

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

REPORT  
RAPPORT

Our File/N/Réf.                    23 05-98.0001  
Your File/V/Réf.

DATE                                26 May 1998

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, SITE PLANS AND SEVERANCES**

### **DEPARTMENTAL RECOMMENDATION**

**That the Planning and Environment Committee recommend that Council receive this report for information purposes and confirm the Planning and Development Approvals Department's appeal of one zoning by-law as noted in Annex V.**

### **PURPOSE**

This report summarizes the activities of the Development Approvals Division concerning the assigned approval authority from the Minister of Municipal Affairs and Housing 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 was submitted.

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)

The area municipalities have submitted 95 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 decision has been appealed. (See Annex V)

Comments on Area Municipal **Site Plans**

The area municipalities have submitted 114 site plans to the Development Approvals Division for review and comment.

Comments on **Severance Applications** and Monitoring of Decisions

In accordance with the Minister's delegation, the Development Approvals Division has reviewed and commented on 147 severance applications from the Regional Land Division Committee and the local Committees of Adjustment. 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.

*Approved by  
R.B. Edgington on behalf of  
N. Tunnacliffe, MCIP, RPP*

BF/JT  
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.

<b>MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED</b>	<b>PURPOSE OF AMENDMENT</b>
Amendment No. 4 14-94.0205	Ottawa	Formal Subm. 97/10/02 “complete” per Bill 20 98/01/30	Undisputed LOPA Approved by PDAD Comssr. on 98/02/10 Appeal period ends per Bill 20 on 98/03/02 & in effect on 98/03/03  To add policies to the Urban Design chapter to assist in applying the City’s Signs By-law
Amendment No. 61 14-96.0039	Cumberland Pt Lots 18-21 Con 11 Boundary Rd (Regional Road 41) just north of the Hwy. 417 interchange The Boundary Golf Course	Prel Subm. 96/12/30  Formal Subm. 97/02/05 “complete” per Bill 20 98/04/03	Undisputed LOPA with 5 mods Approved by PDAD Comssr. on 98/04/27 Appeal period ends per Bill 20 on 98/05/18 & in effect on 98/05/19  From “Agricultural”, & “Rural Recreational Commercial” To a new designation “Recreational Resort”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 11 14-97.0020	Nepean Rural Area	Prel. Subm. 97/06/10  Formal Subm. 97/09/23 “complete” per Bill 20 97/09/23	Undisputed LOPA Approved without mod by PDAD Comsr. on 98/01/21 Appeal period ends per Bill 20 on 98/02/10 & in effect on 98/02/11  To permit severance of surplus farm dwelling when farm lots are not adjacent to each other.
Amendment No. 29 14-97.0004	Ottawa Scott to Wellington & Parkdale to Holland Planning Study	Prel Subm. 97/02/05  Formal Subm. 97/11/24 “complete” per Bill 20 97/12/22	Undisputed LOPA with 5 mods Approved by PDAD Comsr. on 98/04/27 Appeal period ends per Bill 20 on 98/05/18 & in effect on 98/05/19  From “Special Study Area” To “Primary Employment Centre”, “Residential Area” and “Neighbourhood Linear Commercial” with site specific policies

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Amendment No.13 14-97.0012	Nepean  West Hunt Club Rd & Merivale Rd 15.4 ha. (38 ac.)	Prel Subm. 97/04/04  Formal Subm. 97/11/12 “complete” per Bill 20 97/11/12	Undisputed LOPA Approved without mod by PDAD Comssr. on 98/02/17 Appeal period ends per Bill 20 on 98/03/09 & in effect on 98/03/10  From “Extensive Employment Area” To “Special Commercial Policy Area”
Amendment No. 28 14-97.0033	Ottawa Central Area	Formal Subm. 97/10/31 “complete” per Bill 20 97/11/12	Undisputed LOPA Approved with 1 mod by PDAD Comssr. on 97/12/12 Appeal period ends per Bill 20 on 98/01/05 & in effect on 98/01/06  To adjust “Above Sea Level” heights with a new Sch “B-2b” & require surveyor’s certificate
Amendment No. 63 14-97.0022	Cumberland Rural area	Prel. Subm. 97/06/26  Formal Subm. 97/10/20 “complete” per Bill 20 97/10/30	Undisputed LOPA Approved with 1 mod by PDAD Comssr. on 97/12/22 Appeal period ends per Bill 20 on 98/01/12 & in effect on 98/01/13  Modify the farm lot severance for agricultural land to allow for lot sizes less than 38 ha.

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 Development Approvals Division and forwarded for consideration by PEC and on to Regional Council for a decision as follows

<b>MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMO FILE No.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED</b>	<b>PURPOSE OF AMENDMENT</b>
Amendment No. 27 14-97.0006	Ottawa Lebreton Flats Plan 66 ha	Prel Subm. 97/02/10  Formal Subm. 97/08/18 “complete” per Bill 20 97/09/12	Approved by Regional Council on 98/04/22 To Lift Deferral Nos. 4, 16, 21 & 24

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

<b>MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMO FILE No.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED</b>	<b>PURPOSE OF AMENDMENT</b>
Proposed Amendment 14-98.0001	Ottawa Gladstone Ave between Bank St & Bronson Ave	Prel. Subm. 98/01/29	Gladstone Ave Improvement Initiative Study
Proposed Amendment 14-98.0002	Nepean Area 8 South Nepean south of Strandherd Dr, north of the Jock river and east of Cedarview Rd	Prel. Subm. 98/01/26	Landowners of Area 8 want a land use study to designate these lands as a residential/mixed use area
Proposed Amendment 14-98.0003	Ottawa 500 Coventry Rd	Prel. Subm. 98/01/27	To permit a stand alone retail food store use in a “Business Employment Area”

