6126 Rockdale Rd 1.4 ha (3.46 ac)	Prel. Subm. 96/08/14	From “Agricultural” To “Industrial- Commercial” To allow an automobile service facility
Amendment No.2 14-96.0023	Goulbourn Pt Lot 23 Con 11 2 Hobin St & 1336- 1374 Main St Stittsville	Prel. Subm. 96/08/22	From “Residential” To “Stittsville Main Street Mixed Use Area” to correct the designation as per a previous OMB decision
Proposed Amendment 14-96.0024	West Carleton Pt Lots 4 & 5 Con 13 (T) Dunrobin 16.3 ha (70.3 ac.)	Prel. Subm. 96/08/09	Proposal for a communal servicing demonstration project for 108 SF on lots of about 1/3 acre

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.39 14-95.0030	Kanata Kanata North Business Park South of Klondike Rd and east of the CNR	Prel. Subm. 95/11/03 Formal Subm 96/08/06 “complete” per Bill 20 96/08/08	To amend Sch’s “A” and “C” to develop a hierarchy of roads

SUBDIVISION APPLICATIONS

(including resubdivisions ,revisions, resubmissions and extensions of draft plan approval)

Since the date of the last report, the following **subdivision applications** have been submitted to the **Development Approvals Division for review and approval.**

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
Minto 15-96.SD03 O6T-96003	Nepean Blk 134, 4M-467 Centrepointhe	96/03/15	69 SF 1 Park Blk	Under Circulation (Complete as of 96/05/27 per Bill 163)
Marlin Dev 15-96.SD04 O6T-96004	Cumberland Pt Lots 33 & 34 Con 1 (OS) EUC	96/04/24	35 TH on 5 Blks	Under Circulation (Complete as of 96/05/13 per Bill 163)
CMHC 15-96.SD06 O6T-96006	Gloucester Blk 128 4M-871 Matheson Rd & Whiterock St	96/06/11	33 TH on 3 Blks	Under Circulation (Complete as of 96/06/24 per Bill 20)
Claridge 15-96.SD07 O6T-96007	Ottawa Pt Lots B,19, 20 & 23, Lots A, 24-30 RP 334 and Pt Lots 5 & 6 Junction Gore 675 Church St	96/07/26	1 SF 135 TH on 7 Blks	Under Circulation (Complete as of 96/08/29 per Bill 20)
Tartan Dev 15-93.0503 (R2) O6T-93011	Gloucester Leitrim	Revised 96/03/06	71 SF 452TH on 20 Blks 2 Park Blks 6 Stormwater Mgmt Blks 1 Blk future residential	Revised Plan Under Circulation
561572 Ont. Ltd. 15-95.0030 O6T-95014	Cumberland Pt Lot 25 Con 6 V. of Vars	96/05/27	71 SF	Under Circulation (being processed under the Planning Act -pre Bill 163)

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
Makow 15-95.0031 O6T-95022	Cumberland Pt Lot 24 Con 6 V. of Vars	96/03/13	82 SF	Under Circulation (being processed under the Planning Act -pre Bill 163)
Bertrand 15-95.0033 O6T-95025	Cumberland Pt Lot 19 Con 1 V. of Cumberland	95/11/23	6 SF	Under Circulation (Complete as of 96/06/28 per Bill 163)
Minto 15-87.05285(R5) O6T-87045	Glocester Chapel Hill Pt Lots 6 & 7 Con 3 (OF) EUC	87/07/18 revised 96/06/05	108 SF Phase 4 165 SF Phase 5	Revised Plan for Phases 4 & 5 Under Circulation (using alternative development stds)
Minto 15-87.05285(R6) O6T-87045	Glocester Chapel Hill Pt Lot 7 Con 3 (OF) EUC	87/07/18 revised 96/06/05	38 SF	Revised Plan for Phase 6 Under Circulation
Donwell Holdings 15-95.0036 O6T-95027	Osgoode Pt Lots 8 to 10 Con 4 V of Greely	95/12/19	127 SF on 45 lots & 4 Blks	Under Circulation (Complete as of 96/04/16 per Bill 163)
Lanthier 15-94.1405 O6T-94018	Cumberland Pt Lot 24 Con 7 V of Vars	96/06/05	7 SF 4 SD	Under Circulation
Orleans E & M Ltd 15-95-0015 (R1) O6T-95007	Cumberland Pt Lot 1 Con 9 Innes & Trim Rds.	Revised 96/08/14	134 SF+ SF for Blks 135-147, 152, 165 161 TH on Blks 153-156, 158, 160-164, 166, 168	Revised Plan Under Circulation Pre Bill 163
Ridgewood Park 15-85-.05238 (R2) O6T-85001	Gloucester Pt Lot 1 Con 2 (OF) EUC	Revised 96/08/20	Revised to 106 TH	Revised Plan Under Circulation Pre Bill 163
Bradley 15-93.3107 O6T-93028	Goulbourn Pt. Lot 21 Con 9	93/08/09	20 SF	Plng. Comssr. Draft Approved 96/05/17

