

**MINUTES**

**REGULAR COUNCIL MEETING**

**CITY OF KANATA**

**TUESDAY, JULY 4, 2000**

**7:00 p.m. Council Chambers**

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**PRESENT**

M. Nicholds	Mayor
S.E. McKee	Councillor
R. Rutkowski	Councillor
P. Cripps	Councillor
L. Mitchell	Councillor

**STAFF**

J. Robison	City Manager
R. Ottenhof	Deputy City Manager/City Treasurer
D. Krajaefski	Director of Planning & Development
K. Sheel	Deputy Fire Chief
B. Arthur	Director of Public Works/City Engineer
R. Baker	Director of Community and Recreation
L. Sweet-Lindsay	Planner, Planning and Development
W. Morris	Planner, Planning and Development
L. Donaldson	Acting City Clerk
P. Hall	Acting Administrative Officer

The meeting was called to order at 7:00 p.m.

- **PRAYER**

Mayor Nicholds opened the meeting with a prayer.

- **ADDITIONS/DELETIONS**

232. MOVED by S. McKee and SECONDED by P. Cripps

THAT the Rules of Procedure be waived to permit the following additions/deletions to this evening's Agenda:

***ADD: UNDER CONFIDENTIAL ADDENDUM AGENDA***

P.1 Land Matter (verbal)

CARRIED

**A. QUESTION PERIOD - 5 MINUTES**

**B. CONFIRMATION OF MINUTES**

233. MOVED by P. Cripps and SECONDED by L. Mitchell

THAT the minutes of the Regular Council meeting of June 20, 2000, be adopted, with the following amendments:

On page B1-3, motion #224 be amended to delete the words "deny ratification of"; and replace with "ratify"; and on page B1-7, delete the first

sentence of item E-2, "A public meeting on this report was held earlier in the meeting."

CARRIED

**C. RATIFICATION OF DECISIONS**

234. MOVED by P. Cripps and SECONDED by S. McKee

THAT the decisions taken in the Committee of the Whole meeting of June 20, 2000, be adopted.

CARRIED

**D. PRESENTATIONS/DEPUTATIONS**

**E. PUBLIC MEETINGS**

1. PUBLIC MEETING, Genstar Development Company, to Consider a Proposed Amendment to Kanata's Official Plan and Zoning By-law to Permit the Development of Semi-detached and Multiple-attached Dwellings at the Northwest Corner of Campeau Drive and Castlefrank Road, Kanata Lakes (Report 123-07-00 - July 4, 2000)

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**Ms. Louise Sweet-Lindsay noted that if a person or public body that files an appeal to a decision of the City of Kanata in respect of the proposed amendments being heard at this meeting, does not make an oral submission at this public meeting or does not make written submissions to the City of Kanata before the proposed official plan amendment and zoning by-law(s) are adopted, the Ontario Municipal Board may dismiss all or part of the appeal(s).**

Ms. Sweet-Lindsay stated that notice of this Public Meeting was published in the June 9, 2000 edition of the Kanata Kourier Standard.

Using an overhead projector, Ms. Sweet-Lindsay gave a presentation on this report. She stated that Mr. Don Kennedy on behalf of Genstar Development Company has submitted an application to amend the Official Plan and the Marchwood zoning by-law. She then went on to describe and illustrate the subject parcel of land in as far as location and uses as well as pointing out the proposed Signature Centre commercial plaza. She went on to describe the type of proposal Genstar is considering for this site, which originally was single family lots, but is now more of a medium density type development due to its location and configuration. She stated that Genstar are proposing approximately 100 units, mainly street townhomes with some semi-detached adjacent to Highmont Cres. She then referred to Official Plan Amendment 55 and spoke about the requirements for this. She continued by speaking about zoning by-law amendment and the requirements for this. She stated that there was a special provision applied to this zoning to add semi-detached units, as well as allowing more flexibility to allow for the possible development of bungalows. It was stated that staff feel that the type of development proposed for these lands is very compatible with the land use in the area and is also appropriate on the edge of a community and adjacent to commercial uses. Ms. Sweet-Lindsay stated that the application was circulated to the usual external agencies and internal groups and basically there were no objections, except for a comment from one individual from the Kanata Lakes Community Association who felt that this being on such a prestigious corner at the entrance to Kanata Lakes that they felt that by having town homes, it may detract from the image of the location. She also referred to a letter received from Catharine Tait, resident at 2 Grengold Way, in opposition to this proposal.

Mayor Nicholds declared the Public Meeting OPEN

Millie Blanford, Kanata Lakes resident, asked where the street exit will be and the number of exits onto Castlefrank. She also asked the number of bungalow, town home and semi-detached units that will be built. She also stated she had a concern about the traffic in that area. Ms. Sweet-Lindsay stated there would be one access only and demonstrated its location and stated that the draft plan of subdivision shows it as a "P" loop road and their intent is to keep that configuration. Ms. Sweet-Lindsay stated that no bungalows are proposed at this time, but they are proposing about 85 town homes and 8 semi-detached units. In terms of the traffic, Ms. Sweet-Lindsay stated that Castlefrank Road is a minor arterial and will eventually be a 4 lane undivided road and it takes a lot of traffic from the Marchwood area, but staff feel that the slight increase in the number of units is insignificant and the impact will be inconsequential.

