

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf.                    29-00-0110  
Your File/V/Réf.

DATE                                    29 November 2000

TO/DEST.                            Co-ordinator  
   Planning and Environment Committee

FROM/EXP.                            Planning and Development Approvals Commissioner

SUBJECT/OBJET                    **APPEAL TO OMB**  
   **CITY OF GLOUCESTER**  
   **ZONING BY-LAW NO. 333-19 OF 2000**  
   **BOOTH KEENAN PROPERTY**  
   **LOT 28, 29 CON. B. F. (RIDEAU FRONT)**

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**RECOMMENDATION**

**That the Planning and Environment Committee recommend that Council confirm Regional staff's Ontario Municipal Board appeal of the City of Gloucester's Zoning By-law 333-19 of 2000.**

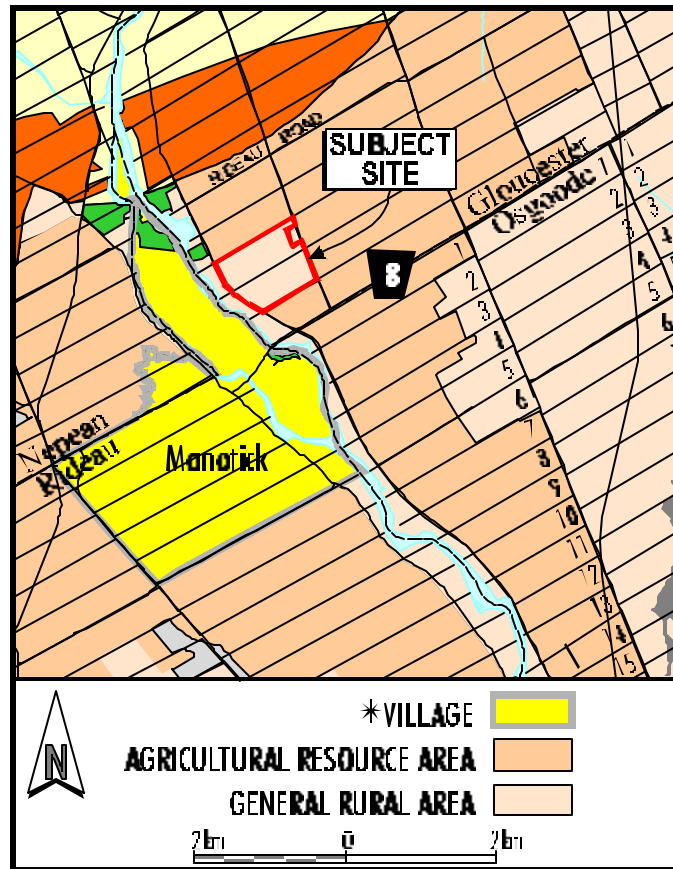
**INTRODUCTION**

On 12 September, 2000 the City of Gloucester passed the By -law described above under Section 34 of the Planning Act. The by-law would permit the development of 138 rural residential lots having a minimum lot size of 0.4 ha on part of Lots 28 and 29 Concession B. F. (Rideau Front).

This by-law does not conform to the Regional Official Plan or the Gloucester Official Plan , which require a minimum lot size of .8 ha. Staff are recommending that By-law 333-19 of 2000 be appealed.

## LOCATION

The subject site is located on part of Lots 28 and 29 Concession B. F. (Rideau Front).



## BACKGROUND

The subject lands are designated “General Rural Area” in the Regional Official Plan (ROP) and “Limited Development” in the local Official Plan (LOP). The policies associated with these designations **do not** permit the density of development proposed.

The appropriate lot size for development in the “General Rural Area” is not determined by hydrogeology and terrain analysis studies which indicate how large or small they can be for adequate servicing but by the overall objectives in the ROP for rural development. Council’s objective in the “General Rural Area” is to ensure that new development preserves the landscape and the rural character. The Regional Official Plan (ROP) permits country lots to be created by plan of subdivision or severance in the “General Rural Area”. The minimum lot size for country lot development is 0.8 ha. Lots larger than 0.8 ha may be required to ensure that there will be no adverse effect on the quality or quantity of water in other wells operating in the general area and to provide for the safe operation of wastewater disposal systems. Smaller lot sizes may be permitted for areas that are part of a development containing a recreational facility such as a golf course or a special landscape feature such as a cultural heritage feature or a geological feature, provided the development has an average lot size

of 0.8 ha over all the land in the development. Development on smaller lots in the rural area is directed to “Villages” which are the focus of commercial, residential and community activity in the rural area. The type of development (smaller lots) permitted in By-law 333-19 of 2000 should be directed to a “Village” location.

The ROP allows zoning by-laws to permit lots smaller than 0.8 ha as infill development in areas where there is a strip of existing development provided that such lots do not result in extensions in length or depth beyond the limit of development (existing features such as rivers and creeks and roads may be used to define the extent of development). The subject property is currently undeveloped and not part of a cluster of development and at 84.9 ha, clearly does not meet the criteria for infill development.