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Amendment No.43 14-98.0004	Kanata .45 ha of land on March Rd	Prel. Subm. 98/02/11	From “MR-Restricted Industrial” To “Minor Arterial” to permit a 26 metre wide roadway connection between March Rd & Legget Dr crossing Newbridge Headquarters property
Proposed Amendment 14-98.0005	West Carleton Lots 95 & 101 RP 218 on Carp Rd	Prel. Subm. 98/02/13	From “Residential” To “Commercial” to permit a Dental office
Proposed Amendment 14-98.0006	Ottawa Landsdowne Park	Prel. Subm. 98/02/13	Landsdowne Park Redevelopment
Proposed Amendment 14-98.0007	Ottawa 3.5 ha of NCC parkland west of Revelstoke Dr	Prel. Subm. 98/02/17	Revelstoke Servicing Study - NCC parkland suitability study for residential development
Proposed Amendment 14-98.0008	Goulbourn 30 ha - Stage 2 lands Pt Lot 22, Con 10 Stittsville	Prel. Subm. 98/02/25	Concept study for Stittsville’s Stage 2 lands
Proposed Amendment 14-98.0009	Kanata Lands south of Hazeldean Rd, west of Terry Fox Dr & east of the Carp river (Westcreek Meadows Phase 2)	Prel. Subm. 98/03/06	From “RM- Residential - Medium Density” To “RM- Residential - Medium Density” & “OS- Open Space” to address the Carp river flood plain issues
Amendment No.4 14-98.0010	Osgoode 3.7 ha in Lot 27, Con 1 north of the Village of Osgoode	Prel. Subm. 98/03/23	From “Agricultural Resource” To “Residential” & to expand the Village of Osgoode boundary creating 10 SF lots
Proposed Amendment 14-98.0011	Nepean Merivale Road Secondary Plan	Prel. Subm. 98/04/30	Terms of reference only

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Proposed Amendment 14-98.0012	Kanata 25 acres south of the 417, west of Terry Fox & north of Palladium Dr	Prel. Subm. 98/03/12	From “Restricted Industrial - MR” To “Restricted Industrial - Special MR-1” to allow retail warehouse uses
Amendment No.18 14-98.0013	Nepean Rideau Heights Dr	Prel. Subm. 98/04/16	From “Extensive Employment Area” To “Residential”
Proposed Amendment 14-98.0014	Kanata 4.7 ha Blk 120, 4M-789 north of Terry Fox Dr at Campeau Dr	Prel. Subm. 98/04/20	From “CN-4” To “CN”
Amendment No.68 14-98.0015	West Carleton Pt Lots 18 & 19 Con 3(H) V of Carp	Prel. Subm. 98/04/23	From “Open Space” To “Institutional” to permit a Fire Station



**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.**

<b>OWNER NAME RMOC FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOC</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Claridge (Westcreek Meadows) 15-97.SD13 O6T-97013	Kanata Pt Lot 30 Con 2 and Blks 73 & 74 4M-956	97/12/18  Complete as of 98/01/07 per Bill 20	20 SF 77 TH on 15 Blks  Phase 2	Under Circulation
Orleans E&M Ltd 15-98.SD01 O6T-98001	Cumberland Pt Lots A & 1 Con 8	98/01/07  Complete as of 98/01/13 per Bill 20	417 SF 98 TH 149 apt	Under Circulation
561650 Ont Ltd 15-98.SD02 O6T-98002	Goulbourn Pt Lot 22 Con 10 Stittsville	97/12/17	707 SF 156 TH on 25 Blks 1 Park Blk 1 School Blk	Received
1048219 Ont Ltd 15-98.SD03 O6T-98003	Goulbourn Pt Lot 22 Con 11 Stittsville	98/02/23	281 SF	Received
Jordel Acres 15-98.SD04 O6T-98004	Rideau Highway 416 Interchange at RR#6 -Roger Stevens Dr	98/03/02	-	Preconsultation only
Smith 15-98.SD05 O6T-98005	West Carleton Pt Lot 10 Con 5 (T)	98/01/07  Complete as of 98/01/13 per Bill 20	7 SF	Under Circulation

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Moffat 15-98.SD06 O6T-98006	Gloucester Pt Lots 29 & 30 Con 4 South Gloucester	98/03/11	-	Preconsultation only
South Nepean Dev Corp 15-98.SD07 O6T-98007	Nepean Chapman Mills Strandherd Rd & Armstrong Rd	98/03/17	-	Preconsultation only
Tartan 15-98.SD08 O6T-98008	Nepean Pt Lot 17 Con 2 (RF)	98/03/26  Complete as of 98/04/08 per Bill 20	341 SF on 180 lots plus 520 TH on 25 Blks 2 School Blks 4 Com Blks 6 Park Blks	Under Circulation
Claridge / NCC 15-98.SD09 O6T-98009	Ottawa Station Blvd & Rolland Ave Riverview Park	98/03/09	-	Preconsultation only
Remer 15-98.SD10 O6T-98010	Gloucester Pt Lots 20-22 Con 4 Leitrim	98/03/09	-	Preconsultation only
Braebury Homes 15-98.SD11 O6T-98011	Ottawa Pt Lot 19 Con 2(OF) 3085 Dumaurier	98/04/06  Complete as of 98/04/27 per Bill 20	12 SF 84 SD	Under Circulation
Signature Ridge Dev Corp 15-98.SD12 O6T-98012	Kanata Pt Lot 4 Con 2 & Blk 27 4M-790	98/04/18  Complete as of 98/04/24 per Bill 20	24 SF 14 TH on 3 Blks	Under Circulation
Galetta/Faulkner 15-98.SD13 O6T-98013	Kanata Pt Lots 14 & 15 Con 1	98/05/01	-	Preconsultation only