Mr. Don Kennedy on behalf of Genstar, referred to the overhead and stated that he had 3 others. He stated that it was important for Council to realize what has transpired to date. He went on to illustrate and give some background on the area around Coulson Court, Evanshen Cres. and Robson Court in regards to densities and types of dwellings. He added that a park, which was removed from the plan, has now been put back in, and spoke about another park adjacent to Heritage Hills. He spoke about the difficulty marketing the development in this area as single family lots, due to the location and configuration. He then spoke about the desired flexibility and wide range of applications they are looking for in this proposal. Using overheads, he then spoke about the number of units projected and actually built on the different streets, with the total impact on this area being 447 units. He stated that they do have a bonafide purchaser of the site and they are keen to move forward.

Mr. Michael O'Rielly, resident of Coulson Court area, stated that he had a concern re traffic on Castlefrank Road existing from Coulson Court or Evanshen Cres., and how it is already congested and he was inquiring whether traffic lights or something else added to facilitate getting out onto Castlefrank Road. Mayor Nicholds responded that traffic lights would not be installed at this intersection and added that major intersections have to be monitored to determine whether there is a requirement for traffic lights based on traffic.

There being no further comments from the public, Mayor Nicholds declared the Public Meeting CLOSED.

2. PUBLIC MEETING, Peter Cullen, Proposed Amendment to Zoning By-law 74-79 to Permit a Landscape Design Business, 1148 March Road, March Rural Community (Report 130-07-00 - July 4, 2000)

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**Ms. Louise Sweet-Lindsay stated that if a person or public body that files an appeal to a decision of the City of Kanata in respect of the proposed amendment being heard at this meeting, does not make an oral submission at this public meeting or does not make written submissions to the City of Kanata before the proposed zoning by-law amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal(s).**

Using overheads, Ms. Sweet-Lindsay stated that in March of this year Fotenn Consultants, on behalf of Peter Cullen, submitted an application to amend the zoning by-law for the March Rural community to permit a landscape design business. She then went on to describe and illustrate

the location and details of the parcel of land at 1148 March Road. She stated that there is a residential dwelling on the property which is used by the owners as their principal residence. Ms. Sweet-Lindsay also stated that the subject property extends back to Hedge Drive, a local street which connects to Maxwell Drive, as well she indicated where the proposed commercial plaza is to be located. She also pointed out the neighbouring subdivision of Hillsvie and St. Isidore's Church and school. Ms. Sweet-Lindsay then gave some history on the zoning of this property. She stated that an application for site plan approval has also been submitted, which will be discussed later on. Ms. Sweet-Lindsay stated that the applicant is proposing to develop the site in two phases, one this year and one next year, she then went on to describe the two different proposed phases in detail. Ms. Sweet-Lindsay stated that access for the business at this point will be from March Road. The application conforms to the Official Plan and as well Official Plan Amendment #13, passed in 1993. A modification was made to OPA #13, which related to commercial uses fronting on March Road, and stated that they wanted all commercial uses north of Maxwell Road to have a shared access to a local road in case March Road became too much of a traffic concern. She stated that staff are satisfied that the intent of the Official Plan can be maintained, even with maintaining the access onto March Road. This will be assured through the site plan approval process because removal of access to March Road will be assured, and a shared private access down to Maxwell Road will then be implemented on the property to the south, when it is rezoned and redeveloped. Ms. Sweet-Lindsay then went on to speak about the Region's acceptance of this application and she spoke also about the increased water consumption for the site due to irrigation, however, the hydrological report supports that the well will be able to handle this increase in consumption. She went on to say that the application was circulated to the various external and internal groups and no comments were received opposing it, except for a letter from the Hillsvie community signed by 31 residents. Their major concern was that they did not want an access onto Hedge Drive with heavy commercial vehicles using it as it is a residential road. Ms. Sweet-Lindsay also mentioned a letter with the same concerns was received from the March Rural Community Association which the applicant responded to in meetings trying to meet their concerns.

Mayor Nicholds declared the Public Meeting OPEN

Mr. John Geletta, owner of two rural residential properties to the south of this site, and one of the properties has an existing occupant. He went on to talk about the shared access to March Road and the fact that he may or may not agree. He went on to speak about the possibilities he may consider for these properties, which could be either commercial or residential, which could affect his decision about this requested shared access. He spoke about the original zoning and the subsequent change of the subject property to temporary commercial, which accommodated the model homes. Mr. Geletta talked about the effect of the widening of March Road and the fact that the Region permitted only right-in, right-out access to March Road for the subject property at that time. He then went on to speak about discussions he had had with staff and the applicant on the shared access if his properties were to be developed.