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
1048209 Ont. Inc. 15-94.1810 (R1) O6T-94039	Kanata Pt. Lot 30 Con 11	94/12/16	54 SF 110 TH on 19 Blks	Plng. Comssr. Draft Approved 96/04/29
754341 Ont. Ltd. 15-94.1812 (R1) O6T-94043	Kanata Blks 8 & 11 4M-310 SE Town Centre	95/01/13	230 TH on 43 Blks	OMB Draft Approved 96/03/21
Richcraft 15-94.0507 (R2) O6T-94031	Gloucester Pt Lot 19 BF Con (RF) Pt Lots 16-20 Con 1 (RF) River Ridge SUC	94/11/09	672 Residential units 1 Commercial Blk 2 Park Blks 2 School Blks 1 Woodlot Blk	Plng. Comssr. Partial Draft Approval 96/05/02
Urbandale 15-94.0513 (R2) O6T-94046	Gloucester Pt Lots 19 & 20 BF Con (RF) Pt Lots 19 & 20 Con 1 (RF) River Ridge SUC	94/11/09	729 Residential units 1 Community Blk 4 Park Blks 2 School Blks 1 Woodlot Blk	Plng. Comssr. Partial Draft Approval 96/05/02
773804 Ont. Inc. 15-95.0029 (was 15-95.3101) O6T-95001	Goulbourn Pt. Lot 21 Con. 2	95/01/06	13SF	Plng. Comssr. Draft Approved 96/05/14
Minto 15-94.0402 O6T-94040	Nepean Elstree & Kevin Bayshore Area	95/01/03	10 TH on 2 Blks	Plng. Comssr. Draft Approved 96/05/23
Minto 15-92.1801 (R1) O6T-92002	Kanata Pt. Lot 27 Con 6 Bridlewood Emerald Meadows	92/02/06	49 SF 5 Blks for TH 1 School Blk 1 Park Blk 2 Com. Blks Phase 4	Referred to OMB by Regional Clerk 96/04/13
Tartan 15-94-0204 (R3) O6T-94017	Ottawa 615 Belfast Rd	94/05/11	76 TH on 2 Blks 1 Park Blk	Plng. Comssr. Draft Approved 96/07/31
Moore 15-95.1201 O6T-95024	Osgoode Pt Lot 1 Con 6	95/06/16	15 SF Phase 1	Plng. Comssr. Draft Approved Phase 1 only 96/07/31

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
West Ridge Estates 15-89.31109 (R6) O6T-89011	Goulbourn Pt Lot 22 Con 11 Stittsville	89/03/29	79 SF 87 TH on 4 Blks 2 Park Blks 1 Future Resid (Phase 2).	Draft Approval Extended to 99/05/03
Elsett Realty 15-87.3192 (R2) O6T-87047	Goulbourn Pt Lot 22 & 23 Con 12 Stittsville	87/09/23	227 lots for 388 SF 92 TH on 7 Blks 4 Park Blks 5 Com Blks	Draft Approval Extended to 99/06/10
Rideau Forest North 15-90.1205 O6T-90045	Osgoode Pt Lots 4 & 5 Con 11	90/11/23	23 SF	Draft Approval Extended to 98/10/01
Crown Pointe Dev. 15-89.14138 O6T-89031	Cumberland Pt Lots B & C Con 9 Watters & Trim Rds	91/01/14	336 SF various Blks	Draft Approval Extended to 98/01/24
Minto 15-92.0406 (R1) O6T-92014	Nepean Pt. Lots 14 & 15 Con 1 (RF) Davidson Heights Barrhaven	94/01/24	41 SF Phase 2	Registered 96/05/23 4M-946
Claridge Homes 15-87.02403 O6T-87040	Ottawa Pt. Lots 3 & 4 Con 2 Riverside & Hunt Club	87/09/03	36 SF 6 Blks	Registered 96/06/07 4M-947
Patterson 15-93.0504 O6T-93012 & Longwood 15-93.0505 O6T-93013	Gloucester Page Rd Pt Lot 5 Con 3 EUC	93/05/12	48 SF = 43 sf + part lots from the 2 applications	Registered 96/07/16 4M-948

CONDOMINIUM APPLICATIONS**(including conversions, revisions, resubmissions and extensions of draft plan approval)**

Since the date of the last report, the following **condominium applications** have been submitted to the **Development Approvals Division for review and approval.**

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
Richcraft 15-96.CD01 O6CDM96-501	Gloucester Pt Blks 3, 4, 18 4M-648 City Park Dr near Ogilvie Rd	96/03/08	260 Apt. (in 30 buildings)	Under Circulation (Complete as of 96/03/08 per Bill 163)
Minto 15-96.CD02 O6CDM96-502	Ottawa 300 Gloucester St at Lyon and Nepean Sts.	96/03/18	54 Apt (in 4 buildings).	Under Circulation (Complete as of 96/03/18 per Bill 163)
Richmond Rd Co- Tenancy 15-96.CD03 O6CDM96-503	Nepean Blk F; RP 425895 3920 to 3928 Richmond Rd Bells Corners	96/03/18	63 TH	Under Circulation (a Cdm Conversion)
Grenfell Industries 15-96.CD04 O6CDM96-504	Rideau Dr. Leach Dr V of Manotick	Preliminary Submission 96/05/30	102 Apt	Preliminary Submission only (not under circulation)
Urbandale 15-96.CD05 O6CDM96-505	Ottawa Lots 59 - 62 RP 427924 & Blk A , RP 227 Poulin & Regina St	96/05/31	238 Apt in 2 towers	Under Circulation (a Cdm Conversion)
Minto 15-96.CD06 O6CDM96-506	Gloucester Pt Lots 17 & 18 Con. 1 OF Pt. Blk T, RP 878 Marquis Ave & Montreal Rd Beacon Hill	received 96/06/12	43 TH	Under Circulation (Complete as of 96/06/24 per Bill 20)

