

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

REPORT  
RAPPORT

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Our File/N/Réf. Your File/V/Réf.	23 05-96.0001
DATE	21 November 1996
TO/DEST.	Coordinator, Planning & Environment Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	<b>SUMMARY OF ASSIGNED FUNCTIONS OFFICIAL PLAN AMENDMENTS, SUBDIVISIONS, CONDOMINIUMS, PART LOT CONTROL BY-LAWS, ZONING BY-LAWS AND SEVERANCES</b>

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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 zoning by-law, as noted in Annex V.**

### **PURPOSE**

This report summarizes the activities of the Development Approvals Division concerning the assigned approval authority from the Minister of Municipal Affairs and Housing to Regional Council. Regional Council has further assigned certain functions to the Regional Planning and Development Approvals Commissioner.

This report is presented to Regional Planning and Environment Committee for information and deals with those assigned activities which have taken place since the last report submitted on 18 September 1996.

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)

Since 18 September 1996, the area municipalities have submitted 60 zoning by-laws and the Development Approvals Division has commented accordingly. Any Regional requirements will be secured at the time of site plan approval. One zoning by-law has been appealed (see Annex V).

### Comments on Severance Applications and Monitoring of Decisions

In accordance with the Minister's delegation, the Development Approvals Division has reviewed and commented on 51 severance applications from the Regional Land Division Committee and the local Committees of Adjustment since 18 September 1996. No decisions have been appealed.

### CONSULTATION

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

### FINANCIAL IMPLICATIONS

Where applicable, processing fees provide significant cost recovery.

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

Attach. ( 5 )

**Official Plans and/or Amendments Submitted to the Region for Approval**

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

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOc FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 24 14-92.1804	Kanata Kanata Town Center Lots 1-3 Cons 2-4	Prel. Subm. 92/03/20  Formal Subm. 94/03/18	Disputed LOPA Approved in part by Regional Council on 94/07/13 and 94/09/28 with 5 mods, 2 deferrals and 1 referral; and, futher Approved by Regional Council on 95/09/27, with the withdrawal of the 1 part referred to the OMB To a) apply new policies in relation to the Communities vision b) to bring into conformity with the Regional OP
Amendment No.14 14-96.0011	Ottawa the entire Central Area as shown on Sch.s "A" & "B"	Prel. Subm. 96/03/27  Formal Subm. 96/04/11 "complete" per Bill 163- 96/04/11	Disputed LOPA Approved by OMB 96/06/24 To establish clear policies to ensure protection and enhancement of views of major buildings, monuments and physical land forms in the Central Area
Ottawa Comprehensive OP 14-02.169	Ottawa Ottawa Civic Hospital, Ruskin St Parking Lot	Prel. Subm. 89/09/25  Formal Subm. 91/08/25	Disputed LOPA futher Approved in part by Regional Council on 96/06/12 by the lifting of Deferral 18

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOF FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Osgoode Comprehensive OP 14-90.1203	Osgoode Lot 1 Con 5 & 6	Prel. Subm. 90/01/23  Formal Subm. 91/03/21	Disputed LOPA further Approved in part by Regional Council on 96/06/26 by the partial lifting of Deferral 8 and designating to "Marginal Resource"