Ms. Alice Fyfe, Planner, with Fotenn Consultants, acting as agents on behalf of the applicant, Mr. Cullen, stated that they support staff's recommendation on this rezoning and, based on discussions with staff with respect to future access of this property, it is their understanding that access can be accommodated across the properties to the south as per the provisions of Kanata's Official Plan. She stated that both herself and Mr. Cullen were available to respond to questions on this proposal.

Mr. Brian Ward, President of the March Rural Community Association, referred to some of the considerations spoken about by Mr. Geletta and as well he stated that, following a number of presentations, the Board of Directors of the Association said this site would be suitable for the proposed use, subject to the concerns of the residents and the association being resolved. He then spoke about the hydrological study and a concern about hazardous materials being stored on site. He added that it was hoped that many of the issues could be resolved to make it a successful enterprise. Mr. Vernon Lee, a resident of Hillview Estates, who stated he was representing the majority of the homeowners, had one comment which was the issue of a high amount of traffic in a residential area where there are a number of small children which, he felt, was still unresolved. He asked whether Mr. Cullen had automatic access through to Maxwell Road automatically. Ms. Sweet-Lindsay responded that there is a provision in the Official Plan to make the efforts to get that access in the future.

There being no further comments from the public, Mayor Nicholds declared the Public Meeting CLOSED.

- **COMMITTEE OF THE WHOLE**

235. MOVED by P. Cripps and SECONDED by L. Mitchell

THAT Council move into Committee of the Whole to deal with Special Committees, Reports of Municipal Officers and Notices of Motion.

CARRIED

***Committee of the Whole Chairperson - Councillor L. Mitchell***

F. **MATTERS TABLED/DEFERRED**

G. **SPECIAL COMMITTEES**

**REPORTS OF MUNICIPAL OFFICERS**

H. **REGULAR REPORT AGENDA**

1. 123-07-00 Public Meeting, Genstar Development Company, to Consider a Proposed Amendment to Kanata's Official Plan and Zoning By-law to Permit the Development of Semi-detached and Multiple-attached Dwellings at the Northwest Corner of Campeau Drive and Castlefrank Road, Kanata Lakes

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A public meeting on this report was held earlier in the meeting. Ms. Sweet-Lindsay was available to answer questions on this report. Councillor Rutkowski stated that the layout of the road design will have to be dealt with, and asked whether Genstar is proposing any alternative plans for traffic. Ms. Sweet-Lindsay, stated that if the zoning amendment is approved tonight, staff will have to take another look at the proposed plan of subdivision and, based on the increased density and the new forum, staff, along with the City's traffic technologists, would have to ensure the road pattern would work which would require evaluation and formulation of the best proposal to meet the traffic concerns. Councillor McKee stated that it makes sense to put this type of housing on this corner. She felt it would be more balancing than single single family homes, especially with the development of this road. She added that she would be relying on staff and the developer to come up with the best site

plan for this area. Councillor Mitchell stated that he would be in favour of the report recommendations.

MOVED by P. Cripps

1. THAT the By-law which forms Attachment No. 2 to City Manager's Report No. 123-07-00 being a By-law to adopt Amendment No. 55 to the Official Plan of the City of Kanata as it relates to Part Lot 3 and 4, Concession 2, located at the northwest corner of Campeau Drive and Castlefrank Road in Kanata Lakes, be adopted; and
2. THAT the By-law which forms Attachment No. 3 to City Manager's Report No. 123-07-00 being an amendment to Zoning By-law 167-93, as it relates to Part Lot 3 and 4, Concession 2, located on the north-west corner of Campeau Drive and Castlefrank Road in Kanata Lakes, be adopted.

CARRIED  
(on a later recorded vote)

**RECORDED VOTE**

<b><u>NAME OF MEMBER OF COUNCIL</u></b>	<b><u>YEAS</u></b>	<b><u>NAYS</u></b>
Councillor McKee	X	
Councillor Rutkowski	X	
Mayor Nicholds	X	
Councillor Cripps	X	
Councillor Mitchell	X	

CARRIED UNANIMOUSLY

2. 130-07-00 Public Meeting, Peter Cullen, Proposed Amendment to Zoning By-law 74-79 to Permit a Landscape Design Business, 1148 March Road, March Rural Community

A public meeting on this report was held earlier in the meeting. Ms. Sweet-Lindsay was available to answer questions on this report.

Councillor Rutkowski stated that he had one concern and that was regarding access across Mr. Geletta's property, and he wanted to know what the alternatives were besides using Hedge Road. He asked if there was any way we could ensure, in writing, to the residents that there would never be an entrance on to or exit off of the street. Ms. Sweet-Lindsay stated that a special condition could be added to the Site Plan such that access will never be allowed onto Hedge Road. Councillor McKee asked for clarification of the layout of the roads and properties that Mr. Geletta spoke about earlier. Councillor McKee stated that she felt that this would be an appropriate use for this property. She felt that March Road was not a road to encourage residential development on and a commercial use is more appropriate and more positive and therefore she would support the zoning by-law amendment. Councillor Mitchell asked what the long term development plans for March Road were. Ms. Sweet-Lindsay stated that they do not want to encourage residential development for that road, and there will be envisioned a four lane road here, however, that is not in the 10 year plan. Councillor Mitchell also asked about the hydrological report concerning the proposed water usage for the site, which Ms. Sweet-Lindsay responded to. He also had a concern about the high bins and whether that was the best location for them. Councillor Rutkowski reinforced the residents concerns about heavy traffic in the area coming

into this type of business. Councillor Mitchell stated that he would support the report's recommendations.

