

REGION OF OTTAWA CARLETON  
 RÉGION D'OTTAWA CARLETON

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REPORT  
 RAPPORT

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Our File/N/Réf.            **23 05-99.0001**  
 Your File/V/Réf.

DATE                            18 January 1999

TO/DEST.                    Co-ordinator, 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**

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### **DEPARTMENTAL RECOMMENDATION**

**That the Planning and Environment Committee; and Council, receive this report for information purposes and confirm the Planning and Development Approvals Department's appeal of one severance 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 76 zoning by-laws and the Development Approvals Division has commented accordingly. Any Regional requirements will be secured at the time of site plan approval. No decision has been appealed.

### Comments on Area Municipal **Site Plans**

The area municipalities have submitted 59 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 132 severance applications from the Regional Land Division Committee and the local Committees of Adjustment. One decision has been appealed. (See Annex V).

### CONSULTATION

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

### FINANCIAL IMPLICATIONS

Where applicable, processing fees provide significant cost recovery.

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

Attach. ( 6 )

### **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. 30 14-98-0001	Ottawa Gladstone Avenue	Prel. Subm. 98/01/29  Formal Subm. 98/10/15  “complete” as per Bill 20 98/11/16	Undisputed LOPA Approved by PDAD Comssr. on 98/12/14 Appeal period ends per Bill 20 on 99/01/03 & in effect on 99/01/04  From “Medium Profile Residential”, “Residential-Parking Medium” and “Local Commercial” To “Low Profile Residential”
Amendment No. 43 14-98.0004	Kanata Newbridge Roadway Link, 600 March Road - Kanata North Business Park Pt Lot 8 Con 4	Prel. Subm. 98/02/11  Formal Subm. 98/05/26  “complete” as per Bill 20 98/06/26	Undisputed LOPA Approved by PDAD Comssr. On 98/12/07 Appeal period ends per Bill 20 on 98/12/27 & in effect on 98/12/28  To amend Sch “C” to permit a connection between March Rd & Leggett Dr

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 8 14-98.0017	Goulbourn Pt Lots 22 & 23 Con 12 Stittsville 3.5 ha Carp Rd & Hazeldean Rd	Prel. Subm. 98/03/13  Formal Subm 98/08/31  “complete” as per Bill 20 98/09/23	Undisputed LOPA Approved by PDAD Comssr. 98/10/22 Appeal period ends per Bill 20 on 98/11/11 & in effect on 98/11/12  From “Highway Commercial” To “Residential”
Amendment No. 7 14-97.0029	Goulbourn Pt Lot 25 Con 9 0.27 ha (0.67 ac) 6030 Fernbank Rd	Formal Subm 97/10/7  “complete” as per Bill 20 97/10/21	Undisputed LOPA Approved by PDAD Comssr. 98/11/19 Appeal Period ends per Bill 20 on 98/12/09 & in effect 98/12/10  To allow a severance of 6030 Fernbank Rd. From “Marginal” To “Residential”
Amendment No. 9 14-96.0014	Nepean Neighbourhood 12A 130 ha. (321 ac) South of the Jock River & east of Jockvale Rd	Formal Subm 97/12/22  “complete” as per Bill 20 98/01/19	Undisputed LOPA Approved by <b>Regional Council.</b> on 98/10/28 Appeal period ends per Bill 20 on 98/11/18 & in effect on 98/11/19  Establishes a secondary plan for Neighbourhood 12 A

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.19 14-98.0021	Nepean City wide	Prel Subm 98/06/18  Formal Subm 98/07/16 “complete” as per Bill 20 98/08/10	Undisputed LOPA Approved by PDAD Comssr. 98/08/27 Appeal Period ends per Bill 20 on 98/09/16 & in effect 98/09/17  To amend “Section 4.7d(iii) Special Policy Area” to revise and clarify the definition of “Retail Warehouse” to reflect current trends for certain new format retail uses.
Amendment No.18 14-98.0013	Nepean Rideau Heights Dr Pt Lot 28 Con A(RF) 1.72 ha	Prel. Subm. 98/04/16  Formal Subm 98/06/30 “complete” as per Bill 20 98/07/14	Undisputed LOPA Approved by PDAD Comssr. 98/09/03 Appeal Period ends per Bill 20 on 98/09/23 & in effect 98/09/24  From “Extensive Employment Area” To “Residential” to permit one single detached residential
Amendment No. 8 14-98.0017	Goulbourn Pt Lots 22 & 23 Con 12 Stittsville 3.5 ha Carp Rd & Hazeldean Rd	Prel. Subm. 98/03/13  Formal Subm 98/08/31 “complete” as per Bill 20 98/09/23	Undisputed LOPA Approved by PDAD Comssr. 98/10/22 Appeal Period ends per Bill 20 on 98/11/11 & in effect 98/11/12  From “Highway Commercial” To “Residential”

<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. 44 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  Formal Subm 98/05/12 “complete” as per Bill 20 98/06/03	Undisputed LOPA Approved by PDAD Comssr. 98/10/16 Appeal Period ends per Bill 20 on 98/11/05 & in effect 98/11/06  From “RM- Residential - Medium Density” To “RM- Residential - Medium Density” & “OS- Open Space” to address the Carp river flood plain issues
Amendment 21 14-98.0031	Nepean Part of Lot 15, Conc. 5 1.9 ha (4.6 ac) 3217 Steeple Hill Cres.	Prel. Subm. 98/09/14  Formal Subm 98/11/17 “complete” as per Bill 20 98/11/20	Undisputed LOPA Approved by PDAD Comssr. 98/12/18 Appeal Period ends per Bill 20 on 99/01/07 & in effect 99/01/08  To amend Section 6.1.2, “Agricultural Housing and Severance Policies” to allow a site specific infill severance on this property as per ROP policies
Comprehensive Rideau Official Plan 14-91.3206	Rideau Site specific - 135 ac between Village of North Gower & Highway 416 fronting on Regional Road #6	Approval of these lands could proceed with the approval of the Regional Plan on 28 Sept. 1998 by the OMB	Lifting of Deferrals 1&3 under Old Planning Act Approved by PDAD Comssr. 98/11/17  From “Agricultural” To “General Rural” to allow Industrial uses