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
Minto 15-96.CD07 O6CDM96-507	Gloucester Pt Lots 17 & 18 Con. 1 OF Pt. Blk T, RP 878 Marquis Ave & Montreal Rd Beacon Hill	received 96/06/12	48 Apt	Under Circulation (Complete as of 96/06/24 per Bill 20)
Cobre Holdings 15-96.CD08 O6CDM96-508	Vanier Pt Blk 23 RP 92 270 - 272 Beechwood Ave	96/06/27	32 Apt	Under Circulation (a Cdm Conversion)
Riverview Dev 15-96-CD09 O6CDM96-509	Ottawa 655 Walkley Rd. at Riverside Dr	96/07/16	87 TH	Under Circulation (a Cdm Conversion)
Lun 15-96-CD10 O6CDM96-510	Ottawa 1565-1585 Heron Rd. at Briarhill	96/08/07	28 TH	Under Circulation (a Cdm Conversion)
Kindle Court 15-87.05281 O6CDM87-532	Gloucester Lot 18, RP 753 Lot 20, Con 1, OF Rothwell Heights	96/07/17	9 SF	Draft Approval extended to 98/07/22
Minto 15-95.0005 O6CDM95-502	Ottawa 280 Bay St. at Lisgar St.	95/03/31	26 Apt. (on 2 blks)	Registered 96/02/01 CC 578
Minto 15-94.0504 O6CDM94-504	Gloucester Lassiter Terrace & Ogilvie Rd Beacon Hill	94/08/31	34 Apt. Phase 2	Registered 96/03/01 CC 579
Vimy Apt Ltd 15-93.0204 O6CDM93-507	Ottawa 244 Charlotte St Lots 48 & Pt. 47 RP 6	93/09/01	12 Apt	Registered 96/04/04 CC 580 (Cdm Conversion)
Waterbrook 15-93.0401 O6CDM93-501	Nepean Pt. Lots 47, 49, 50, 51 & 52 RP 315 3105 Carling Ave	93/01/19	81 Apt Phase 2	Registered 96/04/04 CC 581
Domicile Dev 15-95.0017 O6CDM95-501	Kanata Blk 18 4M-925 Robson Ct.	95/02/20	10 Apt Phase 6	Registered 96/04/24 CC 582

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
Longwood Corp 15-94.0501 O6CDM94-501	Gloucester Pt. Lot 6 Con. 2 OF	94/01/20	5 TH (units 7 -11 added as an Amendment to Description) Phase 2	Registered 96/05/02 CC 568 (Amendment to Description)
Wilbrod Residence 15-94.0203 O6CDM94-503	Ottawa 179 Wilbrod St	94/03/08	3 Apt	Registered 96/05/13 CC 583 (Cdm Conversion)
Kert Apts. 15-94.0202 O6CDM94-502	Ottawa Besserer & Augusta St	94/02/17	16 Apt	Registered 96/05/14 CC 584 (Cdm Conversion)
Longwood Corp 15-94.0501 O6CDM94-501	Gloucester Pt. Lot 6 Con. 2 OF	94/01/20	7 TH (units 12-18 added as an Amendment to Description) Phase 3	Registered 96/07/30 CC 568 (Amendment to Description)

PART LOT CONTROL BY-LAWS

Since the date of the last report, the following **Part Lot Control By-laws** have been submitted to the **Development Approvals Division** for review and approval.

OWNER NAME AND RMOC FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
1067166 Ont Inc 13-96.0002	Ottawa Blk 'PP'; M-157 Uplands Dr. at Paul Anka Dr.	110-1996 111-1996	96/02/23 / 96/05/28	Separate existing 70 TH from 232 unit apt to facilitate sale of the 70 TH as freehold
Sunset Lakes 13-96.0003	Osgoode Lots 31, 33 & 64 4M-937 Greely	15-1996 16-1996	96/03/12 / 96/05/24	For easement and access purposes
Larco & Tamarak 13-96.0004	Ottawa Blks 26-37 4M-624 3700-3750 Riverside Dr & 2, 12, 39, 70 Kimberwick Cr	xx	Prel Subm. 96/03/14 /	For phased development of 16 SF & 161 TH
Doraty 13-96.0005	Goulbourn Lots 1 to 7 4M-945 Abbott St Stittsville	16-1996	95/03/14 / 95/05/26	Permits 2 SF per lot for a total of 14 units on 7 lots
Claridge-Riverwalk 13-96.0006	Cumberland Blks 22 to 24 and 26 to 28 4M-940 EUC	16-1996	96/03/29 / 96/04/03	99 TH
Claridge Homes 13-96.0007	Ottawa Lots 6-11, RP 35 148-170 Forward Ave	125-96	96/04/19 / 96/06/11	30 TH (4R-12058)
Claridge Homes 13-96.0008	Ottawa Lots 27-30 RP 12281 370-388 Lisgar St	140-96	96/04/25 / 96/06/27	32 TH (4R-12112)