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>
Proposed Amendment 14-96.0025	West Carleton Dunrobin Village	Prel. Subm. 96/09/09	Proposal for an expansion of Dunrobin Village
Amendment No.59 14-96.0026	Cumberland Various locations 650 ha (1600 ac)	Prel. Subm. 96/09/20	From "Agricultural" To "Country Lot By Subdivision" or "Country Lot By Severance"
Amendment No.60 14-96.0027	Cumberland Pt Lot 6 Con 2 (OS) Wilhaven Dr east of Emmett Rd 4 ha (10 ac)	Prel. Subm. 96/09/20	From "Agricultural" To "Country Lot By Subdivision" To allow 4 new residential lots and a realignment of Wilhaven Rd
Proposed Amendment 14-96.0028	Nepean South Nepean adjacent to the new Hwy # 416 & new Strandherd/Fallowfield road realignment	Prel. Subm. 96/04/19	Concept Plan for a proposed Commercial "Power Centre" From "South Urban Community Study Area" To "Secondary Employment Centre"
Proposed Amendment 14-96.0029	Nepean Barrhaven Town Centre	Prel. Subm. 96/04/19	To expand a shopping centre from 35,000 sq. m from 10,000 sq. m
Proposed Amendment 14-96.0030	Gloucester Blk 129 RP 4M-871 Matheson & Ogilvie Rds	Prel. Subm. 96/09/25	From "Commercial" to "Residential"
Proposed Amendment 14-96.0031	Kanata Aird Place & Katimavik Rd 0.378 ha	Prel. Subm. 96/10/03	From "Community Commercial" To "Town Centre 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>
Proposed Amendment 14-96.0032	Ottawa 585 Lisgar St at Percy St	Prel. Subm. 96/09/23	From “Public Use” To “Low Profile Residential” in the Centretown Secondary Plan This will permit 36 TH on the former Immaculata High School site
Proposed Amendment 14-96.0033	Ottawa North of Montfort Hospital on Montreal Rd	Prel. Subm. 96/10/24	Preliminary proposal only for 180 Apt & TH for seniors as well as 86 Apt & TH for students
Amendment No.3 14-96.0034	Nepean	Prel Subm. 96/10/24	To introduce policies for “Home Occupations” in Residential areas
Amendment No.3 14-96.0035	Goulbourn Pt Lots 13 to 15 Con 7 & Pt Lots 13 to 16 Con 8 Flewellyn Rd to Fallowfield Rd along Conley Rd 200 ha	Prel Subm. 96/10/24	From “Candidate Mineral Resource Area” and the lifting of “Deferral No. 14” To “Agricultural Resource” and “Agricultural Resource - Poor Pocket” Also as the only area designated “Candidate Mineral Resource Area” the whole text of Section 9.3 is to be deleted
Proposed Amendment 14-96.0036	Ottawa 6 ha on Smyth Rd (the former site of the Rideau Veteran’s Home)	Prel. Subm. 96/09/06	From “Major Institutional Area” To “Residential Area”

**SUBDIVISION APPLICATIONS****(including resubdivisions, revisions, resubmissions and extensions of draft plan approval)**

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

<b>OWNER NAME RMOC FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOC</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Capital Beef (Danbar Holdings) 15-96.SD08 O6T-96008	Ottawa 299 Lees Ave	96/10/24	43 TH on 3 Blks	Under Circulation (Not Complete as of 96/11/19 per Bill 20)
Camdev Properties 15-94.1811 (R1) O6T-94041	Kanata Blk 40 & Pt Blks 33 & 34 4M-280 Kanata North Business Park	94/12/28	14 Ind Blks	P&DA Commr. Draft Approved 96/10/03
Urbandale Corp 15-94.1804 (R4) O6T-94019	Kanata Lots 2 & 3 Con 3 Kanata Town Centre - (North- East)	94/07/15	79 SF 22 Blks for 384 TH 4 Blks for 233 Apt	OMB Draft Approved 96/05/02 & revised by OMB 96/07/15
Minto 15-92.1801 (R2) O6T-92002	Kanata Pt Lot 27 Con 6 Emerald Meadows Bridlewood	92/02/06	223 SF 5 TH Blks  Phases 2 & 3	Draft Approval Extended to 99/09/16
Stanley 15-89.12109 (R2) O6T-89058	Osgoode Pt Lot 22 Con 8 V of Metcalfe	89/12/22	32 SF	Draft Approval Extended to 98/11/28
CMHC 15-96.SD06 O6T-96006	Gloucester Blk 128 & Pt Blk 129 4M-871 Matheson Rd & Whiterock St	96/06/11	30 TH on 2 Blks	P&DA Commr. Draft Approved 96/10/30 (Appeal period ends 96/11/18 per Bill 20)