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 RMOC 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	Formal Subm 97/08/15  <b>Notice of Appeal 98/11/30</b>	Establish a Secondary Policy Plan for LeBreton Flats  (Note: Appeals to OMB are automatically forwarded to the Board)
Amendment No. 1 14-96.0020	Goulbourn Part of Lot 27, Conc. 11	Formal Subm 97/08/18  <b>Notice of Appeal 98/ 12/14</b>	From “General Industrial” and “Restricted Business Park” To “Residential” and General Commercial”  Regional Council Approval with 4 Modifications 98/03/25
Amendment No. 7 14-94.0402	Nepean South Nepean Community	Prel Subm 97/03/10  Formal Subm 98/08/07  <b>Notice of Appeal 98/11/18</b>	Regional Council Approval with 59 Modifications 98/10/28

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 RMOC FILE No.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED</b>	<b>PURPOSE OF AMENDMENT</b>
Amendment No. 17 14-98.0002	Nepean Area 8, South Nepean Pt Lots 13-15 Con 3 (RF) Area bounded by Strandherd Rd; Kennedy-Burnett facility; Jock River & Cedarview Rd	Formal Subm. 98/11/06 “complete” as per Bill 20 98/11/16	Establishes secondary planning areas and implements study recommendations for area 8
Proposed Amendment No. 16 14-98.0011	Nepean Merivale Road	Prel. Subm. 98/11/18	To adopt Merivale Road Secondary Plan
Amendment No.18 14-98.0013	Nepean Rideau Heights Dr Pt Lot 28 Con A(RF) 1.72 ha	Prel. Subm. 98/04/16  Formal Subm 98/06/30 “complete” as per Bill 20 98/07/14	From “Extensive Employment Area” To “Residential” to permit one single detached residential
Proposed Amendment 14-98.0029	Kanata Kanata Town Centre Review Implementation Study	Prel. Subm 98/07/17	LOPA based on study’s recommendations of Downtown Master Plan Final Report
Proposed Amendment 14-98.0030	Goulbourn Richmond Lagoons Conservation Area	Prel. Subm. 98/05/25	To permit the use of Lagoons for temporary sewage storage



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Amendment No. 21 14-98.0031	Nepean Part of Lot 15, Conc. 5 1.9 ha (4.6 ac) 3217 Steeple Hill Cres.	Prel. Subm. 98/09/14  Formal Subm 98/11/17 “complete” as per Bill 20 98/11/20	To amend Section 6.1.2, “Agricultural Housing and Severance Policies” to allow a site specific infill severance on this property as per ROP policies
Proposed Amendment 14-98.0032	Gloucester Pomerleau Boundary Road	Prel. Subm. 98/10/07	Site Specific Modification to “Limited Development” designation to permit an industrial and commercial use that requires extensive land area
Proposed Amendment 14-98.0033	Osgoode Potential Shopping Centre outside the Village of Greely	Prel. Subm. 98/09/23	LOPA will be required and ROPA may be required to permit shopping centre on Regional Road 31
Amendment No. 46 14-98.0034	Kanata Terry Fox Business Park and Town Centre North & South of Hwy 417	Prel. Subm. 98/11/17	Establish new policies for retailing in business parks
Proposed Amendment 14-98.0035	Kanata Corel Centre Area	Prel. Subm. 98/07/21	Initiate an Economic Opportunity study on how the Corel Centre can be used as a basis for increased economic activity

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Proposed Amendment 14-98.0036	Nepean Baseline Road and Woodroffe Ave. Vicinity of Baseline Transit Way Station	Prel. Subm. 98/10/16	Land Use Assessment study recommendations for Baseline/Woodroffe Primary Employment Area
Proposed Amendment 14-98.0037	West Carleton Lot 15, Conc. 10, Huntley	Prel. Subm. 98/10/16	From “High Priority Agricultural” To “Marginal Resource” to reflect change in new ROP, to permit severances
Amendment No. 45 14-98.0038	Kanata Block 120, 4M-789, Terry Fox Dr. & Campeau Dr. Marchwood Community	Prel. Subm. 98/11/10  Formal Subm 98/12/23 “complete” as per Bill 20 98/12/29	From “Neighbourhood Commercial -Special Policy Area” To “Community Commercial - Special Policy Area”
Proposed Amendment 14-98.0039	Kanata Blks 1,2,6-8; 4M-1011 & Blks 5&6; 4M-941 Earl Grey Dr 45.18 ac Penex Lands	Prel. Subm. 98/12/15	To review current land use policies for Kanata’s Regional Shopping Centre area
Amendment No. 31 14-95.0006	City of Ottawa Riverside Park Area	Deemed complete 98/11/09	Implements Riverside Park Neighbourhood Plan

**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 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>
Monarch 15-98.SD14 (R1) 06T-98014	Nepean Part Lots 9 to 12 Conc. 2 R.F. Jockvale Golf Community	98/12/04  Complete as of 98/12/08 per Bill 20	460 SF 327 TH	Received
Hobin 15-98.SD19 06T-98019	Nepean Pt Lot 16 Con 2(OF) Bayshore Area Acres Rd	98/10/30  Complete as of 98/11/03 per Bill 20	2 Blks for TH	Under Circulation
Lytle 15-98.SD20 06T-98020	West Carleton Lot 19 Con 6 (H)	98/09/08	86 SF	Preliminary Discussions
West Carleton Estates 15-98.SD21 06T-98021	West Carleton Pt Lots 1 and 2, Con 2 (H)	98/08/17	67 SF & Golf Course	Preliminary Discussions
Beaver Road Builders Ltd 15-98.SD22 06T-98022	Rideau V. of Manotick	98/10/01  Complete as of 98/10/07 per Bill 20	43 TH	Under Circulation
Lett 15-98.SD23 06T-98023	Kanata Pt Lot 27 Con 4 Thomas Dolan Parkway	98/10/26	24 SF	Preliminary Discussions