OWNER NAME AND RMOC FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Tartan 13-96.0009	Nepean Lots 45-49 4M-820 Davidson Heights	32-96	96/05/07 / 96/05/08	Lot line adjustment (4R-11889)
Sunset Lakes 13-96.0010	Osgoode 4M-937 Greely	16-1996	96/03/12 / 96/05/24	To create private pathways within a plan of subdivision
Shardon Building Corp 13-96.0011	Ottawa Pt Lot 3, 13-15, Blk 9 RP 31326 22 Maclean St	xx	Prel Subm. 96/05/14 /	18 Apt
Richcraft 13-96.0012	Ottawa Pt Lot 6 Con 4 RF 1900 Hunt Club	xx	Prel Subm. 96/08/15 /	209 units - deemed premature in light of the current status of the subd. application
Minto 13-96.0013	Nepean Lots 110-114 & 137-140, 4M-905 Davidson Heights	38-96	96/05/28 / 96/05/31	Lot line adjustment, no new lots (4R-11986)
Charlesfort Dev. 13-96.0014	Ottawa Glebe Ave adjacent to St. Matthews Church	xx	Prel Subm. 96/05/08 /	Proposal for 18 Apt & 5 TH by freehold
Tartan 13-96.0015	Nepean Blk 5, 4M-821 Blk 48, 4M-898 Blks 224 & 227, 4M-905 Davidson Heights	56-96	96/07/16 / 96/07/17	38 freehold TH
Richcraft 13-96.0016	Nepean Blks 144 & 145, 4M-820 Lot 32 & Blks 40- 50, 4M-906 Davidson Heights	60-96	96/07/18 / 96/08/30	Creating 24 SF
Longfields Dev 13-96.0017	Nepean Lots 58-61 4M-889 Longfields	63-96	96/07/18 / 96/07/22	14 TH
Longwood Corp 13-96.0018	Ottawa Lots A & B, RP 46 1240 Kilborn Place	210-96	96/08/22 / 96/08/28	23 TH (4R-12243)

OWNER NAME AND RMOC FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Larco 13-96.0019	Ottawa Blks 26-30 4M-624 Kimberwick Cres at RiversideDr	180-96 181-96 182-96 183-96 184-96 (185-96 not yet approved)	96/07/22 / 96/08/30 (180 to 184-96 only)	180-96 - 21 TH 181-96 - 5 TH 182-96 - 16 SF + 54 TH 183-96 - 33 TH 184-96 - 25 TH (185-96 - will be 20 TH)
Claridge 13-96.0020	Ottawa Lots 27-29 RP 12281 Lisgar & Kent	217-96	96/08/17 / 96/08/28	32 TH (4R-12112)
Claridge 13-96.0021	Ottawa Blks 37, 39, 40 & 42, 4M-947 Blks 41 & 43 4M-947 3626 Old Riverside	208-96 209-96	96/08/19 / 96/08/21	78 TH & 26 SF (4R-12250)
Minto 13-96.0022	Nepean Blk B RP 588810 Eagle Lane & Meadowlands Dr	(68-96 not yet approved)	96/09/06 /	2 SF + a SD (4R-12248)
Richcraft 13-96.0023	Nepean Lots 17-20 & 27- 31 of 4M-906 Davidson Heights	61-96	96/08/30 / 96/09/04	Relotting 10 lots which were to accommodate 19 SF or SD units to 15 SF lots (4R-12180)
Tartan 13-96.0024	Nepean Pt Lots 47 & 48 4M-820 Newborough Cres Davidson Heights	66-96	96/09/05 / 96/09/10	Relotting 3 SF lots (4R-12218)

REGIONAL MUNICIPALITY OF OTTAWA CARLETON

MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

MEMORANDUM

NOTE DE SERVICE

Our File/N/Réf. 09-96.0146
Your File/V/Réf.

DATE 17 July 1996

TO/DEST. Tim Marc, Solicitor
Legal Services Branch
Legal Department

FROM/EXP. R.B. Edgington, Director
Plans Administration Division
Planning and Property Department

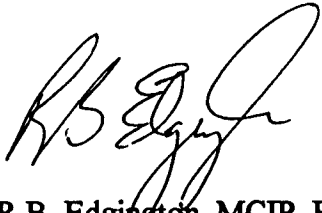
SUBJECT/OBJET **GLOUCESTER COUNCIL APPROVAL
SITE-SPECIFIC ZONING BY-LAW AMENDMENT APPEAL
PART OF LOT 13, CONC. 1 (RF) - VINETTE PROPERTY**

Please find attached the zoning by-law amendment (ZBLA) application summary information sheet, a copy of the Gloucester Community Development Department Report to their Planning Advisory Committee (PAC) dated July 2, 1996, a draft of the PAC minutes and the Regional objection letter dated June 19, 1996.

Gloucester Council adopted this ZBLA on July 9, 1996. The Regional Planning and Property Department considers that this ZBLA should be appealed for the following reasons:

- 1) consideration of this ZBLA is premature since the proposed land use designation in the Regional Official Plan Amendment # 35 has been referred to the Ontario Municipal Board (the residential use would not be permitted according to the proposed "Waterfront Open Space - South Urban Centre" designation for this property);
- 2) the proposed residential use would jeopardise public access to the river front;
- 3) the proposed private servicing of the lot does not conform to Section 10.1.2 of the Regional Official Plan (ROP) which requires that the lot be serviced entirely on central services since it is located in the Urban Area; and
- 4) the proposed residential development is prohibited according to Section 7.2.3 of the ROP since the lot is situated in an area of aircraft noise contours above the 35 NEF/NEP (the latest publication from Transport Canada regarding aircraft noise - TP1247E - May 1, 1996 - recommends that no new residential development be undertaken within these aircraft noise contour areas).