<b>OWNER NAME RMOC FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOC</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Marlin Dev 15-96.SD04 O6T-96004	Cumberland Pt Lots 33 & 34 Con 1 (OS) EUC	96/04/24	35 TH on 5 Blks	P&DA Commr. Draft Approved 96/11/04 (Appeal period ends 96/12/03 per Bill 163)
Orchard View Estates 15-94.1204 O6T-94037	Osgoode Pt Lots 6 & 7 Con 3 and Blks 59 & 60 4M-787 V. of Greely	94/11/30	45 SF	Registered 96/08/19 4M-949
Ramar Dev 15-90.1204 O6T-90027	Osgoode Pt Lot 7 Con 7	90/07/03	44 SF	Registered 96/09/12 4M-950
Richcraft 15-94.0507 O6T-94031	Gloucester Pt Lot 19 Con BF (RF) and Pt Lots 18 & 19 Con 1 (RF) SUC River Ridge	94/11/09	139 SF (+ 8 part lots) plus 64 TH on 27 Blks Phase A1	Registered 96/09/24 4M-951
Urbandale 15-94.0513 O6T-94046	Gloucester Pt Lots 19 & 20 Con BF (RF) and Pt Lots 18 & 19 Con 1 (RF) SUC River Ridge	94/11/09	101 SF (includes 8 part lots from 4M-951) plus 68 TH on 8 Blks Phase A1	Registered 96/09/24 4M-952
754341 Ont. Ltd. 15-94.1812 (R1) O6T-94043	Kanata Blks 8 & 11 4M-310 SE Town Centre	95/01/13	101 TH	OMB Approved Registered 96/09/27 4M-953
Crown Pointe Dev 15-89.14138 O6T-89031	Cumberland Pt Lot C Con 9 EUC	91/01/14	41 SF plus 97 TH on 12 Blks	Registered 96/10/03 4M-954



<b>OWNER NAME RMOC FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOC</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Urbandale Corp 15-92.1803 O6T-92007	Kanata Pt Blks 11 & 12 RP 4M-910 and Pt Lot 30 Con 6 (RF) Bridlewood	92/03/27	2 Blks for SF or TH  Phase IVA-2	Registered 96/10/08 4M-955

**CONDOMINIUM APPLICATIONS****(including conversions, revisions, resubmissions and extensions of draft plan approval)**

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

<b>OWNER NAME RMOC FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOC</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Caisse Populaire Ste Anne Laurier d'Ottawa Ltd 15-96.CD11 O6CDM96-511	Ottawa 450 Rideau St	96/09/20	5 Com units	Under Circulation (Complete as of 96/10/02 per Bill 20)
Le Centre de jour polyvalent des aines francophones 15-96.CD12 O6CDM96-512	Ottawa 159 Murray St	96/09/30	14 Apt	Under Circulation (Complete as of 96/10/18 per Bill 20)
Wilberfoss Inc. 15-95.0032 (R1) O6CDM95-504	Ottawa 589 Rideau St Wallis House	95/11/02	46 Loft Apts	P&DA Commr. Draft Approved 96/09/10
Murray Properties 15-91.0204 O6CDM91-505	Ottawa 85 Murray St	91/11/01	20 Apt	Draft Approval extended to 99/09/14
Minto 15-96.CD02 O6CDM96-502	Ottawa 300 Gloucester St at Lyon and Nepean Sts.	96/03/18	54 Apt (in 4 buildings).	P&DA Commr. Draft Approved 96/11/05 (Appeal period ends 96/12/06 per Bill 163)

**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>
Urbandale / Tamarack 13-96.0025	Kanata Blks 1, 2, 9 & 10 4M-910 Goldfinch Dr Bridlewood	122-96	96/09/17  96/09/20	33 TH
Richcraft 13-96.0026	Nepean Blk 64, 4M-906 Blk 145, 4M-820 Locheland Cres Davidson Heights	77-96	96/09/27 / 96/10/02	Creating 2 SF
Crown Pointe Dev 13-96.0027	Cumberland Blks 42 to 53 4M-954 Trim Rd area EUC	102-96	96/10/23  96/10/23	97 TH
Sunfort 13-96.0028	Gloucester Pt Blk 1 4M-931 Sunwood Cres EUC	182-96	96/10/30  96/10/31	6 TH (4R- 12320)
Dallas Homes Inc 13-96.0029	Goulbourn Lot 28, 4M-864 Mika St Stittsville	49-96	96/11/07  96/11/12	Creating 2 SF
Richcraft 13-96.0030	Gloucester Lots 112-132, and 134-139, 4M-951 Blks 142, 145 and 147, 4M-951 plus Blks 99, 101, 102 and 105, 4M-952 Owl Valley Dr EUC	193-96	96/11/15  96/11/19	split lots to create 68 SD units