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Monarch Golf Course 15-98.SD14 O6T-98014	Nepean Pt Lots 9-12 Con 2(RF)	98/05/01  Complete as of 98/05/06 per Bill 20	460 SF on 22 Blks & 327 TH on 6 Blks	Under Internal Circulation only
Minto 15-97.SD08 O6T-97008	Gloucester Pt Lot 4 Con 4 Bank St & Sieveright Rd	97/07/04  Complete as of 97/07/22 per Bill 20	73 SF 97 TH on 6 Blks	P&DA Commr. Notice of Decision 97/12/04 Draft Approved 97/12/29 after Appeal period ended per Bill 20
Minto 15-97.SD11 (R1) O6T-97011	Nepean Blks D-F RP 645571 Craig Henry	97/09/15  Complete as of 97/09/25 per Bill 20	147 SF	P&DA Commr. Notice of Decision 98/02/01 Draft Approved 98/02/25 after Appeal period ended per Bill 20
W.L. Interests Ltd 15-97.SD07 O6T-97007	Ottawa Pt Blks G & H & Lot 282 RP 605 Bathurst St	97/07/07  Complete as of 97/07/10 per Bill 20	9 SF 35 TH on 10 Blks	P&DA Commr. Notice of Decision 98/04/09 Draft Approved 98/04/16 after Appeal period ended per Bill 20
South Nepean Dev Corp 15-95.0007(R1) O6T-95005	Nepean Pt Lots 14 & 45 Con 2 RF Longfields	96/01/04	248 SF 172 TH on 18 Blks 2 Com Blks 2 Park Blks	Draft Approved 98/04/09
Lindia Homes 15-97.SD04 O6T-97004	Kanata Blk B, RP 897 Glen Cairn	97/03/11  Complete as of 97/05/12 per Bill 20	134 SD on 67 Lots	P&DA Commr. Notice of Decision 98/04/28 Draft Approved 98/05/19 after Appeal period ended per Bill 20

<b>OWNER NAME RMO FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMO</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Rousseau 15-94.1201 O6T-94003	Osgoode Pt Lot 4 Con 4 V. of Greely	94/01/10	11 SF	Draft Approved 98/03/31
Minto 15-94.1404 O6T-94016	Cumberland Pt Lot 1 Con 10 EUC south of Innes Rd	94/06/24	481 SF 1 blk for 28 SD 19 Blks for 292 TH 1 Blk for multiples	Draft Approved 98/02/11
Beaver Road Builders 15-94.0505 O6T-94026	Gloucester Pt Lots 26 & 27 Con 6(RF) Rideau & Hawthorne	94/10/26	3 Blks rural Industrial	Draft Approved 98/02/10
Wainman Realty 15-86.3058 O6T-86039	West Carleton	86/07/04	36 SF Phase 2	Draft Approval Extended to 00/07/07
Minto 15-87.05285 O6T-87045	Gloucester Pt Lot 7 Con 3(OF) Chapel Hill, EUC	87/07/18	81 (SF?) lots Phase 5B	Registered 97/12/18 4M-987
Coscan 15-95.0016 O6T-95008	Cumberland Pt Lot B Con 9 and Pt Lot B & C Con 10 EUC	95/03/14  Complete as of 96/06/27	77 SF & 8 Blks for TH Phase 4	Registered 97/12/22 4M-988
Minto 15-92.1801 O6T-92002	Kanata Pt Lot 27 Con 6(RF) Bridlewood	92/02/06	74 SF  Phase 2C	Registered 98/01/16 4M-989
Ashcroft 15-14-138 O6T-89031	Cumberland Pt Lots B & C Con 9 EUC	89/07/19	69 SF 3 Blks for 20 TH Crowne Pt, Phase VI	Registered 98/01/28 4M-990

<b>OWNER NAME RMO FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMO</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Urbandale 15-92.1803(R3) O6T-92007	Kanata Pt Lots 30 & 31 Con 6(RF) Bridlewood	92/03/27	7 Blks  Phase 4B	Registered 98/02/09 4M-991
Urbandale 15-94.1406 O6T-94021	Cumberland Pt Lot 1 Con 9 EUC	94/09/16	67 singles, 67 row (3 blks), 1 commercial Phase 1	Registered 98/02/10 4M-992
Urbandale 15-94.0513 O6T-94046	Gloucester Pt Lots 19 & 20 Con 1(RF)	94/11/09	37 SF 7 Blks for residential 2 other Blks  Phase UA2-1	Registered 98/02/16 4M-993
Claridge Homes 15-97.SD05 O6T-97005	Gloucester Blk 8, 4M-962 & Pt Blk 129, 4M-871 Matheson & Ogilvie Rds	97/04/08  Complete as of 97/05/01 per Bill 20	31 SF 37 TH on 2 Blks	Registered 98/03/20 4M-994
Zaidan 15-88.02430 O6T-88034	Ottawa Pt Lot 4 Con 4 plus Blk P & Pt N M-237 Greenboro	88/06/10	84 SF  Phase 1	Registered 98/04/01 4M-995
Zaidan 15-88.02430 O6T-88034	Ottawa Pt Lot 4 Con 4 plus Blk J & Pts M & N of M-237 Greenboro	88/06/10	190 TH on 17 Blks  Phase 1	Registered 98/04/01 4M-996
Zaidan 15-88.02430 O6T-88034	Ottawa Pt Lot 4 Con 4 plus Pt Blk N of M-237 Greenboro	88/06/10	1226 units on 8 Blks 3 Park Blks 2 Com. Blks  Phase 2	Registered 98/04/01 4M-997

<b>OWNER NAME RMO FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMO</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Erbmill Ridge 15-91.1201 O6T-91005	Osgoode Lot 6 Con 7	91/02/18	18 SF	Registered 98/04/02 4M-998
Van Rens 15-93.1204 O6T-93033	Osgoode Pt Lot 22 Con 8 V of Metcalfe	93/11/30	30 SF	Registered 98/04/07 4M-999

**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.**

<b>OWNER NAME RMOC FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOC</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Urbandale 15-97.CD14 O6CDM97-514	Kanata Blk 27, 4M-975	97/12/03  Complete as of 97/12/04 per Bill 20	12 Apt in 3 buildings	Under Circulation
Richcraft 15-97.CD15 O6CDM97-515	Nepean Blk 6, 4M-825 Centrepointe	97/12/12  Complete as of 97/12/17 per Bill 20	34 Apt	Under Circulation
Urbandale 15-98.CD01 O6CDM98-501	Ottawa 2900-3064 Fairlea Cres , 1633-1757 Heatherington Cres 1641-1675 Heatherington Rd and 1-54 Corley Private	98/02/03	245 TH 107 Apt	Under Circulation (a Cdm Conversion)
351189 Ont Ltd 15-98.CD02 O6CDM98-502	Ottawa 1250 Pinecrest Ave at Lisa Ave	98/03/25	75 Apt in 8 buildings	Under Circulation (a Cdm Conversion)
Parkside Mews 15-98.CD03 O6CDM98-503	Ottawa 515 Rideau St	98/03/27	6 Apt	Under Circulation (a Cdm Conversion)