<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>
Minto 15-98.SD24 06T-98024	Nepean Area B South Nepean	98/11/10	Blks	Preliminary Discussions
VJ Land Ltd 15-98.SD25 06T-98025	West Carleton Pt Lots 13 & 14 Con 1 (H)	98/12/01	33 SF	Preliminary Discussions
561650 Ont Inc 15-98.SD02(R1) 06T-98002	Goulbourn Part Lot 22, Conc. 10 Stittsville	98/05/08	177 SF	Appealed to OMB 98/10/26
1048219 Ont Inc 15-98.SD03(R2) 06T-98003	Goulbourn West Ridge Estates- Phase 3 Stittsville	98/07/02	127 SF  Phase 3	Appealed to OMB 98/10/29
Relocatable Homes 15-97.SD10(R2) 06T-97010	Goulbourn Lot 27 Conc. 11 Stittsville	98/01/19	413 SF 123 TH	Appealed to OMB 98/10/22
Holmes 15-88.3198 06T-88016	Goulbourn Unit 35 Index Plan D-17 V. of Richmond	88/03/21  resumed 98/11/17	11 SF	Under Circulation processing resumed under the Old Act
Glennon 15-91.31132 06T-91001	Goulbourn Pt Lot 20 Con 3	90/12/28	15 SF	Draft Approval Extended to 01/04/16
Tartan 15-98.SD08 06T-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	P&DA Comssr. Notice of Decision 98/07/30 Draft Approved 98/08/18 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>
Braebury Homes 15-98.SD11(R1) O6T-98011	Ottawa Pt Lot 19 Con 2(OF) 3085 Dumaaurier Ave	98/04/06  Complete as of 98/04/27 per Bill 20	12 SF 42 SD (84 units)	P&DA Comssr. Draft Approved 98/12/17 after Appeal period ended per Bill 20
561572 Ont Ltd 15-95.0030 O6T-95014	Cumberland Pt Lot 25 Con 6 V. of Vars	95/03/27	71 SF	Draft Approved 98/12/23
Urbandale 15-94.1406 O6T-94021	Cumberland Pt Lot 1 Con 9 Orleans	94/09/16	32 SF plus 7 partial SF lots Phase 2	Draft Approved 98/06/11
Lacroix 15-97.SD03 O6T-97003	Gloucester Blk A, RP 24, Twp. of Cumb. and Pt lot 1, Con 2 (OF) City of Gloucester	97/01/28  Complete as of 97/02/13 per Bill 20	8 SF	Draft Approved 98/08/26
Urbandale 15-94-0513(R1) O6T-94046	Gloucester South Urban Centre	95/07/06	186 SF on 93 lots  Phase UB1	Draft Approved 98/10/20
Minto 15-18.148 (R5) O6T-86050	Kanata Morgan's Grant Phase 4	86/08/12	185 SF 1 Park  Phase 4	Draft Approved 86/01/29 extended to 99/02/12
CHMC 15-90.0216 O6T-90039	Ottawa Carson Grove	90/08/14	122 SF plus 26 residential Blks	Draft Approval extended to 99/10/27 by OMB

<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>
Caldwell 15-91.3004 O6T-91019	West Carleton Pt Lot 14 Con 1 (H)	91/06/10	15 SF	Draft Approval extended to 2000/12/31
764703 Ont Inc 15-90.1807 O6T-90019	Kanata Pt Lot 2 Con 1 Terry Fox Business Park	90/04/06	5 Blks in Phase 1	<b>4M-1012</b> Registered 98/08/28
Richcraft 15-94.0507 O6T-94031	Gloucester Pt Lots 17-19 Con 1(RF) River Ridge	94/11/09	92 SF 16 TH Blks 2 Park Blks  Phase A2	<b>4M-1013</b> Registered 98/09/16
Lemay 15-89.05309 O6T-89033	Gloucester Pt Lots 24 & 25 Con 1(OF) Blks 125 & 132 4M-871	89/07/25	49 SF	<b>4M-1014</b> Registered by OMB 98/09/29
Signature Ridge Dev Corp. 15-98.SD12 O6T-98012	Kanata Pt Lot 4 Con 2 & Pt Blk 27 4M-790 & Pt Lots 64-70, Blks 124-128 4M-789	98/04/18  Complete as of 98/04/24 per Bill 20	24 SF 14 TH on 3 Blks  Heritage Hills Phase 1	<b>4M-1015</b> Registered 98/09/29
Minto 15-92.0406 O6T-92014	Nepean Pt Lots 14 & 15, Con 1 (RF) Davidson Heights	94/01/19	104 SF  Contempo Phase 4	<b>4M-1016</b> Registered 98/10/06
Minto 15-18.148 O6T-86050	Kanata Pt Lot 10 Con 3 Morgan's Grant	86/08/12	64 SF  Stage 3A	<b>4M-1017</b> Registered 98/11/09

<b>OWNER NAME RMOF FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOF</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Urbandale 15-94.1406 06T-94021	Cumberland Pt Lot 1 Con 9 Orleans	94/09/16	32 SF plus 7 partial SF lots Phase 2	<b>4M-1018</b> Registered 98/11/16
Urbandale 15-94-0513 06T-94046	Gloucester Pt Lot 19 BF Con (RF) & Pt Lot 20 Con 1 Riverside South Community South Urban Centre	95/07/06	64 SF 122 TH  Phase UA2-2	<b>4M-1019</b> Registered 98/11/26
Habitat for Humanity 15-94.0402 06T-94040	Nepean Bayshore Community	94/01/16	8 TH	<b>4M-1020</b> Registered 98/12/02
Minto 15-87.05285 06T-87045	Gloucester Pt Lot 6 Con 3 (OS) & Pt Blk 41 4M-965 Chapel Hill Orleans	94/05/23	28 SF  Phase 4C	<b>4M-1021</b> Registered 98/12/07
South Nepean Dev. Corp. 15-95.0007 06T-95005	Nepean Pt Lots 14 & 15 Con 2(RF) Barrhaven	96/01/04	77 SF 7 TH Blks 1 Com Blk 1 Park Blk Phase 1	<b>4M-1022</b> Registered 98/12/16
South Nepean Dev. Corp. 15-95.0007 06T-95005	Nepean Pt Lot 15 Con 2(RF) Barrhaven	96/01/04	139 SF plus numerous part lots Phase 1	<b>4M-1023</b> Registered 98/12/16