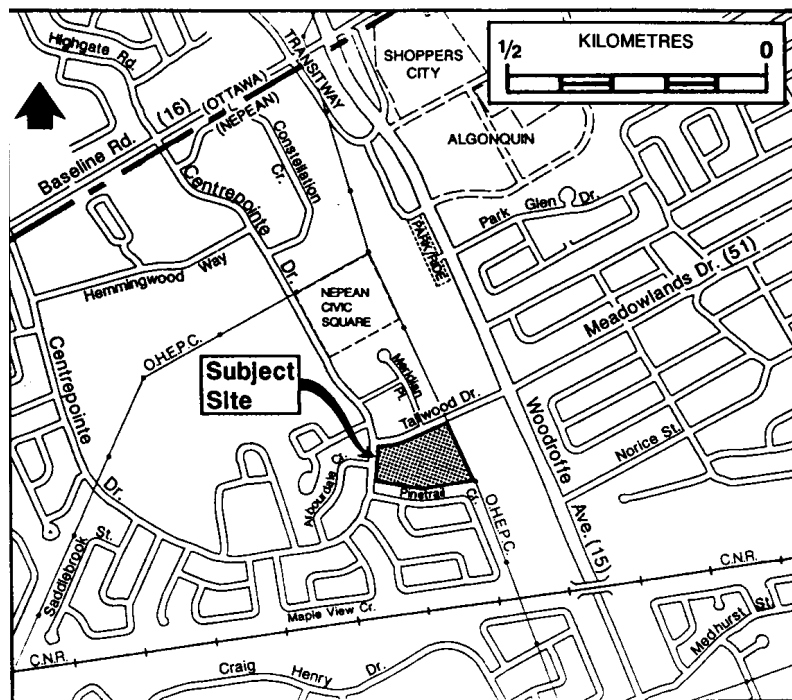
<b>OWNER NAME AND RMOC FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Tartan 13-96.0031	Nepean Lots 3-10 and 17- 29, 4M-898 Avonmore Cres and Stoneway Dr Davidson Heights	80-96	96/11/13	21 registered lots will create 36 SF units (4R-12500)

## APPEAL SUMMARY REPORT

DATE 25 November 1996

Re: ZONING BY-LAW AMENDMENT NO. 71-96  
CITY OF NEPEAN  
MINTO DEVELOPMENTS INC.  
CENTREPOINTE COMMUNITY (TALLWOOD DR.)

### Location Map



### Summary of the Consent

On 3 Sept. 96. the City of Nepean passed Zoning By-law Amendment (ZBLA) 71-96. The purpose of Nepean's ZBLA 71-96 was to implement Nepean's local Official Plan Amendment (LOPA) 5 and in so doing rezone a 2.4 ha (5.9 ac.) parcel of land at the southeast corner of Centrepointe Dr. and Tallwood Dr. from "Commercial Office (CO)" to "Special Residential (R3A)" and "Parks and Recreation (PRP)". Should Nepean's ZBLA 71-96 be approved it would permit Minto Developments Inc. (Minto) to develop a low density residential subdivision on the subject lands [i.e., Draft Plan of Subdivision (Draft Plan) 06T-96003].

On 25 Sept. 96, Regional staff appealed Nepean's ZBLA 71-96 because it does not have regard to the new Provincial Policy Statement as well as conflicts with the intent and spirit of the Region's and Nepean's Official Plan policies (see attached). A full explanation of Regional staff's

rationale for appealing Nepean's ZBLA 71-96 is contained in Regional staff's report on Nepean's LOPA 5 and Minto's Draft Plan 06T-96003 included elsewhere in this Planning and Environment Committee agenda package.

### Recommendation

That the Planning and Environment Committee recommend Council confirm Regional staff's Ontario Municipal Board appeal of the City of Nepean's Zoning By-law Amendment 71-91.

25 September 1996

File: pending

The Secretary  
Ontario Municipal Board  
1500-655 Bay Street  
Toronto, Ontario  
M5G 1E5  
Attention: Ms. D. Marci

Dear Ms. Marci,

**Re: Appeal of ZBLA 71-96, City of Nepean  
Tallwood Drive, Centreponte  
Minto Developments Inc.**

Enclosed, please find a copy of the RMOC's Notice of Appeal regarding zoning by-law amendment 71-96, which was enacted by the City of Nepean on September 3, 1996. A copy of this Notice of Appeal, together with a cheque in the amount of \$125.00 addressed to the Minister of Finance, have been served on the Clerk of the City of Nepean.