MOVED by P. Cripps

THAT the By-law which forms Attachment No. 4 to City Manager's Report No. 130-07-00 being an amendment to Zoning By-law 74-79, as it relates to Part Lot 14, Concession 4, (March Township), located at 1148 March Road, be adopted.

CARRIED  
(on a later recorded vote)

**RECORDED VOTE**

<b><u>NAME OF MEMBER OF COUNCIL</u></b>	<b><u>YEAS</u></b>	<b><u>NAYS</u></b>
Councillor McKee	X	
Councillor Rutkowski	X	
Mayor Nicholds	X	
Councillor Cripps	X	
Councillor Mitchell	X	

CARRIED UNANIMOUSLY

- 3. 129-07-00 Peter Cullen, Site Plan Approval for a Landscape Design Business, 1148 March Road, March Rural Community

Ms. Sweet-Lindsay gave a presentation and was available to answer questions on this report. Mr. John Geletta spoke about his two properties in this area and stated that negotiations are still ongoing and nothing has been agreed to. He also spoke about parking and a solid fence and the fact that he did not want dust on his neighbouring residential properties. Ms. Alice Fyfe, Planner with Fotenn Consultants, stated that she supported staff's recommendations and that they are aware of the conditions of the site plan and they are supportive of those as well. She also responded to Mr. Geletta's comment about dust and added that Mr. Cullen has made many improvements with regards to the landscaping of the area and is proposing to do even more, as illustrated on the site plan. Mr. Lee, a Hillsvievw resident who spoke earlier, had a question regarding a culvert and wanted clarification on it. Ms. Sweet-Lindsay stated that it would be removed.

MOVED by Mayor Nicholds

- A. That the Site Plan Application filed by Fotennn Consultants Inc, on behalf of Peter and Gwendolyn Cullen for a landscape design business located in Part Lot 14, Concession 4 (March Twp.), east side of March Road, March Rural Community, be approved subject to the following conditions:

1. That the owner shall enter into a Site Plan Agreement with the City of Kanata and that the standard conditions of Site Plan Approval outlined in Parts A and B of City Manager Report No. 17-01-92, shall apply to this site.
2. That the owner shall revise all the required plans to the satisfaction of the Director of Planning and Development Services.
3. That the owner shall submit all securities, fees, and certificate of insurance in accordance with the terms outlined in the site plan

agreement and as determined by the Director of Planning and Development Services.

- B. That the following special conditions pertaining to the proposed development outlined in Recommendation A to City Manager's Report 129-07-00 be included in the site plan agreement between Peter and Gwendolyn Cullen and the City of Kanata:
1. That the Owner agrees to undertake erosion and sediment controls, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc..) and during all phases of site preparation and construction in accordance with the "Guidelines on Erosion and Sediment Control for Urban Construction Sites", (Government of Ontario, May 1987) and to implement Stormwater Best Management Practices for the protection of the receiving storm sewer or water course during construction activities.
  2. That if the Owner chooses to develop the project in phases, then the extent of servicing and landscaping works for each phase shall be provided to the satisfaction of the Director of Planning and Development Services. The City of Kanata shall not be bound to issue building permits for each subsequent phase prior to receiving the required securities.
  3. That all site lighting shall be designed such that it be directed downward so as to minimize spillage onto adjacent properties. Such designs shall be carried out to the satisfaction of the Director of Planning and Development Services.
  4. The City of Kanata shall reserve the right to restrict access to the property to right-in right-out on March Road if traffic volumes should become a concern. Furthermore, the City may request the Owner to remove the existing access once an alternate, common access to Maxwell Road has been constructed and secured through Site Plan Control over the adjacent properties. All construction costs associated with the access removal from March Road shall be borne by the landowner.
  5. The Owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro facilities which may be affected by construction within the area described by the application.
  6. The Owner shall be responsible for all costs associated with the provision of electrical service to the new buildings and/or upgrade of existing electrical service to the existing dwelling unit on the property, should such be required.
  7. The Owner acknowledges that an Electrical Facilities Distribution Charge shall be assessed by the Commission, under the Development Charges Act, in an amount to be determined at the current Kanata Hydro rate in effect at the time of actual construction. This assessment shall be dependent upon the service entrance capacity requested by the applicant.
  8. The owner shall ensure that an adequate quantity and quality of groundwater exists on the site through the preparation of a hydrogeology study by a qualified hydrogeologist. Further, the owner shall install the well in accordance with the study. The Region does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of



the groundwater becomes deficient, the Region bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the owner.