The policies in the “Limited Development” designation in the Gloucester Official Plan are similar, the minimum lot size is 0.8 ha. By-law 333-19 of 2000 does not conform to the Gloucester Official Plan.

#### Other Comments

##### a) OMB Decision - Fernlea Flowers Ltd.

The OMB, in its decision issued on 20 December 1999 (OMB file 0970262, appeal 5) to refuse the appeal by Fernlea Flowers Ltd. (Lot 27) to change the property from “Agricultural Resource Area” to “General Rural Area” provided the following comments on the Booth/Keenan property:

“If the Region and OMAFRA are consistent in their approach of protecting agricultural land in Gloucester, they will oppose any attempt to develop the Booth and Keenan lands for estate residential purposes other than say for a single row of houses fronting on the River Road as now occurs in places to the north of Rideau Road, (the same holds true for Fernlea).

The General Rural Area designation on the Booth/Keenan lands does not allow residential subdivision development as of right. At the very least, a local Official Plan Amendment, a rezoning, a plan of subdivision, a hydrogeology study and stormwater management study would be required. If, however the Booth and Keenan lands are allowed to develop residentially (other than simply housing fronting on River Road), a reevaluation of Fernlea’s designation request at his hearing would make sense.”

##### b) Rideau Valley Conservation Authority (RVCA) Comments

RVCA does not support the by-law stating that detailed technical information must be developed to support the principle of development at this location. The detailed technical information should include a detailed drainage planning study, a hydrogeology and servicing options study. (see Annex 2)

c) Letters/Petition from Neighbouring Residents

Staff has received a letter and a petition signed by 56 residents in the area who oppose the zoning change to permit development on 0.4 ha lots. The residents oppose the zoning because:

- it does not conform to either the Regional or Gloucester Official Plan
- no studies have been done to support the change
- this type of development does not fit the rural character of this area

The residents have not appealed by-law 333-19 of 2000, however they support the Region's appeal and are asking that the Region uphold the policies in the ROP. (see Annex 3)

CONCLUSION

Zoning By-law 333-19 of 2000 does not conform with the policies for development in the "General Rural Area" designation in the ROP and should be appealed.

*Approved by*

*N. Tunnacliffe, MCIP, RPP*

Region of Ottawa-Carleton  
111 Lisgar Street  
Ottawa, Ontario  
K2P 2L7  
Legal Department



Tel. (613) 560-6025 (1444)  
Fax. (613) 560-1383

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

Tél. (613) 560-6025 (1444)  
Télécopieur (613) 560-1383

9 October 2000

File: 0.1.2.Pending

Mme Michèle Giroux  
The Corporation of the City of Gloucester  
Box 8333, 1595 Telesat Court  
Gloucester, ON K1G 3V5



Dear Mme. Giroux:

Re: **PLANNING  
ZONING BY-LAW 333-19 OF 2000  
LOTS 28, 29 CONCESSION BROKEN FRONT**

The Region hereby appeals By-law 333-19 of 2000 concerning the above property to the Ontario Municipal Board. A cheque for \$125 payable to the Minister of Finance is enclosed. The grounds for the appeal are as follows:

1. Development at the proposed intensity would lead to the potential of conflicts with lands designated Agricultural Resource in the Regional Official Plan.
2. The proposed zoning by-law would permit 0.4 ha lots on the entire property. Only as infill development in clusters of existing development does the Regional Official Plan, in particular Section 3.7.4, policy 3, permit lots smaller than 0.8 ha in size over an entire development. The proposed zoning by-law does not therefore conform with the Regional Official Plan.
3. The proposed zoning by-law amendment is not consistent with the principles of good planning.
4. Such further and other grounds as counsel may advise and the Ontario Municipal Board permit.

Yours Sincerely,

Timothy C. Marc  
Solicitor

cc: Director, Development Approvals

# Planning and Development Review Team Équipe d'urbanisme

## ANNEX 2



Mississippi Valley  
Conservation  
de la vallée Mississippi



SOUTH NATION  
CONSERVATION  
DE LA NATION SUD

Date: August 9, 2000  
Our File: 00-GLO-L-ZBLA  
City File: Z-2000-15-RU

Heather Anderson  
Secretary, Planning Advisory Committee  
City of Gloucester  
P.O. Box 8333  
1595 Telesat Court  
GLOUCESTER, Ontario  
K1G 3V5

Subject: Zoning Amendment Application by  
**Harold Keenan and Donald Booth**  
Part lots 28 and 29, B.F. Concession (R.F.) City of  
Gloucester, Regional Municipality of Ottawa-Carleton.