Please do not hesitate to contact me at (613) 560-6025, ext. 1384, or Mr. Tim Marc, Solicitor, at ext. 1444, should you require further information concerning this Notice of Appeal.

Yours truly,

*approved by V. Bietlot*

Valérie Bietlot  
Solicitor

VB/hm  
Attach.

cc: Mr. Barry Edgington  
Director, Plans Administration Division  
Planning and Property Department  
RMOC

**ONTARIO MUNICIPAL BOARD**

IN THE MATTER OF Section 34 of the Planning Act, R.S.O. 1990, c. P.13

AND IN THE MATTER OF an appeal by the Regional Municipality of Ottawa-Carleton in respect of Zoning By-Law 71-96 of the Corporation of the City of Nepean.

**NOTICE OF APPEAL**

TAKE NOTICE THAT the Regional Municipality of Ottawa-Carleton, pursuant to section 34 of the Planning Act, R.S.O. 1990, c.P.13, hereby appeals the Zoning By-Law 71-96 enacted on September 3, 1996 by the Corporation of the City of Nepean. The objections to the By-Law and reasons in support of these objections are as follows:

1. By limiting the form of residential development to low density development, By-Law 71-96 is contrary to the provisions contained in policy 21 of section 11.4 of the Official Plan of the Regional Municipality of Ottawa-Carleton.
2. By limiting the form of residential development to low density development, By-Law 71-96 is contrary to the provisions contained in sections 8.0 and 8.4 of the Official Plan of the City of Nepean.
3. By-Law 71-96 does not constitute good planning practice.
4. By-Law 71-96 will also require a Local Official Plan amendment removing the subject lands from the City of Nepean's "Primary Employment Centre" designation before the associated subdivision application can be draft approved. This application is contrary to the provisions of the Regional Official Plan and the Official Plan of the City of Nepean and does not constitute good planning practice.
5. Such further and other grounds as Counsel may advise and this Board allow.

DATED at Ottawa this 26th day of September, 1996.

J. Douglas Cameron, Q.C.  
 Regional Solicitor  
 Regional Municipality of Ottawa-Carleton  
 111 Lisgar Street, 3rd floor  
 Ottawa, Ontario  
 K2P 2L7

approved by V. Bietlot  
 Regional Solicitor



TO: Mr. John LeMaistre  
City Clerk  
The Corporation of the City of Nepean  
101 Centrepointe Drive  
Nepean, Ontario  
K2G 5K7

AND TO: The Secretary  
Ontario Municipal Board  
1500-655 Bay Street  
Toronto, Ontario  
M5G 1E5

Our File/N/Réf. (23) 09-96.0198  
Your File/V/Réf.

DATE 19 Sept. 96

TO/DEST. Tim Marc  
Legal Department

FROM/EXP. Director, Plans Administration Division  
Planning and Property Dept.

SUBJECT/OBJET **MINTO DEVELOPMENTS INC.  
ZONING BY-LAW AMENDMENT 71-96 (TALLWOOD DR.)  
CITY OF NEPEAN (CENTREPOINTE)  
OMB APPEAL**

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Please initiate an OMB appeal of Minto Developments Inc.'s (Minto) Nepean zoning by-law amendment (ZBLA) 71-96 as it does not conform with the following policies of the Region's and Nepean's Official Plans.

#### REGIONAL OFFICIAL PLAN

Section 11.4, TRANSIT POLICIES, Policy 21 states that:

**“ Council shall promote high levels of transit use by encouraging, at existing and proposed transit stations:**

- a) an arrangement of development and streets which facilitates easy access to the station;
- b) an arrangement of development whereby higher density development is located closer to the transit station than is lower density; and
- c) the provision of direct pedestrian access to the station and between complementary uses.”

Minto is proposing a residential subdivision of single detached dwelling units in the immediate vicinity of the proposed southwest transitway station at Tallwood Dr. Thus far, Minto has refused to consider any form of higher density residential development on these lands because of its marketing strategy and alleged ratepayer resistance. By limiting the form of residential development to low density on Minto's Tallwood Dr. property, Nepean's ZBLA 71-96 conflicts with Policy 21 of Section 11.4 of the Regional Official Plan (ROP).