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Routeburn Dev 15-97.CD09 O6CDM97-509	Ottawa Pt Blk A, RP 157 120 Holland Ave	97/06/12  Complete as of 97/07/22 per Bill 20	16 Apt plus 9 Com units	P&DA Commr. Notice of Decision 98/02/23 Draft Approved 98/03/18 after Appeal period ended per Bill 20
12 Clarence Properties Ltd 15-97.CD12 O6CDM97-512	Ottawa 50 Clarence St	97/09/04  Complete as of 97/09/15 per Bill 20	17 Apt	P&DA Commr. Notice of Decision 97/12/10 Draft Approved 98/01/07 after Appeal period ended per Bill 20
Nicolini & Assoc. 15-97.CD13 O6CDM97-513	Vanier 297 Dupuis St	97/11/10  Complete as of 97/11/17 per Bill 20	15 Apt	P&DA Commr. Notice of Decision 98/03/17 Draft Approved 98/04/09 after Appeal period ended per Bill 20
Richcraft 15-97.CD15 O6CDM97-515	Nepean Blk 6, 4M-825 Centrepointe	97/12/12  Complete as of 97/12/17 per Bill 20	34 Apt	P&DA Commr. Notice of Decision 98/04/02 Draft Approved 98/04/23 after Appeal period ended per Bill 20
Charlesfort Dev 15-97.CD01 O6CDM97-501	Ottawa 130 Glebe Ave	97/01/10  Complete as of 97/01/14 per Bill 20	15 Apt	P&DA Commr. Notice of Decision 97/06/09 Draft Approved 97/07/02 after Appeal period ended per Bill 20



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787-789 Bank St Properties Inc 15-97.CD08 O6CDM97-508	Ottawa Pt Lot 35 & 36, RP 35085 Bank St & Third Ave	97/07/07  Complete as of 97/07/14 per Bill 20	8 Apt	Registered 97/11/20 CC-597
12 Clarence Properties Ltd 15-97.CD12 O6CDM97-512	Ottawa 50 Clarence St	97/09/04  Complete as of 97/09/15 per Bill 20	17 Apt	Registered 98/02/27 CC-598
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	Registered 98/03/05 CC-599 (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  Complete as of 96/06/24 per Bill 20	43 TH	Registered 98/04/16 CC-600
Routeburn Dev 15-97.CD09 O6CDM97-509	Ottawa Pt Blk A, RP 157 120 Holland Ave	97/06/12 Complete as of 97/07/22 per Bill 20	16 Apt plus 9 Com units	Registered 98/04/16 CC-601

**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.

<b>OWNER NAME AND RMO FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Claridge Homes 13-98.0001	Gloucester Blocks 44-47 4M-983 The Ravines	1-98	98/01/14  98/01/16	62 freehold TH
Minto Developments 13-98.0002	Gloucester Lots 250-254 4M-427 Rivercrest Dr	8-98	98/01/29  98/02/10	4 SF
Richcraft Homes 13-98.0003	Gloucester Part of Blocks 1&4 4M-942 Marley Cres. & Tonilee Drive (off City Park Drive)	19-98	98/01/28  98/02/10	8 freehold TH
Claridge Homes (Crown Pointe) 13-98.0004	Cumberland Blks 75, & 90 4M-974 & Blk 77 4M-988 Como Cres.	5-98	98/02/06  98/02/16	21 freehold TH & the division of Block 75, 4M-794 to merge with 17 SF partial lots in 4M-988
Regional Group 13-98.0005	Goulbourn Blk 105, 4M-913 West Ridge Drive & Hazeldean Rd, Stittsville	80-97	98/01/28  98/02/05	6 SF
Pegasus Development Corp. 13-98.0006	Nepean Lot 57, Block 130 4M-889 Mountshannon Drive, Longfields	8-98	98/02/13  98/02/13	4 SF

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Holitzner Homes 13-98.0007	Goulbourn Blocks 306 & 313 4M-285 Riverbank Court Stittsville	2-98	98/02/04  98/02/26	7 freehold TH
Richcraft Homes Ltd. 13-98.0008	Ottawa Blocks 91-94, 98 & 99 4M-842 Hunt Club Park, Hawthorne Rd.	28-98	98/02/09  98/02/19	6 blocks of freehold townhomes
Genstar Development 13-98.0009	Kanata Lots 1-8, Blocks 22-27 4M-925	148-97	98/01/30  98/02/24	63 freehold TH, 1 community centre, 38 SF
Noble Homes Inc. 13-98.0010	Ottawa Blocks 4 & 5 4M-967 615 Belfast Road	27-98	98/02/02  98/02/23	10 freehold TH
Claridge Homes Inc. 13-98.0011	Ottawa Blocks 1-7 4M-977 675 Church Street	37-98	98/02/23  98/03/03	128 townhouses, & 1 semi-detached dwelling
Signature Ridge - DCR/Phoenix Group 13-98.0012	Kanata Lots 1-117, Blocks 121-123, Pt. 118 & 120 4M-789 Hemlo Cres	106-97	98/03/16  98/03/17	102 SF plus 79 freehold TH
Georgette & Antonio Barrucco 13-98.0013	Kanata Blocks 25-27 4M-589 Hawley Cres	23-98	98/03/11  98/03/30	To create frontages for single dwellings on 3 lots - no new units
Tamarack Homes 13-98.0014	Kanata Blocks 1, 3-6, 8-9 4M-991 Peregrine Cres Bridlewood	28-98	98/03/06  98/03/18	40 bungalow style TH, 1 community building