Dear Ms. Anderson:

The above noted application has been reviewed by staff of both the Rideau Valley Conservation Authority (RVCA) and the Ottawa-Carleton Septic Systems Office (OCSSO is the approval authority delegated by the City of Gloucester for private on-site sewage disposal where flows are less than 10,000 litres / day). Particular attention has been paid in our review to the requirements established by the Provincial Policy Statement (PPS) under Section 3 of the Planning Act.

We have also reviewed our files respecting comments made with regard to other applications in this immediate area. Regional planning staff, in a letter dated June 14 of this year, have also provided comments concerning conformity with the Regional Official Plan; reference was additionally made to a 1999 O.M.B. decision for an immediately adjacent property (Fernlea Flowers) wherein the Board was categorical in their verbiage; acceptance of the '*principle of development*' at this location was not supported.

The application before us is for rezoning to permit development of some 138 lots on 84.9 hectares of land utilizing private on-site services and a lot size of 0.4 hectares. No supporting technical documentation has been provided to support the application. We note that urban development on full municipal services is occurring a few kilometres to the north of this site toward the airport; significant effort was expended undertaking surveys and studies to support this new development. From our perspective, a key piece of information developed to support the South Urban expansion was the South Urban Community Master Drainage Plan (or Mosquito Creek Sub-Watershed Study). The Keenan / Booth property lies outside the drainage area (to the immediate south and east) of the Mosquito Creek sub-watershed. Some information from that study does relate, however, to the site characteristics of this property and will be referenced elsewhere in this correspondence.

The following specific matters are typically considered by the Conservation Authority:

Section 3.1 PPS      Natural Hazards

This property is not situated within an identified flood plain or adjacent to an unstable slope related to an erosion hazard or on soils considered to be organic.

Section 2.4 PPS      Water Quality and Quantity

No information has been provided concerning surface water issues such as the quality and quantity of run off which will result from development of the site. This would typically take the form of a Stormwater Site Management Plan based on an approved sub-watershed or watershed focused study as referenced in Section 5.3.3 of the Regional Official Plan.

Information relating to subsurface quality and quantity issues associated with site servicing is also required including an assessment of the relationship between sub-surface and surface resources. Typically this would take the form of a hydrogeology study.

This site drains directly to the Rideau River. No watershed study is available for this reach. No sub-watershed study is available. The Mosquito Creek study, previously referenced, suggested that this site was underlain by clays and glacial till and that the probable direction of sub-surface groundwater flow was toward the Rideau River. Numerous studies have highlighted water quality problems in the Rideau system most particularly elevated nutrient levels. As such the importance of knowing that there will be no impacts on the river associated with a development of this scale and density is critical.

Section 2.3 PPS      Natural Heritage

The site has been utilized for agricultural purposes. The property is not situated in proximity to a provincially significant wetland nor, that we are aware, near habitat for endangered or threatened species. Fish habitat could, however, be negatively affected if development were to result in any changes in water quality generally or quantity locally.

Section 1.3 PPS      Infrastructure

Section 1.3.1.1 (a) (Sewage and Water Systems) of the PPS establishes a hierarchy of servicing options. It is stated that:

*"full municipal sewage and water services are the preferred form of servicing for urban areas and rural settlement area..."*

No sanitary sewer or piped water supply is available at or near this location nor is one planned as a municipal capital project in the near future.

Section 1.3.1.1 (b) of the PPS further states:

"*communal services* are the preferred means of servicing multiple lots / units in areas where *full municipal sewage and water services* are not or can not be provided, where site conditions are suitable over the long term..."

The definitions section of the PPS further expands on this policy by stating that:

"Communal services:

means sewage works and sewage systems, and water works that provide for the distribution, collection or treatment of sewage or water but which:

- are not connected to *full municipal sewage and water services*;
- are for the common use of **more than five residential lots units / lots**; and
- are owned, operated, and managed by:
  - the **municipality**; or
  - **another public body**; or
  - **a condominium corporation** or single owner which has entered into an agreement with the municipality or public body, pursuant to Section 51 of the Planning Act, providing for municipal / public body assumption of the communal services in the event of default by the owner.

As a third choice Section 1.3.1.1 (c) states:

"Lot / unit creation may be serviced by *individual on-site systems* where the use of *communal systems* **is not feasible** and where site conditions are suitable over the long term; but

- (d) **partial services will be discouraged** except where necessary to address failed services, or because of physical constraints.

Now that an application is being made under the authority of the Planning Act of Ontario we must have "*regard to*" the Provincial Policy Statement (PPS). MOE Guideline D-5 (August '96) indicates that where municipal plans for sewer and water services have not been undertaken, as is the case here, that the proponent demonstrate "that servicing options have been investigated and reported by means of a Servicing Options Statement" which investigates the feasibility of the various levels of the servicing hierarchy. MOE guideline D-5-3 outlines the methods to be followed.