## NEPEAN OFFICIAL PLAN

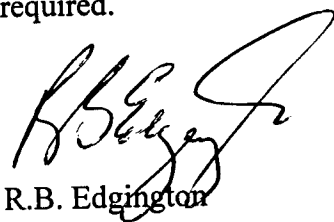
The City of Nepean Official Plan implements and supports the ROP policies noted above. Specifically, Section 8.4, PUBLIC TRANSIT, incorporates the wording of Policy 21 of Section 11.4 of the ROP. General policies to support public transit through land use planning are set out in Section 8.0, Policy (c). By limiting the form of residential development to low density on Minto's Tallwood Dr. property, Nepean's ZBLA 71-96 conflicts with the policies of Sections 8.0 and 8.4 of Nepean's Official Plan.

## RELATED MATTERS

In addition to Nepean's ZBLA 71-96, Minto's requires a local Official Plan Amendment (LOPA) to remove the subject lands from Nepean's "Primary Employment Centre" designation before its associated subdivision application (i.e., 06T-96003) could be draft approved. Minto's LOPA and subdivision applications will be the subject of future reports to Planning and Environment Committee. As Regional Planning staff believe that Minto's subdivision application also conflicts with the policies of the ROP and Nepean's Official Plan, this application will not be recommended for approval as proposed.

You also should be aware that Minto's proposed subdivision plan has not made provision for a local road linking its lands with the abutting lands the Region owns that will be surplus to the needs of the transitway. What's more, the development of Minto's lands for single detached housing will potentially compromise the highest and best use of the Region's property abutting Minto's by placing pressure on the Region to develop the Region's lands for the same type of housing in contravention of the ROP. The Property Services Division of the Planning and Property Dept. and the Transportation Planning Division of the Environment and Transportation Dept. are also on record as opposing Nepean's ZBLA 71-96 and Minto's subdivision application as presently proposed.

**Please note that the last day for appeal date is September 30th 1996.** Rob McKay and Andrew Hope of my staff are both familiar with this OMB appeal and can assist you further if required.



R.B. Edgington

cc: Rob McKay, PPD, PAD  
 Rob McCallum, ETD (Tran)  
 Doug McCaslin, PPD, PD  
 Ed Blaszyński, ETD (Tran)



OTTAWA CARLETON REGIONAL CLERK'S DEPT SEP 12 1996 Received
FILE # <u>08-96-0067</u>
DOC I.D. # <u>96-2989</u>
ACTION TAKEN
TO <u>TB</u>

## BY-LAW PASSED

### TALLWOOD AND CENTREPOINTE (File# B10-01-005-96)

By-Law 71-96 passed by Nepean Council on September 3, 1996, amends By-Law 39-81 but applies only to the site shown on map attached to this notice and described as follows:

► Block 134, Registered Plan 4M-467 being land at the southeast corner of Centrepointe Drive and Tallwood Drive in the Centrepointe Drive)

The property is being rezoned to permit the development of a 69 unit residential subdivision along with a small park.

The subject site is presently zoned CO which permits business and medical/dental office uses. This by-law will rezone the subject property to R3A Zone which permits detached dwellings and PRP Zone which permits a public park.

The applicant has also submitted an application (file # D01-02-004-96) to amend the Nepean Official Plan designation from "Primary Employment Centre" to "Residential". An application for approval of a plan of subdivision (06T-96003) has also been submitted to the Regional Municipality of Ottawa-Carleton.

