

Our File/N/Réf. 11-97-0591
Your File/V/Réf.

DATE 9 December 1997

TO/DEST. The Chair and Members of Regional Council

FROM/EXP. Director, Policy and Infrastructure Planning Division
Planning and Development Approvals Department

SUBJECT/OBJET **APPEALS TO THE 1997 REGIONAL OFFICIAL PLAN**

Regional Council adopted the new Regional Official Plan on July 9, 1997. The Plan was forwarded to the Minister of Municipal Affairs and Housing for approval and a Notice of Decision was issued in October, 1997. The Notice of Decision indicated the Minister's intent to approve the Official Plan, subject to modifications contained in the notice. The last date for appealing the proposed modifications or provisions of the Plan was November 17, 1997.

A list of all appeals received by the Ministry of Municipal Affairs and Housing is attached for your information. Binders containing copies of the appeals are located in the Corporate Resource Centre, in the Councillors' Office reception area, and in the Planning and Development Approvals Department reception area.

A report on the appeals will be presented to Planning and Environment Committee in January. If you have any questions about the appeals before then, please contact me at 6002 or Carol Christensen at 1610.

*Approved by
Pamela Sweet, MCIP, RPP*

Attach (1)

cc: Chief Administrative Officer

Information Previously Distributed
To be listed on Planning and Environment
Committee Agenda of 13 January 1998

Index
Appeals to the Ontario Municipal Board on the Regional Official Plan

Some appeals to the Plan require clarification in terms of the provisions of the Plan that are being appealed and other matters. The description provided below is taken from the appellants' submissions and may not fully capture all aspects of the appeal.

1. City of Nepean.

Supports appeal of 29 provisions plus aspects of two schedules filed by the City of Ottawa, among other matters. Also supports City of Ottawa's request for mediation as a means to seek resolution of matters under appeal. (See number 12 below.)

2. Mr. and Mrs. W. Len Perkins.

Among other matters, appeals wetland policies and designation of south ½ Lot 25, Concession 3, Osgoode Township.

3. Jean Bisson and Marcel Bisson.

Among other matters, appeals flood plain and Agriculture Resource designation of Lot 4, Concession 11, Cumberland. Also road widening policies with respect to Mer Bleue Road and Tenth Line Road.

4. Lois K. Smith.

Among other matters, appeals portions of Schedule I Regional Open Space Network regarding NCC lands at 1428 Heron Road, 2930 Albion Road and 1360 Kitchener Road, subject of Amendment 21 to the City of Ottawa Official Plan. Also section 3.2 policy 7 regarding infill and redevelopment; section 3.2 policy 13b) regarding the design of local roads and 13i) regarding security gates; section 3.7.3 policy 8 regarding definition of multiple unit development; section 3.7.4 policy 3 regarding infill in the rural area; section 4.3.1 policy 2d) which says parking lots shall not be located between rapid transit stations and business entrances; section 5.2.4 policy 1 regarding development in endangered species' habitat; section 7.2 policy 1 h) regarding housing for farm help; and section 7.3 policies 1a), 1b), 1e), 2b) and 2c) regarding farm severances. Also appeals all schedules with respect to graphic qualities and other matters with respect to schedules F and D2.

5. Fine's Flowers Ltd. through Scanlon Associates.

Appeals Agricultural Resource designation of Part of Lot 27, Concession Broken Front, City of Gloucester. Requests General Rural.

6. Mr. and Mrs. R. B. Monahan.

Appeals Agricultural Resource designation of the west half of the north half of Lot 11, Ninth Concession, Ottawa Front, City of Gloucester.

- 7. Robert D. Copeland, Huguette Copeland and Subspace Inc.**
Appeals designation of Lot 4, ½ of Lot 5, and Lot 6, Concession I (Fitzroy Ward), West Carleton on Schedule K, Natural Environment Systems. Seeks Mineral Aggregate Resource designation.
- 8. 867718 Ontario Ltd. through Robert W. McKinley, Hebert McKinley Ramonat.**
Appeals section 2.6 with respect to development phasing of Stittsville and the Agricultural Resource designation of Parts of Lots 26, 27, 28, and 29, Concession 10 Township of Goulbourn. Also appeals the redesignation of the Relocatable Homes property in Stittsville, the expansion of the urban boundary in Stittsville, and other matters.
- 9. Novatech Engineering Consultants on behalf of the owners of Part of Lot 27, Concession IV, City of Kanata.**
Appeals section 1.5, “How will the Plan be interpreted?”; section 3.7.3.1 on Village boundaries; and General Rural designation of the west of Lot 27, Concession IV and east half of Lot 27, Concession III.
- 10. Novatech Engineering Consultants Ltd. on behalf of the owners of Part of Lot 14 Broken Front, Rideau Front, City of Gloucester.**
Appeals section 2.4.9 b) and c) regarding development on private services in the urban area and section 11.6.1 on airport noise. The appeal corresponds to those matters dealt with in the recent Ontario Municipal Board Hearing on Regional Official Plan Amendment 35 and Gloucester Official Plan Amendment No. 13.
- 11. Mr. and Mrs. D. Yzenbrandt through Novatech Engineering Consultants Ltd.**
Appeals section 8.2.8 regarding development of land adjacent to mineral aggregates and the Limestone Resource designation of the south half of Lots 14 and 15, Concession X, Township of Goulbourn. Together, these policies restrict the use of the appellant’s property at Part of Lots 14 and 15, Concession IX, Township of Goulbourn.
- 12. City of Ottawa.**
Appeals 31 items. Requests mediation as a means to seek resolution of matters under appeal. Among other matters, appeals various policies in section 3.2, for urban communities; section 3.3.2 policy 9 regarding criteria for rental conversions; section 4.1.1 and 4.1.2 to add cultural initiatives; section 4.7.2 on criteria for assessing retail development; section 6.4 regarding additional policies on municipal open space; section 6.7 regarding public pathways on shorelines; and section 9.4 policy 15 regarding parking requirements around transitway stations to support transit use.
- 13. Rocco Meliambro, in trust, through Douglas B. Kelly, Soloway Wright.**
Appeals section 5.5 regarding provincially significant wetlands and Provincially Significant Wetland designation of land in the Stittsville urban area.