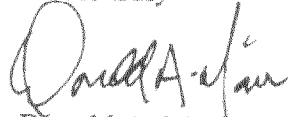
### Conclusion

As such, based upon the lack of technical information provided to support this rezoning request, **the Rideau Valley Conservation Authority must recommend that no approvals be granted** at this time. We believe any approval would be contrary to the intent of the Provincial Policy Statement. Notwithstanding the local planning policy issues involved, detailed technical information must be developed to support the principle of development at this location in the manner proposed. From our perspective such information would include, at minimum, a detailed drainage planning study, a hydrogeology study and a servicing options study and report.



Questions may be directed to Glen McDonald, Planner (extension 133) or the undersigned at the Rideau Valley Conservation Authority Offices in Manotick. Please provide us with a copy of any decision the Committee or Council may make with respect to this or related applications.

Yours truly



Donald A. Maciver  
Manager, Planning & Regulations (RVCA)  
(613) 692-3571 x 105

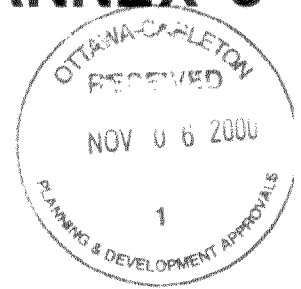
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c.c. Ms. Debbie Shiells, Planner  
City of Gloucester

Mr. Myles Mahon, MCIP RPP  
PDAD, RMOC

Harold Keenan / Don Booth  
1201 Kenaston St. Gloucester K1B 3N9



K. MacLeod  
5270 Spratt Road  
Manotick, Ontario  
K4M 1B2

October 27, 2000

Region of Ottawa-Carleton  
Planning and Development  
Approvals Department  
111 Lisgar Street  
Ottawa, Ontario K2P 2L7

Attention: Mr. Myles Mahon

Dear Sir:

Per our telephone conversation, please find enclosed the copies of letters and petition as submitted to the Planning Department of Community Development of the City of Gloucester before their meeting of August 22, 2000 stating our wide-ranged opposition to the proposed re-zoning of the Booth-Keenan properties from 2 acre estate lots to one acre lots for the reasons stated in the enclosed attachments.

By far the largest concern is the doubling of the amount of residences allowed to 138. We are very concerned about the impact of 138 additional wells and septic tanks in this small acreage of mainly clay-based land. This land is very poorly drained as is and storm run off is very poor even at the present open land status.

During our attendance at previous Gloucester Planning Public Information Meeting our objections were answered by the applicants with threats of destroying our living environment if we continued in opposition to the changes and the City Planner, Debbie Shiells allowed these threats to be voiced at the Public Information Meeting.

Mr. Booth threatened to enter into an agreement that would see a pig-factory farm established on his property to destroy the surrounding living environment from the stench of such an operation.

Mr. Keenan threatened to obtain free treated sewage waste from the Region's plant and spread it all over his property to similarly destroy the living environment of local residents.

When all who were in opposition at the meeting asked if the City of Gloucester would allow this to happen Mrs. Debbie Sheills stated that both were acceptable uses of the land under Gloucester's plan. Apart from the meeting there were also statements made of possible intent to strip and sell the topsoil from various areas of the land.

The current resident's public input at these meetings was all but ignored and at the final public committee meeting on August 22, 2000, which Mayor Cain "uncommonly" attended, most of our objections were listened to in an air of common disdain with the exception only of Councillor Rainer Bloess who showed genuine concern for a fair process.

The majority of our letters of dissent were not attached to the meeting agenda but all of the pro-re-zoning letters appeared to be attached. When asked why our letters of concern were not attached we were simply told that they were on file.

The meeting was basically dominated by a pro-re-zoning pitch from Real Estate Agents and by a sales pitch from Fast Canada septic system installers both "invited" guests of the applicants for re-zoning and they were "patiently indulged" by the Mayor and two of the three councillors.

We as local residents requested that the re-zoning application be set aside until proper land and water testing was completed and given over to the new City of Ottawa Council to administer as the City of Gloucester would soon not exist.

In spite of the objections of the zoning change by the Region, the Rideau Valley Conservation Authority, the existing residents and the City of Gloucester's Head Planner, Mr. Grant Lindsay's recommendations not to proceed until test results were in for land and water, the proposal was railroaded through to Council for one acre lots (subject to test results) by Mayor Cain and two of the three Councillors who simply fell into line with the Mayor with a seemingly pre-determined decision to allow the re-zoning request.

All of the dissenting taxpayers and residents present at the hearing do not feel that the decision was made in a fair and professional manner and therefore we are hereby appealing to the Region of Ottawa-Carleton to grant any assistance within their means by O.M.B appeal or any other actions at their disposal to stay the decision by Gloucester to change the lot size from two acre lots to one acre lots until the entire situation can be reviewed by a more competent authority.

We regret to burden the Region with our requests in this matter but it is very apparent that we have no other recourse under the present administration of the City of Gloucester while it still exists.

Sincerely,

A handwritten signature in cursive script that reads "Ken MacLeod".

