

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

REPORT  
RAPPORT

Our File/N/Réf.                      **03 07-97-0119**  
Your File/V/Réf.

DATE                                      22 January 1997

TO/DEST.                              Co-ordinator, Planning & Environment Committee

FROM/EXP.                            Dan Beamish, Regional Councillor

SUBJECT/OBJET                      **REMOVAL OF DELEGATED AUTHORITY FOR ZAIDAN  
SUBDIVISION AGREEMENT**

**REPORT RECOMMENDATION**

**That the Planning and Environment Committee recommend that Council remove the delegated authority for planning approvals on the Zaidan Subdivision Agreement from the Planning and Development Approvals Commissioner.**

**BACKGROUND**

Along the east side of Conroy Road between the CNR tracks and Lorry Greenberg Drive there is a 175 acre parcel of land commonly known as the Zaidan lands. Zaidan was the corporation that purchased the land for development several years ago. They have since encountered financial difficulties and ownership of the property has been turned over for a joint development between Claridge Homes and Richcraft Homes.

The current zonings and draft approved subdivision plans allow for the construction of 3200 housing units. Just to put this in perspective, this equates to approximately 50% more than the new Regional Development Strategy plans for the 20 year build out of the Leitrim growth area. As stated, there is a draft approved plan in place, but registration of the subdivision agreement is required before the owners can begin the sale of homes. The conditions in the original draft plan submitted by the City of Ottawa for this site have lapsed and Ottawa's Planning Committee will be revisiting the conditions for the subdivision. There is considerable anxiety in the community about this development. The main Regional concern expressed by the two community associations which abut this land is the excessive traffic burden which will be placed on Conroy Road.

Normally, a plan of subdivision is registered and signed off through the delegated authority of the Planning Commissioner unless there is some disagreement on the part of either regional staff, the commenting agencies, or the developer. In the event of a dispute by any of these parties, the item would be brought to Planning Committee for resolution. There is, however, no provision for

having the item brought to the Planning Committee when either the Ward Councillor or the local community has concerns. I believe that the concerns that the community has raised are quite valid, particularly since the widening of Conroy Road has been put off indefinitely. I believe that this issue merits consideration by the Planning Committee and would request that the delegated authority for planning approvals on this subdivision be removed from the Planning Commissioner.

*Approved by*  
*D. Beamish*