- 9. The owner, heirs, successors and assigns shall ascertain if development charges are payable pursuant to the Regional Development Charges By-law and any amendment or revision thereto.
- 10. Curbside waste collection and recycling collection will be provided by the Region in accordance with the Regional Waste Collection By-law.

CARRIED  
(with the following amendment)

MOVED by P. Cripps

THAT Condition #4 be amended to add the following sentence “No access will be permitted to Hedge Drive.” following the sentence that reads, “Furthermore, the City may request the Owner to remove the existing access once an alternate, common access to Maxwell Road has been constructed and secured through Site Plan Control over the adjacent properties.”

CARRIED  
(on a later recorded vote)

**RECORDED VOTE**

<b><u>NAME OF MEMBER OF COUNCIL</u></b>	<b><u>YEAS</u></b>	<b><u>NAYS</u></b>
Councillor McKee		X
Councillor Rutkowski	X	
Mayor Nicholds	X	
Councillor Cripps	X	
Councillor Mitchell		X

CARRIED 3 TO 2

A vote was then taken on the main motion, as amended, and the main motion CARRIED.

- 4. 110-07-00 Kanata Research Park Corporation, Site Plan Approval, Three (3) Storey 12,946 m<sup>2</sup> Research and Development Facility, South Side of Solandt Road and East of Legget Drive, Kanata North Business Park

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Mr. Wayne Morris, using an overhead, made a presentation and was available to answer questions on this report. Ms. Tracey Hagyard, President of the South March Community Association stated that they were generally in support of this development. Mr. Greg Winters, Novatech Engineering Consultants, Kanata Research Park, stated that they were in support of staff’s recommendations.

MOVED by Mayor Nicholds

- A. That the complete site plan application filed by Novatech Engineering Consultants Limited on behalf of Kanata Research Park Corporation for the development of a 12,946 square metre, three (3) storey, office and research/development facility on a 4.8 hectare site, within the

Kanata North Business Park, be approved subject to the following conditions.

1. That the owner shall enter into a site plan agreement with the City of Kanata, and that the Standard Conditions of the Site Plan Approval outlined in Parts A and C of City Manager Report 93-05-97, dated 13 May 1997, shall apply.
  2. That the owner shall revise all required plans to the satisfaction of the Director of Planning and Development Services.
  3. That the owner shall submit all securities, fees, and certificate of insurance in accordance with the terms outlined in the site plan agreement and as determined by the Director of Planning and Development Services.
- B. That the Manager of Engineering Services be authorized to give notice to C-MAC Kanata Inc. and Kanata Research Park Corporation of the requirement to construct Solandt Road to service the Nokia site pursuant to the "Servicing Agreement" dated November 18<sup>th</sup>, 1999" between the City of Kanata and the Parties.
- C. That the following special conditions pertaining to the proposed development outlined in Recommendation A to City Manager's Report No. 110-06-00 be included in the site plan agreement between Kanata Research Park Corporation and the City of Kanata:
1. That the owner acknowledge the existence of a Subdivision Agreement and any special conditions within the said agreement which may be applicable to the site.
  2. That the owner acknowledges that postal service to this site shall be via a lock box assembly supplied, installed and maintained by the owner.
  3. That the owner shall be responsible for executing an Electrical Distribution Agreement with the Kanata Hydro-Electric Commission incorporating such items and conditions as the Kanata Hydro-Electric Commission deems appropriate. The owner also acknowledges the Kanata Hydro-Electric Commission will require the payment of funds to design the Electrical Distribution System and will further require the payment of funds prior to the purchase of any materials and prior to the installation of any part of the said system.
  4. That the owner acknowledges that an Electrical Facilities Distribution Charge shall be assessed by the Commission, under the Development Charges Act, in an amount to be determined at the current Kanata Hydro rate in effect at the time of actual construction. This assessment shall be dependent upon the service entrance capacity requested by the owner.
  5. That the owner shall be responsible for the conveyance of easements over the lands to be occupied by the Commission facilities which are required to supply electrical service to the proposed building.
  6. That the owner shall be responsible for all costs associated with the relocation/protection of existing Kanata Hydro facilities which may be affected by this development.