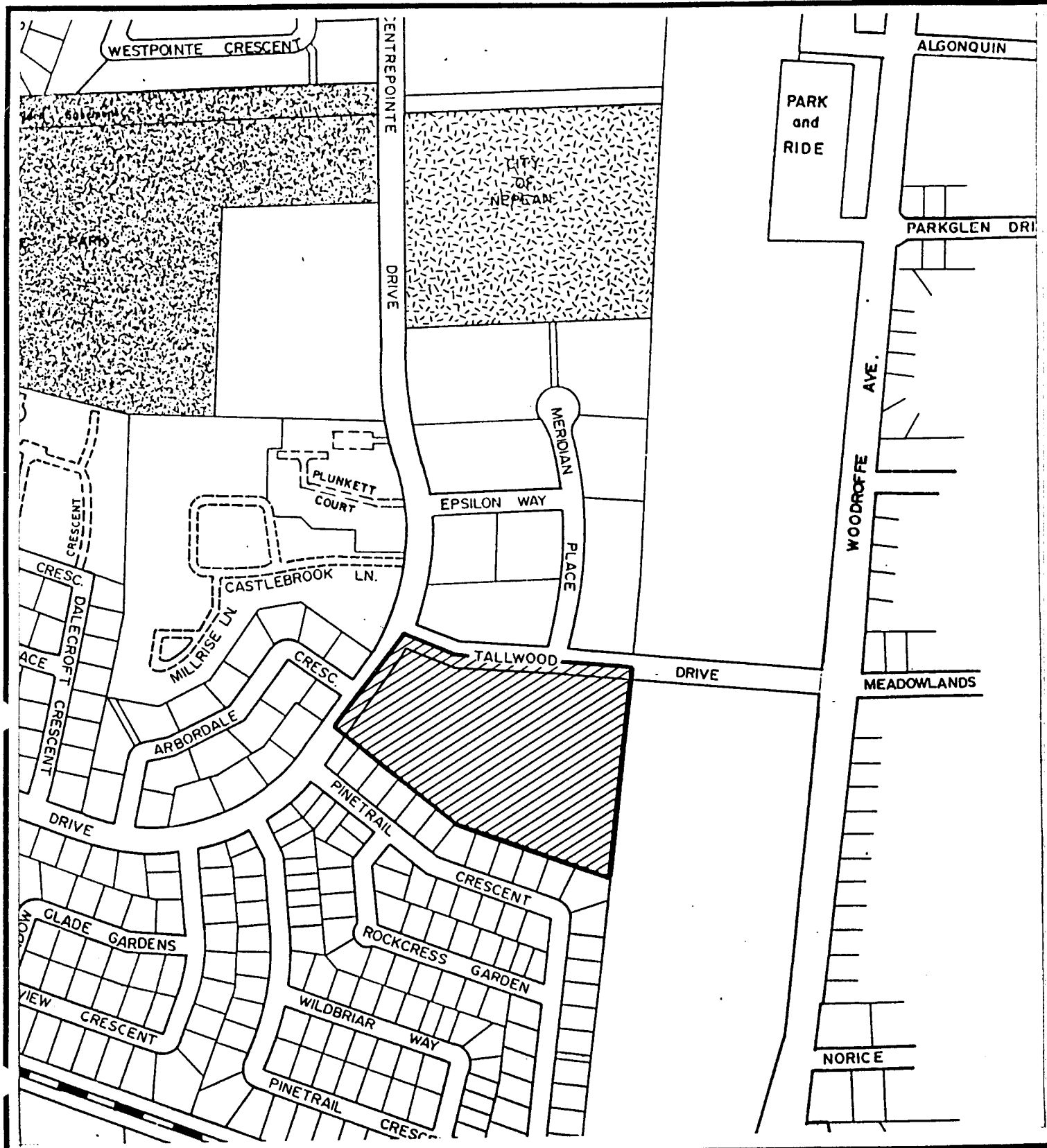
If you object to the passing of this by-law, you have until **September 30, 1996** to make an appeal to the Ontario Municipal Board (OMB). The OMB is the final authority on municipal by-laws. Only individuals, corporations and public bodies may appeal a zoning by-law to the OMB. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group. Your appeal must **set out the objections to the by-law and the reasons why**. Your appeal must include a cheque in the amount of \$125.00 payable to the "Minister of Finance" and sent to:

John LeMaistre, City Clerk  
City of Nepean  
101 Centrepointe Drive  
Nepean, ON, K2G 5K7

**If you want more information** on this by-law you can write, phone, fax or visit Nepean's Planning and Development Department at the same address. A complete copy of the by-law can be viewed Monday - Friday between 8:30 a.m. and 4:30 p.m. Direct your enquiries to:

Don Herweyer, Planning and Development Department  
phone: 727-6626  
voice mail: 727-6700 ext. 333 (leave message after office hours)  
fax: 727-6694

Dated September 10, 1996



### KEY MAP

SCALE 1 : 5,000

50 0 50 150



METRES

SUBJECT SITE