Ken MacLeod  
(on behalf of myself and all other residents whose signatures appear on the attachments hereto.)

5270 Spratt Road  
Manotick, Ontario  
K4M 1B2

August 15, 2000

Department of Community Development  
Planning Advisory Committee  
City of Gloucester  
1595 Telesat Court  
P.O. Box 8333  
Gloucester, Ontario  
K1G 3V5

Attention: Mrs. Debbie Sheills (Planner)

Dear Mrs. Sheills:

Re: Reference File #Z-2000-15-RU  
(Keenan/Booth application to Rezone  
Part of Lots 28 & 29 broken front  
Concession - Rideau Front)

We as taxpayers and owner/residents of a home and land included within the boundaries of the land parcels proposed for re-zoning from the present 0.8 ha. to 0.4 ha. oppose the suggested re-zoning for the following reasons:

It is our genuine concern that the development of this small area of land to the extent of 138 additional individual 0.4 ha. residential lots using wells and septic tank systems will eventually negatively impact the quality and quantity of the areas' present well water sources and the introduction of 138 additional septic systems into such a confined area in these low and poorly drained clay lands may evolve into very serious well water contamination problems that are becoming prominent lately.

We as 35 years residents of the Spratt Road are requesting that no quick decisions for re-zoning of this area be made and that the present 0.8 ha. requirement be upheld until all of the required hydrological and geological tests to support such a concentrated housing development are made and are then submitted to the regulating body of the new amalgamated City of Ottawa which will shortly be in a position to mandate such changes and oversee their proper development whereas the City of Gloucester will not exist to monitor the situation.

We also firmly oppose that any present zoning be changed on the basis of a promise that the present applicants or any other future

owner/developers will adhere to all re-zoning requirements on an "after-the-fact" basis as this could lead to many abuses in the future land development and the requirements for same.

At the present all of the existing residential properties within the boundaries of this subject land meet and exceed the present 0.8 ha. zoning requirement and we strongly feel that this size of property and zoning for development should remain intact to protect our present investment and the environment of the area at the present and for future reasonable development of this area.

We, the undersigned will also attend the public meeting on August 22, 2000 in the Council Chambers and if allowed will make oral presentation, along with fellow residents of the affected area.

We are also requesting that written appeals such as this be addressed and read aloud at the meeting as well as entered into meeting minutes and presented to all parties in the process of the decision.

Yours very truly,

Ken MacLeod  
Heather MacLeod

c.c. ROC

City of Gloucester  
Re-zoning of Lots 28 and 29, Broken Front Concession, Rideau Front

The proposal is to re-zone the remainder of Lots 28 and 29 into 1 acre lots with a frontage of 98 feet with the exception of a limited number of 2 acre lots on Spratt Rd. This would result in 138 lots on this property.




We, the residents identified below, are opposed to this zoning change for the following reasons:

- a. The requested zoning change does not conform to either the City of Gloucester Official Plan or the Region of Ottawa Carleton Official Plan;
- b. There have been no studies conducted to confirm that the city infrastructure, the regional infrastructure or the land on which the subdivision is to be housed can support this type of subdivision. There is no plan of subdivision. This means that no one knows the effects on:
  - i. The water quality with 138 new septic systems and wells in the immediate vicinity,
  - ii. The local drainage to support a subdivision of 138 new houses and associated streets,
  - iii. River Road traffic and access,
  - iv. Local schooling and busing,
  - v. Fire and Police services,
  - vi. Our taxes to support the development of the infrastructure to support this subdivision;
- c. This type of subdivision does not fit the rural character of this area.

Our understanding is that this re-zoning is not supported by the City of Gloucester planning department, the Regional Government planning department or the Rideau Valley Conversation Authority.

**This re-zoning application should not be approved!**

City of Gloucester  
The Re-zoning of Lots 28 and 29, Broken Front Concession, Rideau  
Front should not be approved.

Name	Address	Signature
Sheila Patterson	5268 Knott Cr Gloucester, Ontario	S. Patterson
Keith Patterson	5268 Knott Cr Gloucester Ont	
STEW PARTINGTON	5312 RIVER RD GLOUCESTER	
R.W. CLARK	5204 RIVER RD. GLOUCESTER	
SANDRA CLARK	5204 RIVER RD GLOUCESTER	S. Clark
E.G. MARRINER	5204 RIVER RD GLOUCESTER	E.G. Marriner
<del>A. HADGE</del>	<del>5196 RIVER ROAD HADDICK</del>	<del>A.H.</del>
Mrs S. Bleeker	5390 River rd	S. Bleeker
J. MAZPOLIS	5461 OLD MILL WAY	J. Mazpolis
F. BOSIK	5460 OLD MILLWAY	F. Bosik
T. BOSIK	5460 OLD MILLWAY	T. Bosik
Z. THOMS	5472 OLD MILL WAY	Z. Thoms
J. THOMS	5472 OLD MILLWAY	J. Thoms
Charles McDONALD	5292 <del>Old Millway</del> Knott Cr	Charles McDonald
Sandra McDONALD	5292 Knott Cr.	S. McDonald
Pauline Nollette	5300 KNOTT	Pauline Nollette
Jim Burke	5300 KNOTT	Jim Burke
Delbie Dignard	5366 River Rd.	D. Dignard



City of Gloucester  
The Re-zoning of Lots 28 and 29, Broken Front Concession, Rideau  
Front should not be approved.