7. That the owner acknowledges that an extension of the underground facilities along Solandt Road from the intersection of Legget Drive must occur prior to Kanata Hydro providing service to this site.
8. That the owner acknowledges that any sanitary or storm drainage from the site must comply with the provisions of Section 5.2 of the Regional Regulatory Code.
9. That the owner acknowledges that, prior to discharge of sewage into the sewer system, a completed Waste Survey Report shall be submitted to the Regional Municipality of Ottawa Carleton for approval, in accordance with Section 5.2.5 of the Regional Regulatory Code.
10. That the owner acknowledges that the disposal of transported liquid material to a sewage works is prohibited, except as permitted by Section 5.2.4 of the Regional Regulatory Code.
11. That the owner may be required for service reliability to loop the watermain to the satisfaction of the Region of Ottawa Carleton.
12. That the owner shall be advised that in the event of any work conducted by the Region within the limits of existing sanitary sewer easement, the Region shall not be responsible to reinstate concrete curbs, parking lots etc.
13. That the owner be advised that details of the canopy designed for the front of the building and the gatehouse, both of which are within the proposed Fire Route must be submitted for review and approval to the Fire Department.
14. That a "Composite Utility Drawing" be prepared and circulated to all pertinent utility companies for confirmation of their approval prior to the approval of the drawing by the City of Kanata.
15. That the owner agrees to install and maintain, in good repair, a manhole designed and constructed so as to allow observation, sampling and measurement of the flow of sanitary sewage therein. The structure is to be placed within the owners lands, in close proximity to the property line, adjacent the East March Trunk sewer to the satisfaction of R.M.O.C.
16. That the owner prepare a stormwater design plan for the site. This report shall address stormwater quality and quantity and shall be cognisant of the recommendations contained in the report entitled "Stormwater Management Plan, Kanata Research Park" by Novatech Engineering Consultants Ltd. Dated April 2000.
17. The owner agrees to implement the recommendations of The Storm Water Management report.
18. The owner agrees to construct and provide lands for a permanent and/or temporary cul-de -sac at the end of Solandt Road to the satisfaction of the City Engineer.
19. That the owner agrees to undertake erosion and sediment controls, appropriate to the site conditions, prior to undertaking any site alterations and during all phases of site preparation and construction in accordance with the "*Guidelines on Erosion and Sediment Control for Urban Construction Sites* " (Government of Ontario, May 1987)

and to implement Stormwater Best Management Practices for the receiving storm sewer or water course during construction activities.

20. That should the Owner fail to provide full time site inspection of the works within the Road Allowance as required by standard Site Plan condition E6, they shall provide an extended 5 year fully secured warrantee.
21. That site lighting be directed downward so as to minimise spillage onto abutting properties and into the night sky in accordance with the principles established by the Royal Astronomical Society.
22. The Owner at its sole cost agrees to extend municipal servicing to the site including the installation of a watermain, to the satisfaction of the RMOC, in Solandt Road from Legget Drive to the Site.
23. The Owner agrees to provide a road base, suitable for sewer maintenance vehicles, to all access chamber sewer lines which traverse this property, to the satisfaction of the City of Kanata's Engineer.
24. The Owner agrees to ensure unrestricted access to all sewer access chambers such that the sewers can be maintained throughout the year.
25. That the Architectural Design submission and exterior materials for the proposed building be approved as Recommendation A of City Manager Report No. 110-06-00.

CARRIED  
(with the following amendment)

MOVED by Mayor Nicholds

THAT Condition #11 be deleted and the conditions renumbered accordingly.

CARRIED

A vote was then taken on the main motion, as amended, and the main motion CARRIED.

5. 131-07-00 Preserving Kanata's History

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Mr. John Robison gave a presentation on this report and was available to answer questions. Ms. Emma McClelland and Mr. Ian Hunter were also available to answer questions.

MOVED by S. McKee

1. That City Council authorize the Kanata Public Library Board under the leadership of Trustee Ian Hunter to develop an Online History of the City of Kanata and that:
  - a) a budget allocation not exceeding \$7,000 be established for the project under the office of the City Manager, and that such allocation be transferred from the Working Fund Reserve;
  - b) two students be engaged for an eight week period for the purpose of conducting research;

- c) a volunteer working group be established to assist Mr. Hunter in this endeavour.
- 2. It is recommended that City Council endorse a proposal by Emma McLennan to write and publish a hard copy History of Kanata and that;
  - a) the City of Kanata be the lead sponsor for the publication and that an amount of \$10,000 be approved for such sponsorship;
  - b) a budget allocation of \$10,000 be established for the project under the office of the City Manager, and that such allocation be transferred from the Working Fund Reserve;
  - c) access to records of the City of Kanata be authorized, together with photocopying of such records where appropriate;
  - d) subject to City Council approval of Recommendation #1 above, such research being undertaken for the Online History of Kanata also be available for this project;
  - e) the City of Kanata enter into an agreement with Emma McLennan providing for the publication of a History of Kanata.

CARRIED  
(on a later vote)

Councillor Cripps assumed the Chair for the vote on the following amendment

MOVED by L. Mitchell

THAT the sponsorship amount be \$5,000 with a commitment of at least 250 books and an upset limit of \$50 per book, with a guaranteed distribution of two copies to all the new City of Ottawa libraries and one copy to each of the former Kanata members of Council

LOST

Councillor Mitchell resumed the Chair, and the vote was taken on the main motion and the main motion CARRIED.

**I. CONSENT AGENDA ITEM**

MOVED by P. Cripps

THAT the following Consent Agenda Item(s) be adopted by a consent motion:

I.3 116-07-00 Amendment to Fire Route By-law 90-89 Schedule "B",  
465 Hazeldean Road

- 1. THAT Schedule "B" to By-law 90-89 be amended by adding thereto the following fire route.

Kanata Baptist Church  
465 Hazeldean Road

K-143

- 2. THAT the By-law forming Attachment No. 1 to this Report No. 116-07-00 be adopted by Council.