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Minto 15-18.148(R5) 06T-86050	Kanata Pt Lot 10 Con 3 Morgan's Grant	86/08/12	185 SF 1 Park Blk  Phase 4	<b>4M-1024</b> Registered 98/12/18
Urbandale 15-92.1803(R3) 06T-92007	Kanata Pt Lot 31 Con 6(RF) Bridlewood	92/03/27	13 Blks  Phase 4C	<b>4M-1025</b> Registered 98/12/18
Lacroix 15-97.SD03 06T-97003	Gloucester Blk A, RP 24, Twp. of Cumb. and Pt lot 1, Con 2 (OF) City of Gloucester	97/01/28  Complete as of 97/02/13 per Bill 20	8 SF	<b>4M-1026</b> Registered 98/12/31



**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 RMOF FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOF</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Mashaie 15-98.CD06 06CDM98-506	Vanier Lot 25 RP 502 400 Blake Blvd	98/12/16  “complete” as of 98/12/18 per Bill 20	8 Apt	Conversion Under Circulation
Novak 15-98.CD07 06CDM98-507	Vanier Lot 29 RP 502 416 Blake Blvd	98/12/16  “complete” as of 98/12/18 per Bill 20	8 Apt	Conversion Under Circulation
Mashaie 15-98.CD08 06CDM98-508	Vanier Lot 27 RP 502 408 Blake Blvd	98/12/16  “complete” as of 98/12/18 per Bill 20	8 Apt	Conversion Under Circulation
Mashaie 15-98.CD09 06CDM98-509	Vanier Lot 18 RP 502 368 Blake Blvd	98/12/16  “complete” as of 98/12/18 per Bill 20	8 Apt	Conversion Under Circulation

<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>
Parkside Mews 15-98.CD03 06CDM98-503	Ottawa Part Lots 34 and 35, North Rideau St.	98/03/27  “complete” as of 98/05/20	6 Apt	P&DA Cmmr. Notice of Decision 98/12/09 Draft Approved 98/12/01
McLean Manor 15-97.CD02 06CDM97-502	Rideau Pt Lot 4 Con A(BF) V of Manotick	97/02/07  “complete” as of 97/02/17 per Bill 20	16 TH	P&DA Cmmr. Notice of Decision 98/11/25 Draft Approved 97/09/09
Welch 15-87.3072 06CDM87-537	West Carleton Lot 26 Con 2 (T)	87/08/10	6 SF	<b>CC-603</b> Registered 98/11/26
McLean Manor 15-97.CD02 06CDM97-502	Rideau Pt Lot 4 Con A(BF) V of Manotick	97/02/07  “complete” as of 97/02/17 per Bill 20	4 TH  Phase 1	<b>CC-604</b> Registered 98/11/26
Gagliano 15-97.CD11 06CDM97-511	Gloucester 3089-3112 Armada 1589-1596 Fortier St.	97/06/20	28 TH	<b>CC-605</b> Registered 98/12/03

**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 RMOC 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 13-98-0053	Nepean Lots 1-4, RP 918 Bruntwood Ave Longfields	87-98	98/09/11  not approved	7 SF
Minto 13-98-0054	Nepean Lots 2, 155 & 178 4M-905 Stoneway Dr & Woodroffe Ave	68-98	98/09/15  98/09/24	Creation of Community Entrance
Longfarm 13-98-0055	Nepean Lots 98, 99, 100, 102, 103, 104 & 107 & Blocks 108, 109, 112, 129 4M-886	80-98	98/09/14  not approved	File superceded by 13-98.0063
Noble Homes Inc 13-98-0057	Ottawa Block 5, 4M-967 615 Belfast Rd.	202-98	98/09/24  98/09/29	5 TH
Coscan 13-98-0058	Cumberland Lots 13 to 48 4M-988 Como Cr.	64-98	98/10/09  98/10/23	39 SF

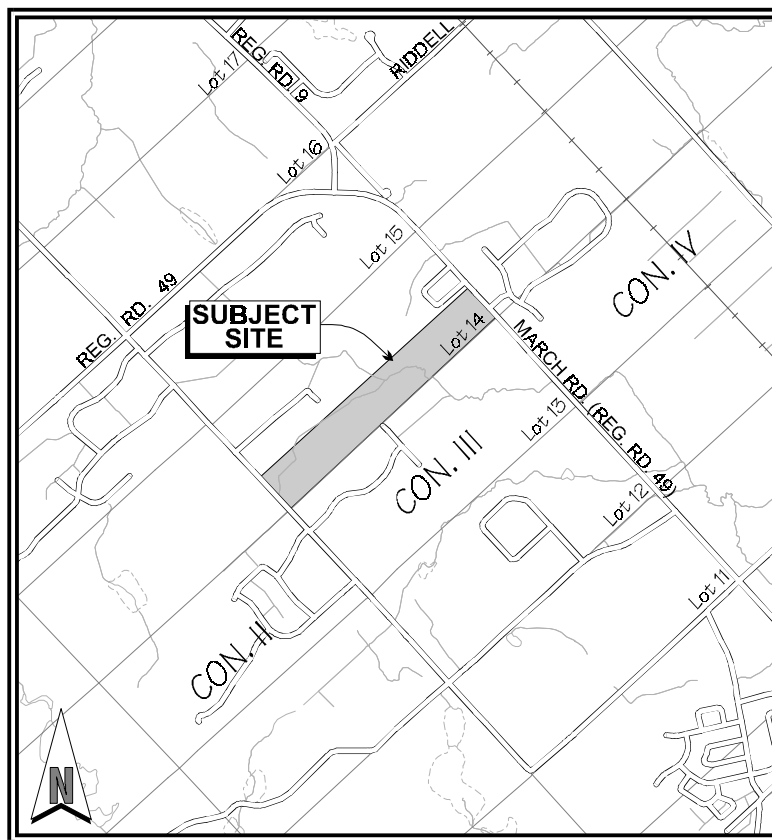
<b>OWNER NAME AND RMOC FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Richcraft 13-98-0059	Gloucester Blks 100, 101 105, 109, 110, 112, 114 & 118 4M-1013 Otter Tail Cr. & Marble Canyon South Urban Community	189-98	98/10/14  98/10/15	94 SF
Claridge 13-98-0060	Ottawa 195 Colonel By Dr / Echo Dr / Greenfield Ave	278-98	98/12/21  98/12/23	63 TH
Ashcroft 13-98-0061	Ottawa Lot 46 4M-1008 1252 Merivale Rd	231-98	98/10/26  98/10/26	1 SD (2 units)
Conroy Rd. Dev. 13-98-0062	Ottawa 3170-3250 Conroy Rd & Johnston Rd	Proposal Only	-	115 SF
Longfarm 13-98-0063	Nepean Lots 98, 99, 100, 102, 103, 104 and Blocks 108, 109, 112 and 129 & Pt Blk 111, 4M-886 Blocks 119, 120 and 121, 4M-889 Boulder Way Longfields	107-98	98/10/30  98/11/18	17 SF
Domicile Dev. 13-98-0064	Ottawa Hamilton Ave N and Spencer St	259-98	98/11/23  98/11/26	38 TH