Name	Address	Signature
RICK DIGNARD	5366 RIVER RD	R. Dignard
<del>Kris Patterson</del>	<del>5268 Knott Cree</del>	<del>[Signature]</del>
<del>Mark [unclear]</del>	<del>154 Lyman</del>	<del>[Signature]</del>
STELLA SMITH	4875 River Rd	S. Smith
Yehud Smiel	4875 River Rd	Y. Smiel
Dwayne Reaney	5025 River Rd	D. Reaney
Orval Reaney	5025 " "	O. Reaney
Kae Robinson	5054 River Rd.	Kae Robinson
Debra Robinson	5054 River Rd	[Signature]
W. [unclear] Collins	5146 River Rd.	W. Collins
Barbara Collins	5146 River Rd	B. Collins
Jacquie Bredyck	5160 River Rd	J. Bredyck
AINO-LISA ALLEN	5440 River Rd.	A.L. Allen
JOAN ETTINGER	5483 SPRATT RD	Joan Ettinger
Rita Baizana	5474 SPRATT Rd	Rita Baizana
Marthe Baizana	5474 Spratt Rd	Marthe Baizana
SUZANNE Michaud	5465 Spratt	S. Michaud

City of Gloucester  
The Re-zoning of Lots 28 and 29, Broken Front Concession, Rideau  
Front should not be approved.

Name	Address	Signature
D. Hauke	5358 Spratt	D. Hauke
Del Hauke	5358 Spratt	Del Hauke
K. MacLeod	5270 Spratt	K. MacLeod
Heather MacLeod	5270 Spratt Rd	Heather MacLeod
T. Gritzioiti	5276 Knott Cres	Gritzioiti
Olga Gritzioiti	11 11	Gritzioiti
Louise Spratt	5111 Spratt Rd	L. Spratt
Charlene Spratt	5107 Spratt	Charlene Spratt
Todd Staffen	5107 Spratt Rd	<del>Todd Staffen</del>
Mary M. Spratt	5127 Spratt rd	Mary M. Spratt
Katherine Blake	5284 Knott Cr.	Katherine Blake
Jim Blake	5284 Knott Cr.	Jim Blake
Paul Hellem	5503 Spratt Rd	Paul Hellem
Bob Hellem	5503 Spratt Rd	Bob Hellem
Mavis Hellem	5503 Spratt Rd	Mavis Hellem
James Lyons	5479 SPRATT RD	James Lyons
J. Janda	5479 SPRATT RD	J. Janda



August 22, 2000

Re: City of Gloucester - Re-Zoning of Lots 28 and 29, Broken Front Concession, Rideau Front

MAYOR CAIN, COUNCIL MEMBERS, COMMITTEE MEMBERS, LADIES AND GENTLEMEN:

My name is Sheila Patterson. I am here tonight, as a concerned property owner, and as a resident of this rural community for twenty-seven years. I have the same concerns as everyone else (those being water quality, local drainage, traffic and access, schooling and busing, fire and police services and the extra burden that 138 new homes will place on our taxes). However, in doing my civic duty of circulating a petition to oppose Mr. Keenan's and Mr. Booth's application to have a further re-zoning from 2 acre lots to 1 acre lots of the property in question, I have met so many people with concerns besides the obvious - their concerns being of a more humanistic nature:

- what is happening to our quality of life? A lot of us (not all of us) work in the City amid the stresses of a normal work day, waiting only to return home at night to our serene rural living.
- one family said that they have lived on River Rd. for many years, and to this day they will not allow their fifteen year old to ride his bike on River Road because of the traffic. (I stand on River Road 240 mornings of the year waiting for a commuter bus in to the City core and if you want to know what traffic is all about - some morning you should stand with me). There are many mornings that it is not safe to cross River Road, let alone stand on the side of it.
- Any one who lives on or near the Rideau River will agree that fifteen years ago one would gladly jump into the River on a sultry summer day. But have you looked at the River lately - we don't even stick our toes in it any more. Only last year in this area - there was a bacterial fungus that took the lives of at least two dogs and caused one resident to fall extremely ill. **(Also let's not forget the E- Coli problem).**
- The residents of Spratt Rd. indicated to me that they have already done battle to have traffic controlled in the area for the ultimate frisbee park. Those that I talked to indicated that they do not need any more traffic.
- I have had several families indicate to me that if 138 homes come in to the area that their only recourse will be to move out. One family only recently moved here from the west of Ottawa (Ashton), but said that they will promptly put their house on the market if faced with 138 new homes in the area.