Therefore, please undertake the necessary action to initiate a formal appeal of Zoning By-law No. 222-422 of 1996 (Yvonne Vinette) which was adopted by Gloucester Council. The last day to appeal the decision is July 29, 1996.



R.B. Edgington, MCIP. RPP
Director, Plans Administration Division

DB

Attach. (4)

c.c. Regional Councillor Dan Beamish
Joseph Phelan, PD
Brian Faddies, PAD



**THE CORPORATION OF THE CITY OF GLOUCESTER
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION SUMMARY**

DATE OF REPORT: June 11, 1996	FILE NO.: Z-96-15-RU
PLANNER: Cathlyn Kaufman, Planner	SUBMISSION NO.: 1
APPLICANT: Yvonne Vinette 394 Piccadilly Ave. Ottawa, Ontario K1Y 0H4	AGENT: Terry Daley 4002 Henry Street Gloucester, Ontario K1V 1H3

LEGAL DESCRIPTION OF PROPERTY: Part of Lot 13, Concession 1, Rideau Front.

PROPOSAL: The applicant is seeking to amend By-law No. 222 1984 by creating an exception to the 'Rg' Rural General zone in order to permit the erection of a single detached dwelling. Currently this lot of record cannot meet setback (from the Rideau River) density or frontage provisions.

ACCESS: Private Right-of-Way

SERVICES: Private Services (well and septic system) & Drainage Ditches.

LOT AREA: 1,435 sq.m. **FRONTAGE:** 0 m. **DEPTH:** Lot is irregular shape.

DEVELOPMENT STATISTICS: Site is vacant.

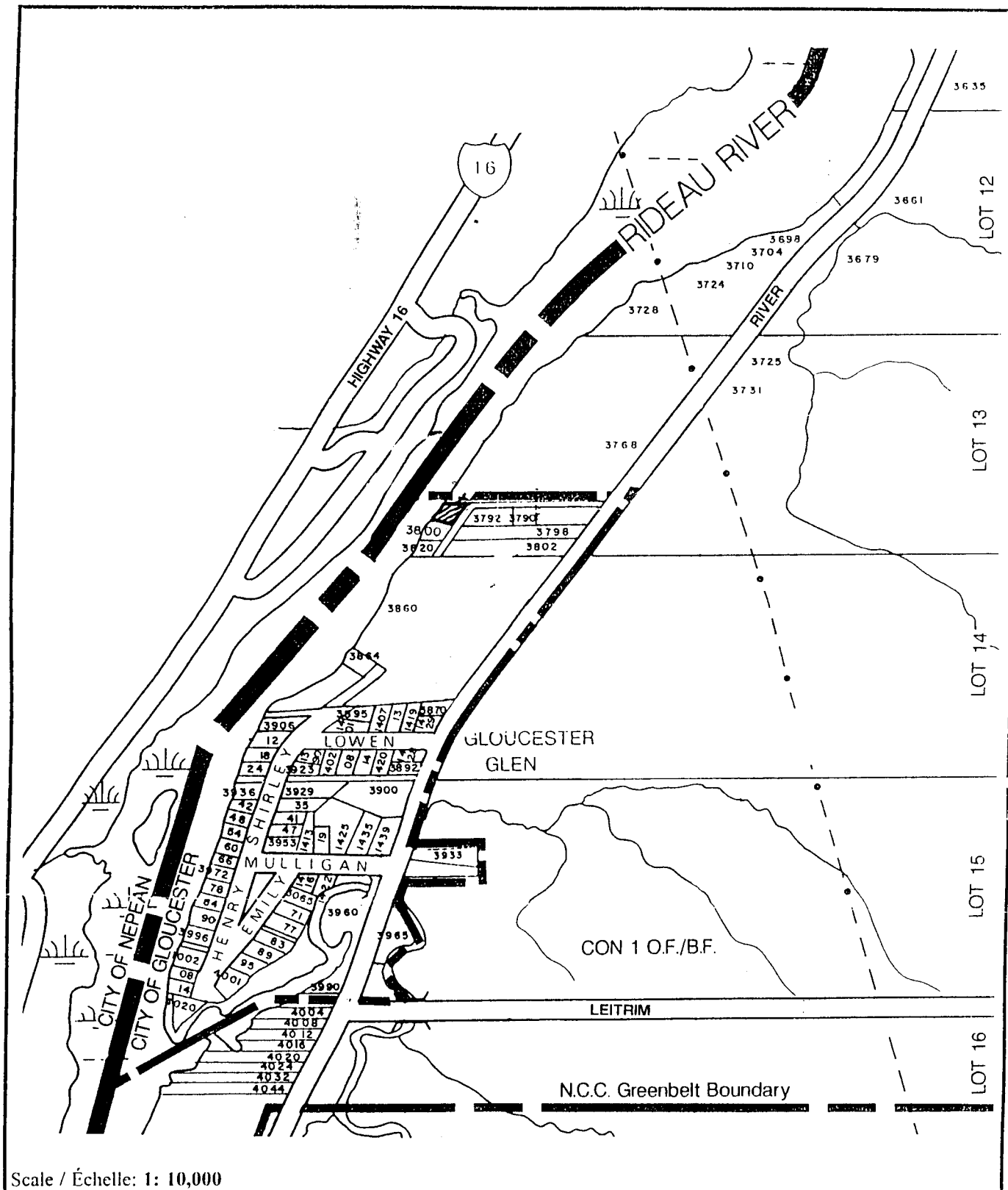
PARKING: N/A

LANDSCAPING PLAN: Not Provided

GRADING, DRAINAGE, SERVICING PLAN: Not Provided.