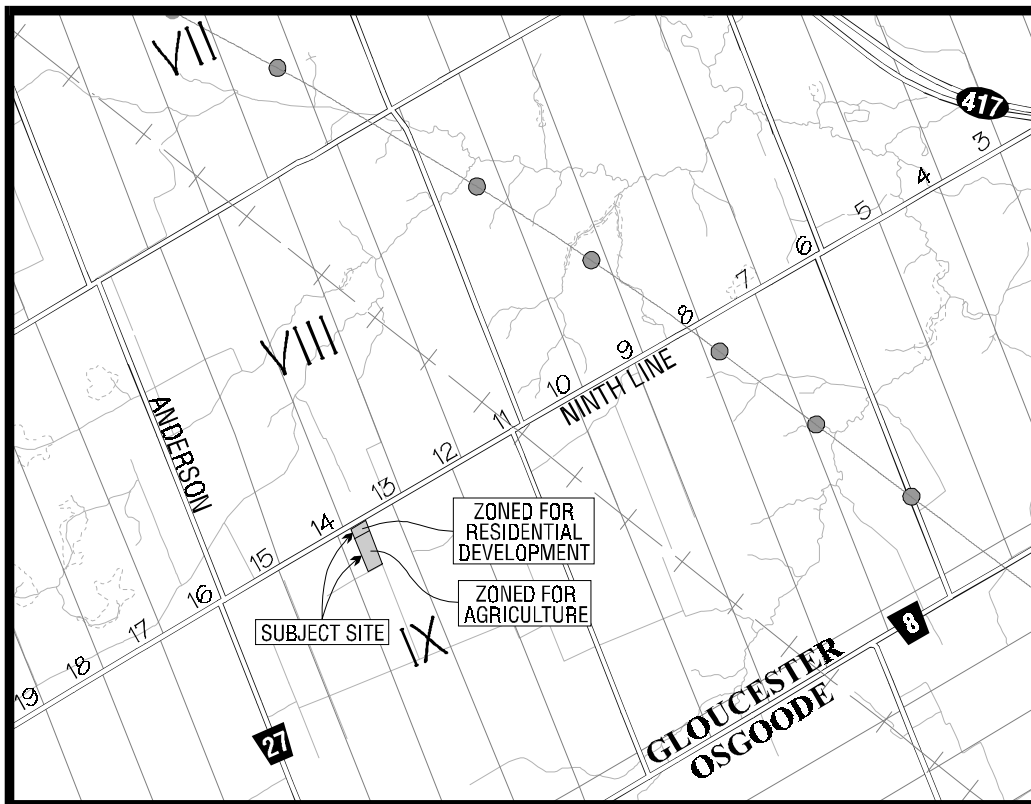
<b>OWNER NAME AND RMO FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Urbandale Corp. 13-98.0015	Gloucester Blocks 37, 40, 42, 43, 45, 46, 47 4M-993 Wildmint Square Phase A2-1	39-98	98/03/10  98/03/20	112 freehold TH
Holitzner Homes, Sable Run Development 13-98.0016	Goulbourn Block 95 4M-971 Sable Run Drive, West Ridge Phase II	9-98	98/03/18  98/03/26	3 freehold TH
Richcraft Homes Ltd. 13-98.0017	Nepean Blocks 43 & 44, 4M-906 & Pt. Block 144 4M-820 Locheland Cres Davidson Heights	24-98	98/03/27  98/04/01	adjust lot lines to turn 3 lots into 2 SF
Signature Ridge Developments 13-98.0018	Kanata Pt. Block 120, 4M- 789 Hemlo Cres & Grengold Way	37-98	98/04/15  98/04/16	35 freehold TH, 2 SF

**APPEAL SUMMARY REPORT**

DATE: 27 May, 1998

SUBJECT: **ZONING BY-LAW 222-498 OF 1998, CITY OF GLOUCESTER**  
**PART LOT 13, CONCESSION 9 (OF**  
**(APPLICANT: CECILE DESJARDINS)**

LOCATION:



## SUMMARY OF THE APPEAL

The purpose of the above-noted by-law is to rezone a property fronting on Ninth Line Road from Institutional Government Zone to:

- Agricultural General - Exception 7 (Ag E7) for the rear 1.85 ha, to permit these lands to be added to the adjacent farm. The Exception is to recognise that the rear lands do not have frontage on a public road and to restrict the use to agriculture (i.e. no dwellings).
- Rural General (RG) for the front 0.58 ha, to permit these lands to be severed for rural non-farm residential development. The RG zone requires a minimum lot size of 0.2 ha with a minimum frontage of 20 metres.

The subject lands are designated “Agricultural Resource Area” in both the 1988 and 1997 Regional Official Plans. This designation is to protect agricultural areas and only permits residential development in certain limited situations.

There is no issue with respect to the rezoning of the rear 1.85 ha to Agricultural General - Exception 7. This part of the by-law is in conformity with the Regional Official Plan.

The problem lies in the rezoning of the front 0.58 ha to permit more than one non-farm related residential lot. On the initial circulation from Gloucester, Regional staff recommended that the front portion be rezoned to Agriculture General, which would conform to the Regional Plan and permit the construction of one dwelling. Instead the City’s by-law rezones the lands to Rural General, which could permit the creation of up to three lots (subject to a minor variance).

At a meeting with Councillor Beamish and Regional staff, the owner’s agent stated that the owner is interested in creating only two building lots on the front lands. It was then noted that if the property was rezoned to permit one dwelling, the owner could build the dwelling and then apply for a severance and rezoning to create a second lot under the infill provisions of the 1997 Regional Plan. (These policies permit the creation of a residential lot in the Agricultural Resource Area in situations where there is no more that a 100 metre distance between two non-farm related dwellings.) After the meeting Regional staff contacted Gloucester staff regarding the merits of rescinding By-law 222-498 and replacing it with a by-law which would permit the creation of only two lots. Gloucester staff felt that they could not recommend this solution to Gloucester Council because it (and By-law 222-498) would not conform to the Gloucester Official Plan. Similar to the Regional Plan, the subject lands are designated “Agricultural” in the Gloucester Plan, but there are no provisions for infill residential development.

Due to the failure of the attempt to negotiate a solution, Regional staff are recommending that By-law 222-498 be referred to the Ontario Municipal Board (OMB) because it does not conform to the Regional and Gloucester Official Plans. At the hearing staff will request the OMB to modify the by-law such that the zoning of the front lands would change from Rural General to Agriculture General. Since this matter will be in the “legal arena”, staff cannot recommend a modification to the by-law to permit two building lots, as this would not conform with the Gloucester Plan. If the OMB agrees with staff and modifies the by-law to permit just one building lot, at a later date the owner could apply for a rezoning and severance under the infill provisions

of the Regional Plan to create a second lot. Provided the infill provisions and servicing requirements of the Regional Plan are satisfied, Regional staff would not object to this future application, although it should be noted that it would not conform to the current provisions of the Gloucester Official Plan, and it is likely Gloucester staff would not be in support of the second application (they were not in support of the current application either).