- I can attest to the fact that many people in this south rural area commit freely of their time by doing volunteer work (as have I for twenty years and so also have many others) whether it be through the library, hockey, soccer, the Miller's Oven, the Senior Citizen's Centre, Service Clubs, softball, T-ball, and the list goes on. It is through this web of volunteerism that we retain our community way of living. I can be riding my bike or be out walking and it never fails that I see someone that I have been acquainted with over the years through volunteer work. But what happens if we let this "south urban growth disease" spread to the point where R.A. centres take over, the Miller's Oven gets bought out, etc. etc. Yes, some of us here tonight also dropped our children off at "organized and babysat" forms of recreation, but for the most part we opted for being part of our own community.
- One teenager was most upset at what 138 new homes might do to her education as she was very opposed to being separated either by (schooling or busing) of her friends since kindergarten.
- Some concerned owners pointed out to me the fact that there is a creek which runs through Mr. Booth's property and that at the present time is a haven for many species of birds.
- Three families felt that we are being threatened by the loss of "green space" and that if any thing the property in question should be re-zoned "recreational" with walking trails, etc. Incidentally, the family who will not let their fifteen year old ride his bike on River Rd. because of the traffic, felt that bicycle paths in the area were long over due.

I could write a book on the concerns of the people in the community that I have met with over the past several days ( but as you can see I'm clearly not gifted to writing). I am, however, astonished at the number of people in this south rural community who know nothing of the proposed change in zoning because they were not fortunate enough to receive Notice or they were not business folk with a vested interest. Let's let there be more public awareness of these happenings - not everyone receives the Citizen or the Sun or gets out of their car along the highway to read notice boards.

In closing, I would just like to say. "Don't get me wrong - I'm all for change - I always have been - but let's just stick to what we have - a rural community with folks who care and a great place for ourselves and our children to grow up and grow old.

Respectfully submitted,

Sheila Patterson  
5268 Knott Crescent  
Gloucester, Ontario  
K4M 1K5

To:

Planning Advisory Committee  
City of Gloucester  
1585 Telesat Court  
Gloucester, Ont.

Subject:

An Application to Amend the City of Gloucester Zoning By-Law by Harold Keenan and Donald Booth, Part of Lots 28 and 29, Broken Front Concession, Rideau Front, File # Z-2000-15-RU

We are writing, as concerned property owners at 5268 Knott Cr., directly across River Rd. from the property identified above. We strongly object to the proposed zoning change requested by the applicants to allow for the development of 138 housing units on .4 ha size lots with a minimum frontage of 30 metres.

The following outlines the basis of our objections:

- a. The requested zoning change does not conform to either the City of Gloucester Official Plan or the Region of Ottawa Carleton Official Plan;
- b. There have been no studies conducted to confirm that the city infrastructure, the regional infrastructure or the land on which the subdivision is to be housed can support this type of subdivision. There is no plan of subdivision. This means that no one knows the effects on:
  - i. The water quality with 138 new septic systems and wells in the immediate vicinity since the appropriate and necessary hydrological studies have not been carried out,
  - ii. The local drainage to support a subdivision of 138 new houses and associated streets,
  - iii. The traffic flow and access points on the already busy River Road,
  - iv. Local schooling and busing since the existing schools in the Manotick area are already portable farms,
  - v. The additional load on Fire and Police services,
  - vi. Our taxes to support the development and repair of the infrastructure identified above to sustain this subdivision;
- c. This type of subdivision does not fit the rural character of this area; it amounts to creeping urban growth beyond the planned South Urban Community and the village boundaries of Manotick.

Our understanding is that this re-zoning is not supported by the City of Gloucester planning department, the Regional Government planning department or the Rideau Valley Conversation Authority. In addition, a survey of the local residents in the immediate area indicates that a large majority of them oppose the re-zoning. This survey was submitted to the planning department on 21 August 2000.

To approve this application would be irresponsible.



Sheila and Keith Patterson  
5268 Knott Cr.  
Gloucester, Ont.

This letter to be distributed to the following:

The City of Gloucester Planning Committee  
Local Councillors:

- Mr. M. Denny
- Ms. P. Clark
- Mr. R. Bloess
- Mr. R. Danis
- Mr. K Vowles
- Mr. George Barrett (Ward 6 – Local Gloucester Councillor)

Mayor of Gloucester Ms. C. Cain

Mr. Gordon Hunter - (Chair of Regional Planning Committee)  
Mr. Dan Beamish – Regional Councillor for our area

The Rideau Valley Conservation Authority



August 21, 2000

Subject: City of Gloucester - Re-zoning of Lot 28 & 29, Broken Front concession, Rideau Front

I am writing this letter as a concerned property owner at 5272 Knott Crescent, directly in front of the property in question.