- 1.4 119-07-00 To Appoint Private Parking Control Officers at McNeil Court in the City of Kanata

THAT a By-law to amend Schedule "A" of By-law 4-92 by adding Allan Scollard, Ottawa, Ontario; and Michael Leafloor, Kanata, Ontario; as Private Parking Control Officers for Stonewick Heights, is hereby enacted by Council.

THAT report #119-07-00 be included onto tonight's list of report to be ratified.

- 1.5 128-07-00 Conveyance of Part of Terry Fox Drive, described as Block 12 on Plan 4M-642

THAT Block 12 on Plan 4M-642 be conveyed to the abutting landowner, Kanata Research Park Corporation

- 1.6 133-07-00 Correction to By-law 188-99, Southwest Corner of March Road and Station Road, Kanata North Business Park

THAT the By-law which forms Attachment No. 2 to City Manager's Report No. 133-07-00 being a By-law to repeal and replace By-law 188-99 dated December 14, 1999 in order to correct clerical errors in By-law 188-99 be listed for adoption on the July 4, 2000 agenda of Council.

CARRIED

MOVED by P. Cripps

- I.1 118-07-00 Wal-Mart Canada Ltd. Request for a Variance to Sign By-law No. 66-98, to Allow Additional WALL SIGNS for Kanata Centrum

1. THAT the request by Imperial Signs, on behalf of Wal-Mart Canada Ltd., for Variance from Section 7.1 of Sign By-law 66-98 to permit 1 additional new occupancy WALL SIGN on the front elevation of the Wal-Mart building located at 500 Earl Grey Drive, be approved.

2. THAT the request by Imperial Signs, on behalf of Wal-Mart Canada Ltd., for Variance from Section 7.1 of Sign By-law 66-98 to permit 2 additional promotional WALL Signs on the front elevation of the Wal-Mart building located at 500 Earl Grey Drive, be denied.

CARRIED

(on a later recorded vote for Recommendation #1 and a regular vote for #2)

A recorded vote was requested by Councillor Mitchell on Recommendation #1 of the main motion only.

**RECORDED VOTE**

<b><u>NAME OF MEMBER OF COUNCIL</u></b>	<b><u>YEAS</u></b>	<b><u>NAYS</u></b>
Councillor McKee	X	
Councillor Rutkowski	X	
Mayor Nicholds	X	
Councillor Cripps	X	
Councillor Mitchell		X

CARRIED 4 TO 1

A vote was then taken on Recommendation #2 which carried, therefore

the main motion CARRIED.

MOVED by P. Cripps

- I.2 132-07-00 Proposed Road Closing, Part of Goulbourn Forced Road, described as Parts 2, 3, 4 and 5 on 4R-15776, Minto Development Corporation

THAT Council authorize staff to proceed with the necessary actions to legally close part of Goulbourn Forced Road described as Parts 2, 3, 4 and 5 on Plan 4R-15776

CARRIED

**J. NOTICE OF MOTION**

**- COMMITTEE OF THE WHOLE RISES**

MOVED by P. Cripps

THAT this Committee rise.

CARRIED

**CORRESPONDENCE AND PETITIONS**

**K. REFERRALS**

**L. MOTIONS FOR DIRECTION**

1. Correspondence dated June 30, 2000 from Horace Roxborough, 6 Spur Avenue, Requesting a Variance to 50% Driveway Rule

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236. MOVED by S. McKee and SECONDED by P. Cripps

THAT correspondence dated June 30, 2000 from Horace Roxborough, 6 Spur Avenue, Requesting a Variance to 50% Driveway Rule, be referred to Public Works with the direction to follow the normal standards with this situation.

CARRIED

2. Correspondence dated June 22, 2000 from City of Cumberland regarding Resolution Opposing Construction of a Bridge at Petrie Island

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237. MOVED by P. Cripps and SECONDED by L. Mitchell  
THAT correspondence dated June 22, 2000 from City of Cumberland regarding Resolution Opposing Construction of a Bridge at Petrie Island, be received and filed.

CARRIED

3. Correspondence dated June 19, 2000 from Allan Hubley, enclosing a petition regarding proposed sidewalk for Sheldrake Drive

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238. MOVED by L. Mitchell and SECONDED by P. Cripps

THAT correspondence dated June 19, 2000 from Allan Hubley, enclosing a petition regarding proposed sidewalk for Sheldrake Drive, be referred to Public Works.

CARRIED

4. Correspondence from Bruce McIntosh dated June 14, 2000 resigning from Kanata Property Standards Committee

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MOVED by L. Mitchell and SECONDED by P. Cripps

239. THAT correspondence from Bruce McIntosh dated June 14, 2000 resigning from Kanata Property Standards Committee, be accepted by Council and a letter of thanks be issued by the Mayor.

CARRIED

**N. COUNCILLORS ENQUIRIES**

Councillor Mitchell inquired about a petition from residents on a sidewalk on Shannandoe Crescent asking whether it had been received and when Council would see it. Larry Donaldson informed Councillor Mitchell that it had been received and it will be on the Council agenda for July 18, 2000.