Another possibility is that prior to the OMB hearing, all parties could agree to have the by-law modified by the OMB to permit only two lots. At Gloucester's Planning Advisory Committee meeting of 19 May, 1998, a resolution was carried which would seem to support such an agreement. Any all party agreement prior to a hearing would still be subject to OMB approval.

### RECOMMENDATION

That Planning and Environment Committee recommend Council confirm Regional staff's appeal to the Ontario Municipal Board of Gloucester By-law 222-498 of 1998.

Attach: Copy of By-law 222-498 of 1998

Copy of appeal letter to the City of Gloucester

Copy of staff comments to Gloucester on proposed rezoning

29-95-1015

**NOTICE OF THE PASSING  
OF A ZONING BY-LAW BY  
THE CORPORATION OF THE CITY OF GLOUCESTER**



TAKE NOTICE that the Council of the Corporation of the City of Gloucester passed **By-law No. 222-498 of 1998 on the 31st day of March, 1998** under section 34 of the **Planning Act**.


AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Corporation of the City of Gloucester not later than the **21st day of April, 1998** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection accompanied by a fee of \$125.00 (cheque should be made payable to the Minister of Finance).

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-law is available for inspection in my office during regular office hours.

For further information, please contact either the Community Development Department or the Zoning Officer at 748-4167.

Dated at the City of Gloucester this **1st day of April, 1998**.

File No.: DP-127-98-4

  
\_\_\_\_\_  
Michèle Giroux, City Clerk,  
The Corporation of the  
City of Gloucester,  
1595 Telesat Court,  
P.O. Box 8333,  
Gloucester, Ontario.  
K1G 3V5

NOTE: Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A Notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.



## EXPLANATORY NOTE

to Zoning By-law No. 222-498 of 1998

The purpose of this By-law is to rezone the parcel of land identified on the attached Key Plan from 'Ig', Institutional government to 'Rg', Rural general and 'Ag(E7)', Agricultural general, Exception 7.

The effect of this By-law would be to recognize the private ownership of the property by Cécile Desjardins and to permit the use of the front portion of the property for rural residential purposes and the rear portion of the lot for agricultural purpose. The exception is to recognize that the rear portion of the land will not have frontage on a public highway and shall only be used for agriucultural purposes.

The applicant is proposing to sever the existing lot to create two rural residential lots on the front portion and convey the agricultural lands at the rear to her son. Her son owns abutting lands which are used for agricultural purposes.

Anyone desiring more detailed information concerning any of the documents mentioned in the by-law may examine a copy of the original document by appointment with the Zoning Officer, Gloucester City Hall, 5th Floor, during normal business hours (748-4167).