BACKGROUND

REGIONAL O.P.: South Urban Centre
CITY O.P.: Residential
ZONING: Existing - 'Rg', Rural General Proposed - 'Rg(E3)', Rural General with Exception No. 3



Location Plan of Subject Lands Plan de situation des terres en question



SUBJECT LAND
TERRES EN QUESTION

Application for / Demande de: **Rezoning / changement à loi sur le zonage**

Application by / Auteur de la demande: **V Vinette**

File No / N° de dossier: **GO-322, Z-96-15-RU**



Gloucester
Development Department
Service de développement

ITEM 6.1

THE CORPORATION OF THE CITY OF GLOUCESTER REPORT TO PLANNING ADVISORY COMMITTEE JULY 2, 1996

File No. Z-96-15-RU

Title: Zoning By-law Amendment Application
Submitted by: Dave Darch, Deputy City Manager, Community Development
Prepared by: Cathlyn Kaufman, Planner, (ext. 4261)

SUBJECT:

This is a request by Ms. Yvonne Vinette, through her agent, Mr. Terry Daley to rezone a parcel of land in Part of Lot 13, Concession 1, Rideau Front from 'Rg' - Rural general to 'Rg(E3)' to permit the construction of a single family home on a lot with no road frontage, reduced lot size, an increased lot density, and a reduction in the setback requirement from the Rideau River.

RECOMMENDATION:

THAT Planning Advisory Committee concurs with the recommendation of the Community Development Department and recommends to Gloucester Council that the application for rezoning be refused.

BACKGROUND:

The applicant, through her agent, is seeking an exception to the 'Rg' - Rural general zone. The 'Rg(E3)' zone that is requested is identical to the zone provisions of Ms. Vinette's southerly neighbour, Mr. D. J. Grant. Council approved the rezoning of Mr. Grant's property on August 9, 1994 as By-law 222-340 of 1993.

The lot which is subject of this rezoning has an abandoned building located on it, is serviced by a private right-of-way owned by Mr. Daley with a private well, septic system and drained by road side ditches. Surrounding land uses are as follows:

North:	N.C.C. Greenbelt
South:	2 Residential lots (Grant and Daley) and farm land
East:	A Residential lot (Joncas)
West:	Rideau River

Regional Official Plan

Schedule A of the Regional Official Plan designates the subject land as part of the 'Urban Area'; while Schedule B more specifically identifies this area as part of the 'South Urban Centre.' Amendment No. 35 to the Regional Official Plan, which provides development policies for the River

Ridge community, was adopted by Regional Council on January 13, 1993. This amendment designates the subject property 'Waterfront Open Space - South Urban Centre'. This designation limits permitted uses to active and passive recreational uses.

City Official Plan

The property is designated 'Residential', recognizing the area of the Vinette property and the Gloucester Glen community as a pocket of residential development. The servicing policies of Section 6.1.3 do not permit new development on private services. Section 6.2.1.1 requires that "All development or subdivision of land must have frontage on and access to a public street or highway. It should also be noted that the Vinette property is subject to the noise constraint policies of Section 8.1 due to the proximity of the Ottawa-MacDonald-Cartier International Airport and the configuration of its runways.

Zoning By-law 222 of 1984, as amended

The subject land is zoned 'Rg' - Rural general which permits single dwellings. The applicant is requesting to change the following provisions:

- a) the minimum street lot line from 3.0 metres to 0 metres;
- b) the maximum net residential density from 5 dwelling units per hectare to 7.47 dwelling units per hectare;
- c) the requirement that any dwelling be constructed at least 30 metres from the lot line abutting the Rideau River be changed to 20 metres; and
- d) the minimum lot size of 0.2 hectares be changed to 0.1338 hectares.

The requested zoning is 'Rg(E3)' - Rural general Exception No. 3 zone. This exception would change the Zoning by-law requirement for the Vinette property to permit the construction of a small single family home.

DISCUSSION:

There are a number of concerns to be raised from a planning perspective.

The Regional Planning Department has stated that the subject lands are designated "Waterfront Open Space - South Urban Centre" in the Regional Official Plan (ROP) and as such the proposed residential development is not a permitted use. Also, the servicing of the lands by way of private well and septic system does not conform to Section 10.1.2 of the ROP which states that "all new development within the Urban Area designated on Schedule A shall be serviced entirely by the central systems for water supply and sewage treatment".

The lands were specifically designated "Waterfront Open Space - South Urban Centre" in order to ensure public access to the river front and the proposed residential development would jeopardise this intent. In addition, as the lands are located above the 35 NEF/NEP aircraft noise contours, this is a serious concern for a new residential development. In the latest publication from Transport Canada (TP1247E - May 1, 1996) new residential development within these contours should not be undertaken.

In addition, this ZBLA is premature in that the land designation in the ROP has been referred to the Ontario Municipal Board.

Therefore, the Regional Planning and Property Department does not support this proposed ZBLA for the above-mentioned reasons.

The City's Official Plan policies reflect concerns about development on private roads, which can cause future problems for the Municipality. Issues such as fire protection, snow removal, garbage collection, drainage and maintenance of the private road are amongst the future possible problems. Therefore, the Official Plan requires all development front on and have access to a public street or highway. The requested Zoning by-law amendment would not conform to the policies or the intent of the Official Plan.