## APPEAL SUMMARY REPORT

DATE: 25 January, 1999

SUBJECT: **APPEAL TO OMB  
CITY OF KANATA COMMITTEE OF ADJUSTMENT  
APPLICATION B-26/98  
(APPLICANT: ESTATE OF EDNA MAXWELL)**

LOCATION:



### SUMMARY OF THE APPEAL

On 16 November, 1998, the City of Kanata's Committee of Adjustment approved an application to sever a 2.14 ha parcel (B 26/98) from an overall holding of 18.74 ha. The new lot, which has an existing single family dwelling (1133 March Road) on it, would have access to March Road (Regional Road 49) over an existing right-of-way of 20.1 metres shared by another existing single family residence at 1111 March Road.

The retained lot, which is used for agricultural purposes, would have frontage of approximately 143.3 metres on Second Line Road. However, an extension of the existing right-of-way through

the proposed severed parcel, was also approved by the Committee of Adjustment to permit continued access for farm equipment and vehicles from the retained parcel to March Road. This will probably be the only entrance used by the farmer as it is the shortest distance to move his machinery from his property across March Road.

The subject lands are designated “GENERAL RURAL AREA” in the Regional Official Plan and “General Rural” in the City of Kanata Official Plan. The zoning in Kanata’s Zoning By-law 74-79 is “ER - Estate Residential”.

Both Regional and Kanata staff recommended that the application for severance be denied, since it is contrary to policies in both Official Plans and the requirements of Kanata’s zoning by-law, particularly with respect to the parcel to be severed.

Regional planning staff recommend against approval for the following reasons:

1. The severed parcel would not meet the minimum requirements of Kanata’s Official Plan and zoning by-law for lot area frontage. Kanata’s Official Plan Policy 4.7.3.1 states that: “Generally, residential uses shall be limited to low density dwellings with a minimum lot size of 10 ha. However, consideration may be given to the creation of a new lot with an area of at least 4 ha and with at least 100 m of continuous frontage on a public road...”. This policy is also reflected in the zoning requirements. The proposed severed lot is 2.14 ha and has a frontage of 20.1 metres (by way of an easement over abutting lands at 1111 March Road) is well under the minimum requirements.
2. A 20.1 metre right-of-way does not provide adequate frontage to a Regional Road, especially as it is intended to be the main entrance for two separate non-farm single detached residences as well as the primary entrance for an active farm.
3. There has been no farm consolidation to warrant removal of the single detached dwelling from these lands currently used for agricultural purposes. Regional Official Plan Policy 7.3 “Farm-Related Severances” states:

“Council shall:

1. Permit farm severance’s in Agricultural Resource Areas:
  - b) for a dwelling made surplus through farm consolidation. Farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation.”

The policy above, which is also in effect for the “General Rural Area” designation as per Section 3.7.4 “Development in the General Rural Area” Sub-section 1. m), is not met, since there is no farm consolidation taking place.

4. Approval of this application would create an undesirable precedent based on poor planning since there are numerous other existing right-of-ways within the Region.

For the reasons above, regional staff appealed the approval of this severance application to the Ontario Municipal Board.

#### RECOMMENDATION

That the Planning and Environment Committee recommend that Council confirm Regional staff's appeal to the Ontario Municipal Board of Kanata's Committee of Adjustment's approval of application B 26/98, described above.

Attach:       Application B-26/98 for Estate of Edna Maxwell  
                  Regional Staff Comments to City of Kanata (13 November, 1998)  
                  City of Kanata Decision Notice (18 November, 1998)  
                  Letter of Appeal to the Ontario Municipal Board (07 December, 1998)

CITY OF KANATA  
COMMITTEE OF ADJUSTMENT  
NOTICE OF A PUBLIC HEARING

APPLICANT: Estate of Edna Maxwell

RE: Consent for the creation of a new lot with an area of 2.14 ha (5.3 acres) with access to March Road over a right-of-way shared by the single family residence at 1111 March Road, and the retention of a lot with an area of approximately 16.6 ha (41 acres) and frontage of approximately 143.3 metres on Second Line Road; and  
Consent for the creation of an easement over the proposed severed parcel in favour of the retained parcel, to permit access to March Road, for farm operation purposes.

LOCATION: Part Lot 14, Concession 3, 1133 March Road

Comments: Access to the single family home is provided to March Road by a registered right-of-way. This right-of-way is shared by the residence at 1111 March Road. The part to be retained consists of active farm land with somewhat rolling terrain and has access off Second Line Road.

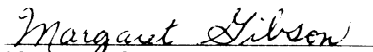
TAKE NOTICE that the Committee of Adjustment for the City of Kanata will hold a public hearing in the Council Chambers, 3<sup>rd</sup> Floor, 580 Terry Fox Drive on MONDAY, **November 16, 1998**, AT 7:00 P.M. to hear Application B-26/98.

The applicant is hereby advised that he/she should appear in person at the hearing or be represented by a solicitor or other person in order that he/she may be present his/her case and assist the Committee in reaching a decision. Failure of the applicant or his/her representative to appear at the hearing may result in the application not being dealt with by the Committee.