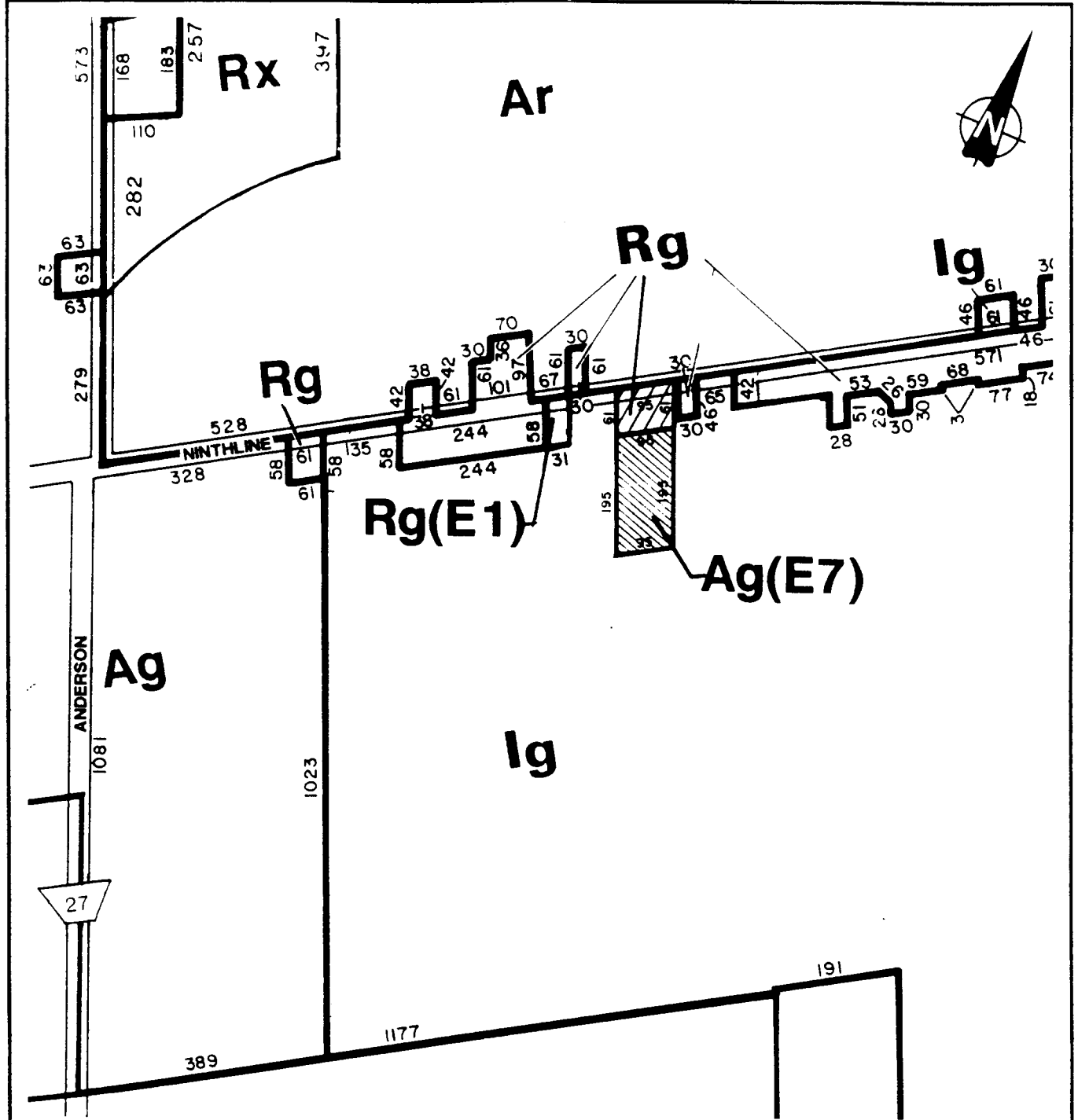
Applicant: Cécile Desjardins

Location: Part of Lot 13, Concession 9, Ottawa Front, Ninth Line Road

Z-9804-RU

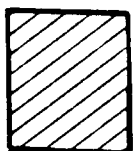
KEY MAP - CARTE MAITRESSE

Showing location of lands to which By-law No. 222 - 498 of 1998 applies.  
 Montrant l'emplacement des terres affectées par l'arrêté en zonage No. 222 - 498 de 1998



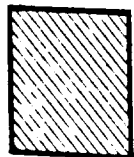
Scale Echelle: 1:10,000

Note: All dimensions in metres.



Lands to be Rezoned from 'Ig' - Institutional Government Zone to 'Rg' - Rural General Zone, Pursuant to By-law No. 222 of 1984.

Terres dont la désignation 'Ig' - zone institutions gouvernement doit être remplacée par la désignation 'Rg' - zone résidentiel rural général en vertu du règlement municipal n° 222 de 1984.



Lands to be Rezoned from 'Ig' - Institutional Government Zone to 'Ag(E7)' - Agricultural General (Exception 7) pursuant to by-law 222 of 1984.

Terres dont la désignation 'Ig' - zone institutions gouvernement doit être remplacée par la désignation 'Ag(E7)' - zone agricole général (exception 7) en vertu du règlement municipal n°222 de 1984.



Gloucester

**THE CORPORATION OF THE CITY OF GLOUCESTER**

**BY-LAW NO. 222-498 OF 1998**

**(Amends By-law Number 222 of 1984 as amended)**

Entitled. "A By-law of the Corporation of the City of Gloucester, to further amend By-law No. 222 of 1984, being a By-law enacted under the authority of The Planning Act".

WHEREAS the City of Gloucester Planning Advisory Committee has recommended the enactment of this By-law;


AND WHEREAS Council considers it advisable to accept the recommendation of said Planning Advisory Committee;

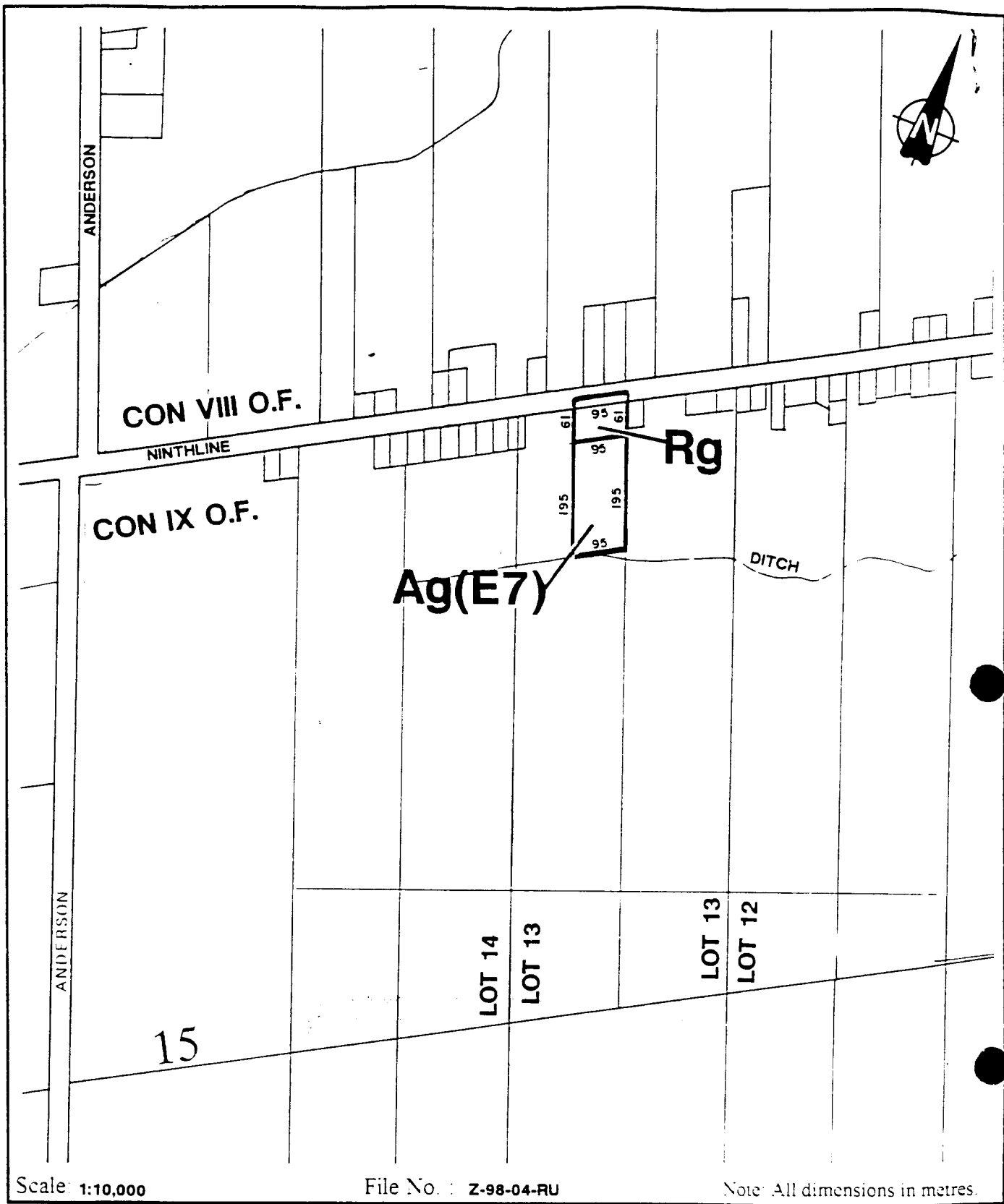
NOW THEREFORE the Council of The Corporation of the City of Gloucester enacts as follows:

1. The Zoning Map forming Schedule A-31 to By-law No. 222 of 1984, as amended, is hereby further amended by making such deletions, substitutions and alterations as may be necessary to display thereon the information shown on the zoning map hereto annexed and marked Schedule 'A'.
2. Section 10.2.4 Exceptions is hereby amended by inserting the following:
  - g) In any zone designated 'Ag(E7)', the provisions of Section 10.2 shall apply except that:
    - i) Notwithstanding Section 10.2.1, only an agricultural use will be permitted:
    - ii) Notwithstanding Section 10.2.3 c), the minimum lot frontage is zero (0) metres.