The applicant is proposing to service the lot by well and septic system. The City's Official Plan does not permit new development on private services except where provided for pursuant to the Service Restricted Constraint Policies.

The subject property is located within the 35 NEF (Noise Exposure Forecast) line (i.e. values are greater than 35) and appears to be bisected by the 30 NEP (Noise Exposure Projection) line with respect to Aircraft Noise. The NEF land use compatibility table clearly states that no residential uses are permitted where the NEF is greater than 35.

The Gloucester Official Plan provides that "residential development may be permitted if it is demonstrated by studies prepared by a qualified professional engineer experienced in acoustical studies that natural site specific conditions referenced pursuant to the Policies for Noise of the Regional official Plan provide attenuation of the NEF/NEP values less than 35 when all pertinent criteria are included". As the land surrounding and including the Vinette property is flat, there does not appear that there would any benefits derived from any natural site conditions which could potential reduce noise levels on the subject land.

The reduction in the shoreline setbacks is also an area of concern. No technical comments have been received from the Rideau Valley Conservation Authority (RVCA) or the Ministry of Natural Resources (MNR) at the time this report has been written. The intent of the 30 metre setback requirement from the Rideau River is to optimize the opportunity for nutrients together with other contaminants from the land and possibly the septic system to be removed by natural vegetation. The retention of natural vegetation within the 30 metre buffer strip helps to reduce erosion by slowing storm water run-off while protecting and preserving the littoral zone of the river together with its shore line ecosystem.

The applicant is requesting the 30 metre setback be changed to 20 metres given the size of the lot. At most the depth of the existing cottage lot is 35 metres. To maintain the requested 20 metre setback, the proposed building and septic system would be within the Fill Line of the RVCA. Any development on the property would need approval from the RVCA.

There is also an issue of slope stability for the property. Although the land is flat, there is a slope concern due to the presence of clay soils. In accordance with Section 4.4.5 of the Zoning By-law 222 of 1984, a geotechnical study will be required prior to issuance of a building permit for any construction taking place within 15 metres of the shoreline, should this application be approved.

The change in density which in turn effects a change in the minimum lot size are requested so that the existing undersized lot would be brought into compliance with the Zoning By-law upon approval of the Exception No. 3 to the 'Rg' zone.

For all the above reasons, given the current and proposed planning policies, that the residential use would not be appropriate for this site.

The Community Development Department does recognize that in the past several years, both the Daley's and the Grant's have proceeded to develop their riverfront lots. The Grants achieved approval of an exception to the 'Rg' zoning designation, 'Rg(E3)' and proceeded to build a new home through a site development agreement (D-RU-94-38). David and Kim Daley, who own the private right-of-way, achieved a minor variance (A-95/11) to permit them to redevelop their property. Ms. Vinette's lot is the last in these three riverfront lots and is asking to be permitted to construct a specifically designed single family home which respects the constraints of the lot. If the Planning Advisory Committee chooses to give Ms. Vinette's property the same zoning as Mr. Grant's property, she will be able to replace the abandoned cottage with a year round home and use the property for residential purposes which it was purchased for.

Staff has prepared two recommendations for the Planning Advisory Committee and the accompanying appropriate By-law documentation.

FINANCIAL IMPLICATIONS:

If an Ontario Municipal Board appeal is received against the decision on this rezoning, there would be legal counselling fees associated with appearing at the Ontario Municipal Board.

CONCLUSION:

The Community Development Department cannot support this rezoning and recommends Planning Advisory Committee not approve this request.

APPENDICES:

1. Key Map
2. Draft P.A.C. Resolution refusing the application
3. Draft P.A.C. Resolution approving the application
4. Draft By-law

DRAFT

PLANNING ADVISORY COMMITTEE COMMENTS

DRAFT

DRAFT

Date: July 4, 1996

File No.: Z-96-15-RU

Summary

This is a request by Ms. Yvonne Vinette, through her agent, Mr. Terry Daley to rezone a parcel of land in Part of Lot 13, Concession 1, Rideau Front from 'Rg' - Rural general to 'Rg(E3)' to permit the construction of a single family home on a lot with no road frontage, reduced lot size, an increased lot density, and a reduction in the setback requirement from the Rideau River.

Comments

The Chair requested that any persons wishing to make an oral or written presentation on the matter to leave their name, address and postal code with the Secretary prior to leaving the meeting.

At the request of the Committee, a staff presentation was not presented. The Chair requested to hear from those in support of the application.

Rowan Dancy, from the law firm of Tierney Stauffer and representing the applicant, spoke in support of the application. He compared this application to the previously approved application (Grant) in the same area and that the neighbours appeared not to have any objections to the proposal. He further commented that the existing right-of-way would serve as a common element for the existing three residences and that the services will be private. It was Mr. Rowan's understanding that he had received approval for the amendment from the Rideau Valley Conservation Authority subject to approval by the Municipality. Cathlyn Kaufman, Planner, advised the Committee that Mr. Rowan's letter was actually from the Ottawa-Carleton Septic Approval and not a technical comment from the RVCA. The contents of the letter indicate that they are awaiting the Municipality's approval for the rezoning amendment prior to sanctioning the septic system.

Mr. Dancy indicated support for the geotechnical studies that are required. In response to the Chair's request, Mr. Dancy was unable to address the four exceptions being requested to the zoning amendment.