This being a public hearing, any person wishing to support or oppose this application is permitted to attend, or if unable to attend, may submit comments in writing to the Secretary-Treasurer of the Committee of Adjustment prior to the date and time of the hearing. Additional information is available for public inspection in Planning and Development Services.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Municipal Board may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to Mrs. Margaret Gibson, Secretary-Treasurer, Committee of Adjustment, 580 Terry Fox Drive, Kanata, Ontario K2L 4C2, Telephone: 592-4291, Ext. 259.



Margaret Gibson, AMCT  
Secretary-Treasurer,  
Committee of Adjustment,  
City of Kanata



FORM 1  
PLANNING ACT, R.S.O. 1990, C.P. 13

APPLICATION FOR CONSENT

Approval authority: COMMITTEE OF ADJUSTMENT FOR THE  
CORPORATION OF THE CITY OF KANATA

1. Name of Owner: Estate of Edna Maxwell

Telephone Number:

Address:

Name of authorized agent or owner's solicitor: Teresa Larivee

Telephone Number: 832-3716

Address: 2853 Barlow Cresc.

Dunrobin KOA ITO

Please specify to whom all communications should be sent:

Owner \_\_\_\_\_ Agent ☒ Solicitor \_\_\_\_\_

2. a) Type and purpose of proposed transaction:  
(Check appropriate space).

☒ Conveyance (specify - e.g. new lot, addition to a lot)

Severance of 5.3 acres from approx. 46 acre parcel

☐ Other (specify - e.g. mortgage, lease, easement, right-of-way, correction of title)

Easement in favour of retained parcel

(b) If a lot addition, identify the lands to which the parcel will be added

(c) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest is intended to be conveyed, leased or mortgaged

Estate of Edna Maxwell

(d) Relationship (if any) of person(s) named in (b) to owner (specify nature of relationship)

3. Are there any easements or restrictive covenants affecting the subject land?

...Yes.... If the answer is yes, describe the easement or covenant and explain its effect. A right-of-way exists across the part to be severed for a previously severed lot, 1111 March Rd. A right-of way in favour of the retained lot is also required across the part to be severed to allow access to the retained lot for farm operation purposes.

4. Location of land:

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON, CITY OF KANATA

Concession No. 3. Lot(s) No. 14.

Regst. Plan No. Lot(s) No.

Ref. Plan No. Part(s) No. Inst. MH 3136

Geographic or former Township March

Name of street or road 1133 March Road

5. Description of land intended to be severed:

Frontage (see note) Depth (see note & plan) Area 5.3 acres

Existing Use residential Proposed Use residential

Number and use of buildings and structures (both existing and proposed) on the land to be severed 1 single family res.

6. Description of land intended to be retained:

Frontage 143.3 m. Depth 1170 m. approx. Area .41 acres approx.

Existing Use farming Proposed Use farming

Number and use of buildings and structures (both existing and proposed) on the land to be retained none

7. Number of new lots (not including retained lots) proposed one

8. Present Official Plan provisions applying to the land... General Rural...

9. Type of road access for proposed lot (specify) March Rd. (existing)

Type of road access for retained lot (specify) 2nd Line (with ROW over severed lot - see item 3)

Is access by water to proposed lot? Yes No X

Is access by water to retained lot? Yes No X

If proposed access is by water, what boat docking and parking facilities are available on the mainland? (Specify)

10. What type of water supply is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Municipally owned and operated pipe water supply	.....	.....
Lake	.....	.....
Well	..X.....	..X.....
Other (Specify)	.....	.....

11. What type of sewage disposal is proposed? (Check appropriate space)

TYPE	PROPOSED LOT	RETAINED LOT
Municipally owned and operated sanitary sewers	.....	.....
Septic Tank	..X.....	n/a.....
Pit Privy	.....	.....
Other (Specify)	.....	.....

12. When will water supply and sewage disposal services be available?

Not included in current Official Plan

- 13.(a) Has the owner previously severed any land from this holding?

Yes X No           

- (b) If the answer to (a) is "Yes", please indicate previous severances on the required sketch and supply the following information for each lot severed:

Grantee's Name .. Ryan (subsequently sold).....  
Relationship (if any) to the owner ..none..  
Use of parcel ..residential.....  
Date parcel created ..1972 (approx.).....

14. Is the subject land the subject of any other application under the Act, such as approval of official plan or plan amendment, a zoning by-law amendment, a Minister's zoning order amendment, a minor variance, a consent or approval of a plan of subdivision? minor var. If the answer is yes, give the file number and the status of the application.

concurrent with this application (file no. not known).....

Dated at the City of Kanata, this ..... day of .....

19. ....

.....  
(signature of applicant, solicitor or authorized agent)

## DECLARATION

I, Teresa Larivee of the Township of  
West Carleton in the Regional Municipality of Ottawa-Carleton

solemnly declare that:

All the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the City  
of Kanata, in the Regional  
Municipality of Ottawa-Carleton  
this 28th day of  
October 1998

*Teresa Larivee*  
Signature of Applicant

*Margaret Gibson*  
Signature of Commissioner, etc.

