

REGION OF OTTAWA-CARLETON  
RÉGION D'OTTAWA-CARLETON

REPORT  
RAPPORT

Our File/N/Réf. Your File/V/Réf.	23-00-0061
DATE	21 November 2000
TO/DEST.	Co-ordinator Planning and Environment Committee
FROM/EXP.	Commissioner Planning and Development Approvals Department
SUBJECT/OBJET	<b>APPEAL TO ONTARIO MUNICIPAL BOARD DECISION BY RURAL ALLIANCE SEVERANCE COMMITTEE RA 165/00 AND RA 166/00 (CARSON HILL)</b>

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### DEPARTMENTAL RECOMMENDATION

**That the Planning and Environment Committee recommend that Council sustain staff's appeal of the above two severances as they are not in conformity with either the Regional or the Osgoode Official Plans.**

### DESCRIPTION OF THE APPLICATIONS

The severance applications are to create two non-farm residential lots of 5 acres each in a woodlot which falls within an "Agricultural Resource" designation in the Official Plans of both the Region and the Township of Osgoode. The applicant states that he is applying under the "poor pockets" policy of the Regional Official Plan.

### REASONS FOR APPEAL

The policy in the Regional Official Plan relating to "poor pockets" specifies five criteria - all of which have to be met - if the policy can be applied. Fundamental is that the pocket, in addition to being of class 4 soils or poorer, is mapped on the soils maps for Ottawa-Carleton produced by the Ontario Institute of Pedology. The reason for this requirement is to reduce the proliferation of non-farm development by excluding pockets too small to have been mapped, thereby reducing the number of locations for potential conflict between residences and agricultural operations. Even though the land in question is wooded, is not in agricultural use and, according to the applicant's consultant, not suited for same, it is not eligible for residential severances as it is not identified by the soil survey mentioned above.

The Osgoode Official Plan contains policies very similar to the Region's but has one important addition - it requires any "poor pocket" to be designated in its Official Plan and the pocket in question is not so designated.

CONSULTATION

Not required for launching appeals.

FINANCIAL IMPACT

Staff time for a half-day hearing.

*Approved by  
N. Tunncliffe, MCIP, RPP*