14. Ottawa-Carleton Homebuilder's Association through Douglas B. Kelly, Soloway Wright.

Appeals section 1.6.1 with respect to airport noise; Schedule G - Environmental Constraints (Airport Vicinity Development Zone); and definitions of noise control feasibility study, noise exposure forecast (NEF) and noise exposure projection (NEP)

15. Urbandale Corporation through Douglas B. Kelly, Soloway Wright.

Appeals Ministerial modification L16 to Schedule B, which designates Part of Lots 30 and 31, Concession VI, City of Kanata (Stony Swamp Wetland) as Significant Wetlands south and east of the Canadian Shield; and section 5.5 regarding provincially significant wetlands.

16. Association of Rural Property Owners (ARPO) through Kenneth A. Murchison, Low, Murchison.

Appeals section 5.5, among other matters, regarding provincially significant wetlands and refers to all lands owned by members of the association on schedules A, B, and K.

17. 1048219 Ontario Inc. through Douglas B. Kelly, Soloway Wright.

Appeals section 5.5 regarding provincially significant wetlands and designation of a Provincially Significant Wetland in the Stittsville urban area.

18. George W. Sander through Kenneth A. Murchison, Low, Murchison.

Appeals section 5.5, among other matters, regarding provincially significant wetlands. Appeal applies to Part of Lot 23, Concession 5, March Rural Area of the City of Kanata.

19. Ronald Charlebois.

Appeals Ministerial modification L.3 which designates Part of Lots 16 and 17, Concession I, City of Kanata as Natural Environment Area (B) and modification L.29 which amends Schedule K. Appellant is owner of Lot 17, Concession I, City of Kanata.

20. Del Corporation (446341 Ontario Ltd.) through John C.T. Inglis, McCarthy Tétrault.

Appeals all of the Official Plan. Appellant is owner of Lot 28, Concession 9, Township of Goulbourn. This land was the subject of proposed Amendment 72 which was refused by Regional Council.

21. Kent Currie, on behalf of several landowners.

Appeals Agricultural Resource designation on Lots 31, 32 and the north half of Lot 33, Concession Broken Front in the Township of Osgoode and requests General Rural designation.

22. Regional Municipality of Ottawa-Carleton.

Appeals eight Ministerial modifications to the Regional Official Plan as adopted by Regional Council on July 9, 1997. (See memo to Regional Chair and Councillors dated 17 Nov 97).

23. North American Realty Acquisition Corporation through Vice & Hunter and Goodman and Carr (Patrick J. Devine).

Appeals section 4.7.3 regarding Regional-Scale Retail Facilities.

24. Canril Corporation (938966 Ontario Inc.)

Appeals Section 4.7.3 regarding Regional-Scale Retail Facilities; section 4.3.3.1 regarding policies for Town Centres; and Business Park designation of a site in the southeast corner of Highway 416 and Strandherd Drive in Nepean on Schedule B.

25. Canada Post Corporation, through Raymond J. Ostiguy, Gowling, Strathy & Henderson.

Appeals section 4.3.2 regarding Primary Employment Centres and portions of section 4.6 regarding development at Confederation Heights, as they affect modal splits to transit and the density of development near transitway stations, among other matters.

26. City of Gloucester.

Appeals Ministerial modification E.34 regarding section 5.5.2.3 and specifying a 120 m distance for land adjacent to a provincially significant wetland; and Ministerial modification L.7 which designates Lots 28 and 29, Concession Broken Front, City of Gloucester, as Agricultural Resource. Also appeals Table 6 - Key Infrastructure Projects for Phase I Developments in section 2.6 regarding development phasing; section 6.2.4 regarding servicing and approval of employment activities on land designated Greenbelt Employment; and section 11.6.1.4 on airport noise.

27. The Stittsville Homeowners' Association, through Robert W. McKinley, Hebert McKinley Ramonat.

Appeals the Urban designation of the north Part of the north half of Lot 25, Concession 10, in the Township of Goulbourn.

28. Grace Bell and Sid Bradley.

Requests an Urban designation for Part of Lots 22 and 23, Concession 9, Township of Goulbourn., among other matters.

29. Harold Keenan.

With respect to Lot 28, appeals Ministerial modification L.7 which modifies the designation of Lots 28 & 29, Concession Broken Front, City of Gloucester to Agricultural Resource.

30. Donald P. Booth.

With respect to Lot 29, appeals Ministerial modification L.7 which modifies the designation of Lots 28 & 29, Concession Broken Front, City of Gloucester to Agricultural Resource.

31. David McNicoll.

Appeals the entire Plan, with reference to its ecological implications, among other matters.

32. Angie Todesco.

Appeals section 9.5 policy 9 regarding another crossing of the Ottawa River, specifically deletion of reference to Kettle Island; section 9.5 policy 8 regarding protection of future regional roads shown on Schedule C1 (deletes Vanier Parkway extension); section 9.1.4 regarding targets for modal shares; section 9.5.3 regarding conditions for provision of additional roadway capacity; and section 9.6.1 regarding the Regional truck route system, among other matters. The appeals relate to traffic on King Edward Avenue.