#####

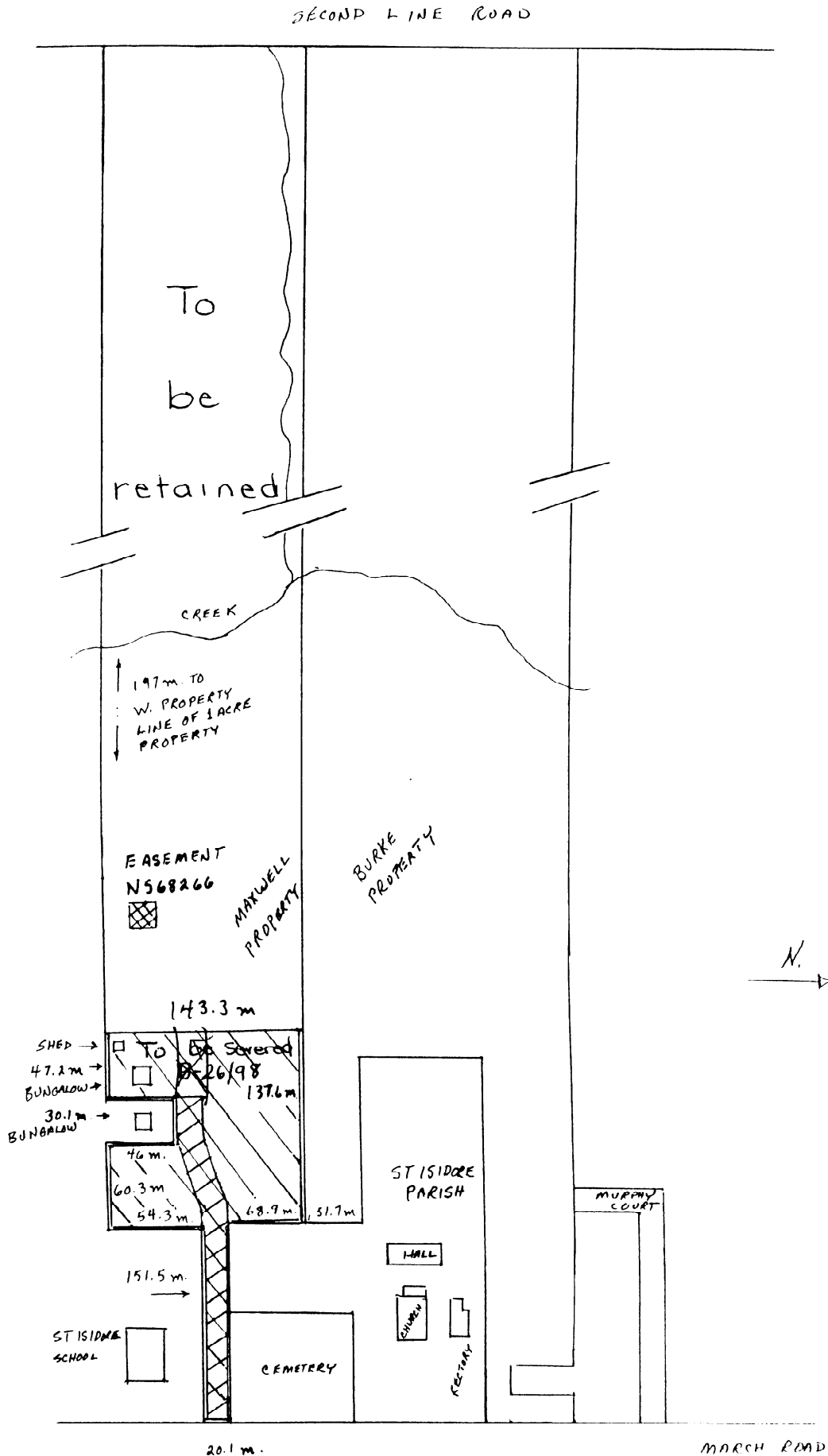
### FOR OFFICE USE ONLY

#### CERTIFICATION

I, Margaret Gibson, Secretary-Treasurer for the City of Kanata Committee of Adjustment in the Regional Municipality of Ottawa-Carleton, certify that the above application is a true copy.

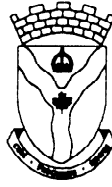
ated this 28th day of October, 1998

*Margaret Gibson*  
Margaret Gibson  
Secretary-Treasurer  
Committee of Adjustment



Region of Ottawa-Carleton  
Ottawa-Carleton Centre  
111 Lisgar street, Cartier Square  
Ottawa, Ontario K2P 2L7  
Planning and Development Approvals Department

Tel. (613) 560-6058  
Fax. (613) 560-6006



Région d'Ottawa-Carleton  
Centre Ottawa-Carleton  
Place Cartier, 111 rue Lisgar  
Ottawa (Ontario) K2P 2L7  
Service de l'urbanisme et de l'approbation des  
demandes d'aménagement  
Tél. (613) 560-6058  
Télécopieur (613) 560-6006

13 November 1998

Mrs. Margaret Gibson, AMCT  
Secretary Treasurer  
Committee of Adjustment  
City of Kanata  
580 Terry Fox Drive  
Kanata, Ontario  
K2L 4C2

Dear Mrs. Gibson

**Re: City of Kanata - Committee of Adjustment  
Severances B 25/98 and B 26/98  
Hearing of November 16, 1998**

Thank you for the opportunity to review and comment on the following application(s).

**Application B 25/98 - Estate of Edna Maxwell  
920 March Rd**

The subject lands are designated "Kanata North Expansion Area" in the Regional Official Plan (ROP); and, "General Rural" in the Kanata Official Plan; and, are zoned "ER - Estate Residential" in Kanata's zoning by-law 74-79 as amended. An "ER - Estate Residential" zone requires a minimum 4 ha lot area and a minimum 100 metre frontage for the parcel to be severed; and, a minimum 10 ha lot area and a minimum 130 metre frontage for the retained parcel.

The applicant is proposing to sever a 0.8 ha parcel of land with a 77.3 metre frontage on March Rd (Reg. Rd. 49), while retaining a 2.02 ha parcel of land with a 84.7 metre frontage.

Single family dwellings already exist on both the retained and severed parcels.

A creek extends across both the retained and severed parcels. Section 5.2.2.5 of the ROP states:

"When considering development proposals adjacent to ... streams, require that all structures and septic systems be set back a minimum of 30 metres from the normal high water mark as determined in consultation with the Conservation Authority, or, where there is a defined bank..."

Based on the above the RMOC Planning and Development Approvals Department would have no objection to the severance as proposed provided that:

1. The Region shall be advised by the City of Kanata that both the retained and severed parcels conform with a zoning by-law approved under the requirements of the Planning Act, with all possibility of appeal to the OMB exhausted.
2. Should the applicant require a new well then the applicant must provide certification to the Region of the following:
  - a) That the well has been constructed in accordance with MOEE guideline "Water Wells and Ground Water Supplies in Ontario.
  - b) That the quality of the water meets the MOEE "Ontario Drinking Water Objectives."
  - c) That there is sufficient quantity for the intended use. The certification must be prepared by a Professional Engineer. Alternatively, an agreement with the Region and a "Notice of Claim" must be registered on title.
3. The owner shall convey to the Region, at no cost, an unencumbered road widening along Regional Road 49 - March Road measuring 17 metres from the existing centreline of pavement.
4. The owner is to acknowledge and agree that there is a minimum 30 metre setback from Shirley's Brook for all new structures, septic systems and hard surfaces, measured shoreward from the top of the average annual high water mark. Any unauthorized destruction or alteration to a watercourse or an area of fish habitat is prohibited. Any proposed alteration (such as a driveway crossing) must be reviewed in detail by the Ministry of Natural Resources and may require authorization pursuant to the provisions of the Federal Fisheries Act.