Mr. Grant, a resident of the area, spoke in support of the application. He had received a building permit for his property and had his house designed specifically for acoustical purposes; he advised the Committee that his dwelling was located 20 metres from the river.

Mrs. Joncas, also a resident of the area, spoke in support of the application.

DRAFT

The Chair requested to hear from those opposed to the application. There being no further presentations, the Chair declared the public hearing closed.

Councillor Barrett enquired about the ownership of the right-of-way. Grant Lindsay, Director, Current Planning advised the Committee that the right-of-way was owned by David Daley. The Councillor further enquired if there was a legal agreement with the landowners having access to the right-of-way. Mrs. Joncas stated that the roadway was erected for the benefit of all the cottage owners and that there is no specific legal agreement. According to solicitors, any properties fronting on the right-of-way have the right to use it. Councillor Barrett enquired who maintained the right-of-way. Mrs. Joncas indicated that Mr. Daley and the Joncas' maintained it. Councillor Barrett indicated support for the application as the precedent had been set and also that it was his understanding that this would be the last lot of development in this area.

Councillor Denny indicated his understanding that Ontario laws state that any persons using a right-of-way for 10 years which had not been blocked off for one day of the year, that it then becomes an accessible right-of-way. The Councillor indicated support for the application based on that assumption.

Councillor Clark stated her concern was the status of the right-of-way if the ownership was changed. However, she indicated satisfaction with Councillor Denny's explanation of the situation and indicated her support for the application.

The Chair requested staff to address the four exceptions ([a to d] on page 528) being requested by the applicant and using Mr. Grant's property as the comparator. Mr. Lindsay responded that:

- a) the 0 metres was requested because there is no frontage on a public road;
- b) this property is similar to the Grant property;
- c) 20 metres was the requirement for the Grant property and to date, no comments have been received from the RVCA;

The Chair enquired if the RVCA's comments should not be received prior to the passing of the zoning by-law. Mr. Lindsay advised the Committee that with the passing of Bill 20, the Municipality actually becomes the approval authority rather than the RVCA. Mr. Lindsay suggested that the Committee has the option to defer this application to the August P.A.C. meeting in order to review the RVCA's comments.

- d) the lot size amendment is consistent with the Grant application.

Resolution No. 4 moved by Councillor Barrett and seconded by Councillor Cauley that the application is recommended for approval to Council. CARRIED.

The Chair confirmed that the application will be on the Council agenda next week.

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Regional Municipality of Ottawa-Carleton
Ottawa-Carleton Centre, Cartier Square
111 Lisgar Street, Ottawa, Ontario K2P 2L7

Planning and Property Department

Tel. (613) 560-2053
Fax. (613) 560-6006



Municipalité régionale d'Ottawa-Carleton
Centre Ottawa-Carleton, Place Cartier
111, rue Lisgar, Ottawa (Ontario) K2P 2L7

Service de l'urbanisme et des biens immobiliers

Tél. (613) 560-2053
Télécopieur (613) 560-6006

19 June 1996

File: 09-96.0146

Ms. Michele Giroux, Clerk
City of Gloucester
1400 Blair Place
Gloucester, Ontario
K1G 3V5

Dear Ms. Giroux

**Re: City of Gloucester
Site Specific Zoning Amendment
Part of Lots 13, Conc. 1 (RF) (Z-96-15-RU)**

Thank you for the opportunity to review the above-noted zoning by-law amendment (ZBLA).

The subject lands are designated "Waterfront Open Space - South Urban Centre" in the Regional Official Plan (ROP) and as such the proposed residential development is not a permitted use. Also, the servicing of the lands by way of private well and septic system does not conform to Section 10.1.2 of the ROP which states that "all new development within the Urban Area designated on Schedule A shall be serviced entirely by the central systems for water supply and sewage treatment".

The lands were specifically designated "Waterfront Open Space - South Urban Centre" in order to ensure public access to the river front and the proposed residential development would jeopardise this intent. In addition, as the lands are located above the 35 NEF/NEP aircraft noise contours, this a serious concern for a new residential development. In the latest publication from Transport Canada (TP1247E - May 1, 1996) new residential development within these contours should not be undertaken.

In addition, this ZBLA is premature in that the land designation in the ROP has been referred to the Ontario Municipal Board.

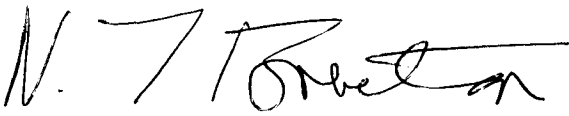
Therefore, the Regional Planning and Property Department does not support this proposed ZBLA for the above-mentioned reasons.

Should this ZBLA be enacted, the Regional Planning and Property Department requests a copy of the Council approved ZBLA as required by Section 34(18) of the Planning Act, 1990 and as prescribed by Ontario Regulation 199/96.

Section 34(22) of the Planning Act, 1990 provides that, upon completion of the twenty day appeal period, an affidavit or declaration of an employee of the municipality is proof that the subject ZBLA has come into force and that the procedures prescribed have been complied with. Please forward a certified copy of the subject ZBLA when notification period is completed.

Should the subject ZBLA be appealed, or not enacted, the Regional Planning and Property Department would appreciate notification of such to complete its files.

Yours truly



R.B. Edgington, MCIP, RPP
Director
Plans Administration Division

DB

cc: C. Kaufman, Gloucester Community Development Department
N. Tunnacliffe, PPD Commissioner
P. Sweet, PD Director