The application put forward by Harold Keenan and Donald Booth call for the lot sizes to be diminished from 2-acre lots to 1-acre lots having a frontage of 98 feet.

We strongly object to any changes, which may alter the existing Ag- Agricultural General designation. We don't need an additional burden on our ground water by adding 138 new homes to our serene and unpolluted neighbourhood.

With the addition of new homes and all the infrastructure needed for such a neighbourhood, one needs to ask the question why no studies have been done on the environmental impact of this on ground water, street runoff, and the septic systems required for 138 lots? The drinking water quality in our area would most certainly be affected by any increase in population density and the increase in septic systems to service these homes.

Will this require the construction of similar type street runoff mosquito infested zest pools that we must view along the East Side of River Road as part of the South Riverside Subdivision? It was bad enough that the building of these pools raped the edges of the creek, running alongside River Road, of all vegetation, only to be replanted by mini Christmas trees.

The added traffic will also affect traffic on roads in the area, increase in Policing of our neighbourhoods and Fire Departments servicing of our area. Please! Let's have no more access roads to River Road!

With respect to policing, it took me over an hour on the phone yesterday to report a break-in and vandalism of my boat docked in my backyard. My immediate neighbours also experienced similar vandalism of their boats on Saturday night. I managed to get a case number but am still waiting to file my report. There must obviously be an overload somewhere!

This increase in new homes would also impact our current overload of students in our area schools! All of the schools in the area are overloaded with portable classrooms fostering an unsafe environment for kids with respiratory problems and other ailments. This also means that children will most certainly be bussed further away from their homes in order to get a decent education.

In order to retain the quality of housing in the area, I feel that the township should also put some sort of restrictions on the type of housing that will eventually be installed there. (ie complete brick exterior from ground to roof all around.) Anything less would detract from the present quality of homes in the area mostly along River Road.

How will this affect our property taxes? My guess would be that it would most likely increase not decrease our current tax burden. I might also add that our current taxes are outrageously high. Having to pay \$8000 a year is like sitting with another mortgage payment for life! The City of Gloucester is certainly very close to having the highest mill rate in the entire region. What are we paying taxes for? We certainly do not have access to any facilities in our immediate are. We have the misfortune of residing in the most southerly corner of the township.


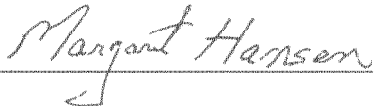
As I understand it, the Rideau Valley Conservation Authority, The City of Gloucester's Planning Committee, The Regional Planning Committee and 99 % of all the people in our area (except for perhaps the owners coffee drinking buddies), are all opposed to this Re-Zoning amendment.

The New Local Government next year would most certainly throw this application out without a minute's thought.

The Council meeting on August 22, 2000 at 4:00PM to adopts the Committee's recommendations looks a lot like a fore drawn conclusion by politicians, who most likely have never set foot in this area. I could be wrong on that score!

I sincerely hope that reason will prevail over backroom politics when you decide on the outcome of this amendment. I would also like to know who is in favour and who is opposed to this re-zoning.

Sincerely:

Erik and Margaret Hansen  
5272 Knott Crescent  
Manotick  
K4M 1C2

August 16, 2000

Department of Community Development  
Planning Advisory Committee  
City of Gloucester  
1595 Telesat Court  
P.O. Box 8333  
Gloucester, Ontario  
K1G 3V5

Attention: Ms. Debbie Shiells

Dear Ms. Shiells:

Re: Reference File #Z-2000-15-RU

As residence of Spratt Road we have a few concerns regarding the re-zoning of Lots 28 and 29.

We have lived in this particular area for only 2 years, but are past residents of Manotick, and we are very familiar with the problems that can arise from too many houses on lots that are too small. This area is comprised mostly of clay and the drainage is poor. If there is not going to be city water and sewers brought in to service this land, then we would like to know who will be accountable for the problems we know will occur in the future. The City of Gloucester will no longer exist as we now know it, and we doubt very much if the new Mega City will care what problems we are having due to the mistake that someone else has made before they came into being.

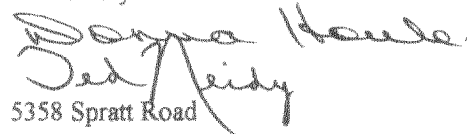
Manotick has run into both water and septic problems because of such past mistakes, and it usually costs the homeowner in the immediate area.

If this rezoning is passed then we are sure this will affect both our well and septic, when we have substantial rainfall, there are puddles of water sitting in the fields, as the drainage is already poor. Many people coming from the city to live in rural areas are not familiar with the do's and don't's regarding septic systems.

Please think long and hard before you make any rash decisions regarding this rezoning, and if you do decide to pass it, then we would like to have some sort of assurance on your part that we won't be left footing the bills when problems occur.

Thank You

Yours truly

  
5358 Spratt Road