**Application B 26/98 - Estate of Edna Maxwell**  
**1133 March Rd**

The subject lands are designated "General Rural Area" in the Regional Official Plan (ROP); and, "General Rural" in the Kanata Official Plan; and, are zoned "ER - Estate Residential" in Kanata's zoning by-law 74-79 as amended. An "ER - Estate Residential" zone requires a minimum 4 ha lot area and a minimum 100 metre frontage for the parcel to be severed; and, a minimum 10 ha lot area and a minimum 130 metre frontage for the retained parcel.

The applicant is proposing to sever a 2.14 ha parcel of land with a 20.1 metre "right-of-way" frontage on March Rd (Reg. Rd. 49), while retaining a 0.9 ha parcel of land with a 143.3 metre frontage on Second Line Road.

Based on the above the RMOC Planning and Development Approvals Department is NOT in favour of this proposed severance for the following reasons:

1. The severed parcel would not meet the minimum requirements for both lot area and in particular lot frontage of Kanata's zoning by-law.
2. A 20.1 meter right-of-way does not provide adequate frontage to a Regional road.
3. There has been no farm consolidation to warrant removal of the single family dwelling from these lands currently used for agricultural purposes.
4. Approval of this application would create an undesirable precedent for poor planning.

Please advise the under-signed of the decision of the Committee of Adjustment in these applications as required by the Planning Act.

Yours truly,



Brian Faddies  
Planning Approvals Officer  
Development Approvals Division  
BF/bf



## DECISION

### CITY OF KANATA - COMMITTEE OF ADJUSTMENT PLANNING ACT, R.S.O. 1990 SECTION 45

FILE NO. B-26/98

APPLICANT(S): Estate of Edna Maxwell

LOCATION: Part Lot 14, Concession 3, 1113 March Road

PURPOSE: Consent for the creation of a new lot with an area of 2.14 ha (5.3 acres) and frontage of 20.1 metres on March Road, and the retention of a lot with an area of approximately 16.6 ha (41 acres) and frontage of approximately 143.3 metres on Second Line Road; and Consent for the creation of an easement over the proposed severed parcel in favour of the retained parcel, to permit access to March Road, for use only by farm equipment and vehicles, for farm operation purposes

DATE OF HEARING: November 16, 1998


LAST DATE FOR APPEAL OF DECISION: December 7, 1998


We the undersigned concur in the following decision and reasons of the Committee of Adjustment for the City of Kanata made on the 16<sup>th</sup> day of November, 1998.

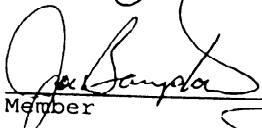
DECISION: Consent Granted

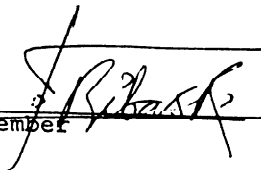
CONDITIONS: See Schedule "a" attached. All conditions must be met within one year of conditional consent.


REASONS: Although the severed lot does not meet the requirements of the minimum lot size or frontage, there will be no greater impact on the area as no additional homes will be built to take access off the March Road. Granting this severance will not impact negatively on the area as other homes in the vicinity are located on 2 acre and 5 acre parcels.

  
Chairman

  
Member

  
Member

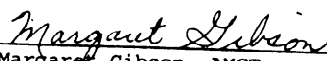
  
Member

  
Member

I, Margaret Gibson, Secretary-Treasurer of the committee of Adjustment for the City of Kanata I the Regional Municipality of Ottawa-carleton, certify that the above is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 18<sup>th</sup> day

of November, 1998

  
Margaret Gibson, AMCT  
Secretary-Treasurer,  
Committee of Adjustment  
City of Kanata  
580 Terry Fox Drive  
Kanata, Ontario, K2L 4C2

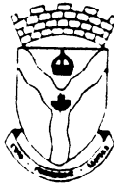
Application B-26/98

Estate of Edna Maxwell

CONDITIONS:

- 1) That the applicant submit to the City, a registered plan of survey of the severed lot, and a certificate verifying the frontage and area of the severed lot. The said plan should show and meet the required setback of the buildings on the subject severed parcel.
- 2) That the applicant provide the Secretary-Treasurer with a deed conveying the severed lands, for use for the issuance of the Certificate of Consent.

Region of Ottawa-Carleton  
Legal Department, 3rd Floor  
111 Lisgar Street, Ottawa, ON K2P 2L7



Tel. (613) 560-2056  
Fax. (613) 560-1383

Région d'Ottawa-Carleton  
Service du contentieux, 3ème étage  
111, rue Lisgar, Ottawa (Ontario) K2P 2L7

Tél. (613) 560-2056  
Télécopieur (613) 560-1383

7 December 1998

File: O.1.2.pending

Secretary Treasurer  
City of Kanata  
Committee of Adjustment  
580 Terry Fox Drive  
Kanata, ON K2L 4C2

Dear Sir/Madam:

**Re: Ontario Municipal Board Appeal**  
**Consent No. B26/98, City of Kanata**

The Regional Municipality of Ottawa-Carleton hereby appeals the City of Kanata Committee of Adjustment Application B26/98 to the Ontario Municipal Board, pursuant to the *Planning Act*, section 34. The reasons for this appeal are as follows:

1. The severed parcel would not meet the minimum requirements for both lot area and in particular lot frontage of Kanata's zoning by-law;
2. A 20.1 metre right-of-way does not provide adequate frontage to a Regional road;
3. There has been no farm consolidation to warrant removal of the single family dwelling from these lands currently used for agricultural purposes; and
4. 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 made payable to the Minister of Finance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'TCM'.

Timothy C. Marc  
Solicitor

TCM/AT-M

Attach.(1)

cc: Brian Faddies, DAD :