Councillor Rutkowski requested that he be authorized to go ahead and direct the Council Assistant to reserve seating at the table for the Mayor's Roast. Council directed him to go ahead.

**O. MOTION TO ADOPT DECISIONS/REPORTS & RELEVANT BY-LAWS**

240. MOVED by P. Cripps and SECONDED by S. McKee

THAT the following report(s) be adopted this evening:

1. 123-07-00 Public Meeting, Genstar Development Company, to Consider a Proposed Amendment to Kanata's Official Plan and Zoning By-law to Permit the Development of Semi-detached and Multiple-attached Dwellings at the Northwest Corner of Campeau Drive and Castlefrank Road, Kanata Lakes
2. 130-07-00 Public Meeting, Peter Cullen, Proposed Amendment to Zoning By-law 74-79 to Permit a Landscape Design Business, 1148 March Road, March Rural Community
3. 129-07-00 Peter Cullen, Site Plan Approval for a Landscape Design Business, 1148 March Road, March Rural Community
4. 110-07-00 Kanata Research Park Corporation, Site Plan Approval, Three (3) Storey 12,946 m<sup>2</sup> Research and Development Facility, South Side of Solandt Road and East of Legget Drive, Kanata North Business Park
5. 131-07-00 Preserving Kanata's History
6. 118-07-00 Wal-Mart Canada Ltd. Request for a Variance to Sign By-law No. 66-98, to Allow Additional WALL SIGNS for Kanata Centrum
7. 132-07-00 Proposed Road Closing, Part of Goulbourn Forced Road, described as Parts 2, 3, 4 and 5 on 4R-15776, Minto Development Corporation
8. 116-07-00 Amendment to Fire Route By-law 90-89 Schedule "B", 465 Hazeldean Road



9. 119-07-00 To Appoint Private Parking Control Officers at McNeil Court in the City of Kanata
10. 128-07-00 Conveyance of Part of Terry Fox Drive, described as Block 12 on Plan 4M-642
11. 133-07-00 Correction to By-law 188-99, Southwest Corner of March Road and Station Road, Kanata North Business Park

CARRIED

**P. CONFIDENTIAL ADDENDUM AGENDA**

241. MOVED by P. Cripps and SECONDED by R. Rutkowski

THAT Council move In Camera to deal with a Land Matter (verbal).

CARRIED

Council moved in Camera at 9:59 p.m. and reconvened the Council meeting at 10:24 p.m.

**Q. BY-LAWS**

242. MOVED by P. Cripp and SECONDED by S. McKee

THAT the following by-law(s) be and they are hereby ENACTED and PASSED:

1. By-Law 86-00 Being a by-law to authorize the temporary closing of a highway for a recreational purpose (Hawley Crescent)
2. By-Law 87-00 Being a By-law to Adopt Amendment No. 55 to the Official Plan of the City of Kanata as it relates to Part Lot 3 and 4, Concession 2, located at the northwest corner of Campeau Drive and Castlefrank Road in Kanata Lakes (Report 123-07-00 - July 4, 2000)
3. By-Law 88-00 Being a By-law to Amend Zoning By-law 167-93, to Permit the Development of Semi-detached and Multiple-attached Dwellings at the Northwest Corner of Campeau Drive and Castlefrank Road in Kanata Lakes (Report 123-07-00 - July 4, 2000)
4. By-Law 89-00 Being a By-law to Amend Zoning By-law 74-79, to Permit a Landscape Design Business, 1148 March Road, March Rural Community (Report 130-07-00 - July 4, 2000)
5. By-Law 90-00 Being a By-law to Amend Fire Route By-law 90-89, Schedule "B", 465 Hazeldean Road (Report 116-07-00 - July 4, 2000)
6. By-Law 91-00 Being a By-law to Appoint Allan Scollard as a Private Parking Officer for Stonewick Heights (Report 119-07-00 - July 4, 2000)
6. By-Law 92-00 Being a By-law to Appoint Michael Leafloor as a Private Parking Officer for Stonewick Heights (Report 119-07-00 - July 4, 2000)

7. By-Law 93-00 Being a By-law to Repeal and Replace By-law 188-89, dated December 14, 1999 in order to correct clerical errors in By-law 188-99 (Report 133-07-00 - July 4, 2000)

CARRIED

**R. CONFIRMATION**

243. MOVED by P. Cripps and SECONDED by S. McKee

THAT By-law No. 94-00 to confirm the proceedings of the Regular Council meeting of July 4, 2000, be and it is hereby ENACTED and PASSED.

CARRIED

**S. ADJOURNMENT**

244. MOVED by P. Cripps and SECONDED by S. McKee

THAT this Regular meeting of Council does now adjourn until Tuesday, July 18, 2000 at 7:00 p.m. in the Council Chambers.

CARRIED

The meeting adjourned at 10:25 p.m.

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L. Donaldson, Acting City Clerk

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M. Nicholds, Mayor