PASSED AND GIVEN under the Hands of the Mayor and Clerk and the Seal of The Corporation of the City of Gloucester this 31st day of March 1998.

  
\_\_\_\_\_  
Michèle Giroux, City Clerk

  
\_\_\_\_\_  
Claudette Cain, Mayor



Scale: 1:10,000

File No. : Z-98-04-RU

Note: All dimensions in metres.

THIS IS SCHEDULE "A" TO BY-LAW NO. 222-498 of 1998.  
 Amending Schedule A - 31 being part of Schedule A to By-law No. 222 - 28 of 1984  
 Passed the 31st day of March, 1998.

Signature of signing officers  
 Mayor (Corporate Seal) Co. Cain

City Clerk M. McMillan



**Gloucester**  
 Community Development Department  
 Service de développement communautaire

Regional Municipality of Ottawa-Carleton  
111 Lisgar Street  
Ottawa, Ontario  
K2P 2L7  
Legal Department

Tel. (613) 560-6025 (1444)  
Fax. (613) 560-1383



Municipalité régionale d'Ottawa-Carleton  
111, rue Lisgar  
Ottawa (Ontario)  
K2P 2L7  
Service du contentieux

Tél. (613) 560-6025 (1444)  
Télécopieur (613) 560-1383

20 April 1998

File: O.1.2.

The Corporation of the City of Gloucester  
1595 Telesat Court  
Gloucester, Ontario  
K1G 3V5

**Attention: Ms. Michèle Giroux**  
**City Clerk**

Dear Ms. Giroux:

**Re: ONTARIO MUNICIPAL BOARD**  
**APPEAL OF ZONING BY-LAW 222-498**  
**PART LOT 13, CONCESSION 9 (O.F.), GLOUCESTER**

The Regional Municipality of Ottawa-Carleton hereby appeals By-law 222-498 of 1998 to the Ontario Municipal Board, pursuant to the *Planning Act*, section 34. The reasons for this appeal are as follows:

1. The by-law would rezone the affected properties from Institutional Government to Rural General and Agricultural General (Exception 7). The Rural General zone permits residential development on lots with a minimum size of 0.2 ha. The subject lands are designated Agricultural Resource Area in the 1988 Regional Official Plan. Non-farm-related residential development is not permitted in the Agricultural Resource Area and therefore the by-law does not conform to the 1988 Regional Official Plan.
2. The lands are also proposed to be designated Agricultural Resource Area in the 1997 Regional Official Plan. Again, the non-farm related residential development which would be permitted in the Rural General zone is not permitted in the Agricultural Resource Area in the 1997 Regional Official Plan and the by-law would therefore not conform to the new Regional Official Plan.
3. The lands are designated Agricultural in the Gloucester Official Plan which designation also does not permit non-farm related residential development. Therefore, to the extent that by-law 222-498 zones the subject lands Rural General, such zoning is not in conformity with the Gloucester Official Plan.
4. The by-law, if it came into force would allow the possibility of development that could cause conflict with agricultural uses.

5. Such further and other grounds as counsel may advise and the Ontario Municipal Board permit.

Enclosed please find a cheque in the amount of \$125.00 payable to the Minister of Finance.

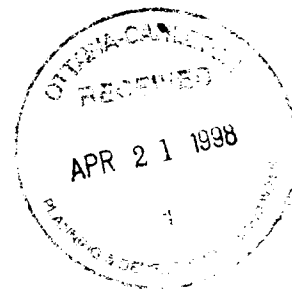
Yours Sincerely,



Timothy C. Marc  
Solicitor

TCM

cc: Jack Toppari



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

Planning and Development Approvals  
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 l'approbation des  
demandes d'aménagement  
Tél. (613) 560-2053  
Télécopieur (613) 560-6006

13 February 1998  
Regional File: 29-98-0018  
Your File: Z-98-44-RU

Cathlyn Kaufman  
Community Development Dept.  
City of Gloucester  
MAIL CODE 99-02

Dear Ms. Kaufman

**Re: Rg Zoning for Part Lot 13, Con.9 (OF)**

The Planning and Development Approvals Department does not support the proposed zoning amendment because the Rg zoning does not conform to the Regional Official Plan.

The property is designated Agricultural Resource Area in the Regional Official Plan (ROP). The Agricultural Resource Area designation restricts the creation of new lots. Only farm related severances or limited infill lots severances are permitted. This property does not meet the criteria for new lots to be created.

The property fronts on the Carlsbad Springs water supply service. Section 10.3.7 policy 4 of the ROP requires that all new development fronting on the route of the Carlsbad Springs water supply service must connect to it. The service is not intended to accommodate new growth. The design capacity of the Carlsbad Springs water supply system includes only existing development and lots of record.

It also is noted that Rg zoning would not conform to the Agricultural designation in the Gloucester Official Plan.

The Rg zoning does not conform to the Regional Official Plan. The Rg zoning for the property is not appropriate for the property because it creates the potential for new lots to be created. We suggest that the entire property be zoned Ag to permit a house to be constructed on the property. The frontage requirements of the Ag zone would not permit further severance on the property.

Should the ZBLA be enacted, the Regional Planning and Development Approvals 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, 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 the notification period is completed.

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

Yours truly

A handwritten signature in black ink, appearing to read 'Myles Mahon', written in a cursive style.

Myles Mahon, MCIP, RPP  
Regional Planner  
Development Approvals Division