

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

REPORT
RAPPORT

Our File/N/Réf. **23 05-97.0001**
Your File/V/Réf.

DATE 28 January 1997

TO/DEST. Coordinator, Planning and 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**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee and Council receive this report for information purposes. Included in this report is one appeal of a subdivision application under Bill 20 by an outside source (see 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 21 November 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 21 November 1996, the area municipalities have submitted 56 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 decisions have been appealed.

Comments on Area Municipal **Site Plans**

Since 1 January 1997, the area municipalities have submitted 14 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 58 severance applications from the Regional Land Division Committee and the local Committees of Adjustment since 21 November 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 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 RMO FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 1 14-96.0018	Rideau 1.8 ha V of Manotick John St & Dr. Leach Dr	Prel. Subm. 96/07/08 Formal Subm. 96/10/08 “complete” per Bill 20 96/10/17	Approved by Regional Council on 96/10/23 (Notice of Decision) Appeal period ended per Bill 20 on 96/11/14 Creates a new “Special Policy Residential Designation, R-3” for a mixed use Senior’s residential -commercial complex of 96 Apt units and 1940 sq. metres of Commercial space & Communal Services Pilot Project.
Amendment No.5 14-96.0013	Nepean Blk 134, 4M-467 Tallwood Dr CentrepoinTE 3.7 ha (9.14 ac)	Prel Subm. 96/04/04 Formal Subm. 96/07/26 “complete” per Bill 163 96/07/30	Approved by Regional Council without mods on 96/12/11 (Notice of Decision) Appeal period ended per Bill 163 on 97/01/13 From “Primary Employment Centre” To “Residential” for 69 TH using “Alternative Dev. Standards”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOF FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.58 14-96.0022	Cumberland Pt Lot 27 Con 7 6126 Rockdale Rd Vars/Hwy. 417 Interchange area 1.4 ha (3.46 ac)	Prel. Subm. 96/08/07 Formal Subm. 96/08/28 “complete” per Bill 163* 96/10/25 *Note this application was privately initiated so was grandfathered to Bill 163 rather than proceeding under Bill 20	Approved without mods by Comsr. on 96/12/13 (Notice of Decision) Appeal period ended per Bill 163 on 97/01/13 An Appeal was received 97/01/13. This application is in the process of being forwarded to Council for referral to the OMB From “Agricultural” To “Industrial- Commercial” To allow an automobile service facility

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**.

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOF FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 31 14-90.1401	Cumberland Rural Section	Prel. Subm. 90/02/09 Formal Subm. 90/12/27	Undisputed LOPA further Approved with the lifting of 3 deferrals and by Approval of 5 additional mods by Comssr. on 96/12/27 To amend the Agricultural policies in their entirety.
Amendment No. 43 14-93.1404	Cumberland Rural Section	Prel. Subm. 93/02/02 Formal Subm. 93/04/07	Undisputed LOPA further Approved with the lifting of 1 deferral and by Approval of 1 additional mod by Comssr. on 96/12/27 To amend policies relating to housing and intensification.
Amendment No. 15 14-96.0007	Gloucester	Prel. Subm. 96/02/26 Formal Subm. 96/07/28 "complete" per Bill 20 96/10/15	Undisputed LOPA Approved with 1 mod by Comssr. on 96/12/23 Appeal period ended per Bill 20 on 97/01/14 To delete, modify & add policies in Sec 7.7 "Open Space"
Amendment No. 16 14-96.0030	Gloucester Blk 129 RP 4M-871 Matheson & Ogilvie Rds	Prel. Subm. 96/09/25 Formal Subm. 96/11/27 "complete" per Bill 20 96/12/11	Undisputed LOPA Approved without mods by Comssr. on Appeal period ended per Bill 20 on 97/01/06 From "Commercial" to "Residential"

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

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 1 14-96.0018	Rideau 1.8 ha V of Manotick John St & Dr. Leach Dr	Prel. Subm. 96/07/08 Formal Subm. 96/10/08 “complete” per Bill 20 96/10/17	Creates a new “Special Policy Residential Designation, R-3” for a mixed use residential - commercial complex of 96 Apt units and 1940 sq. metres of Commercial
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 Formal Subm. 96/12/24 not yet deemed “complete” per Bill 20	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 14-96.0037	Ottawa NRC Lands	Preliminary Discussion letter 96/11/12	Preliminary Discussion letter for NRC Development Plan
Amendment No.62 14-96.0038	West Carleton Pt Lot 12 Con 2 (H) Mooney Rd 11 ha (26.5 ac)	Prel. Subm. 96/12/19	From “Pits & Quarries” To “Marginal Resource”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOF FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Proposed Amendment 14-96.0039	Cumberland Pt Lots 18-21 Con 11 Boundary Rd (Regional Road 41) just north of the Hwy. 417 interchange The Boundary Golf Course	Prel Subm. 96/12/30	From "Agricultural", & "Rural Recreational Commercial" To a new designation "Recreational Resort"
Proposed Amendment 14-97.0001	West Carleton Lots 1 & 2 Con 4 (H)	Prel Subm. 97/01/15	From "Marginal Resource" To facilitate the expansion of a Pit & Quarry operation
Amendment No. 3 14-97.0002	Osgoode Pt Lots 25 & 26 Con 2	Formal Subm. 97/01/17 not yet deemed "complete" per Bill 20	From "Mineral Extraction" To "Agricultural Resource"

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.**

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
Larco & Tamarack 15-97.SD01 O6T-97001	Ottawa 3750 Riverside Dr at Hunt Club	97/01/13	130 TH on 8 Blks	(Not Complete as of 97/01/21 per Bill 20)
Marlin Dev 15-96.SD04 O6T-96004	Cumberland Pt Lots 33 & 34 Con 1 (OS) EUC	96/04/24 (Complete as of 96/05/13 per Bill 163)	35 TH on 5 Blks	P&DA Commr. Notice of Decision 96/11/04 Draft Approved 96/12/04 after Appeal period ended per Bill 163
CMHC 15-96.SD06 O6T-96006	Gloucester Blk 128 4M-871 Matheson Rd & Whiterock St	96/06/11 (Complete as of 96/06/24 per Bill 20)	30 TH on 2 Blks	P&DA Commr. Notice of Decision 96/10/30 Draft Approved 96/11/19 after Appeal period ended per Bill 20
Claridge 15-96.SD07 O6T-96007	Ottawa Pt Lots B,19, 20 & 23, Lots A, 24- 30 RP 334 and Pt Lots 5 & 6 Junction Gore 675 Church St	96/07/26 (Complete as of 96/08/29 per Bill 20)	1 SF 135 TH on 7 Blks	P&DA Commr. Notice of Decision 96/11/29 Not Draft Approved after an Appeal was received per Bill 20

OWNER NAME RMOF FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOF	NO. AND TYPE OF UNITS	STATUS OF FILE
Minto 15-87.05285 O6T-87045	Gloucester Chapel Hill South Pt Lots 6 & 7 Con 3 (OF) EUC	89/05/23	1290 units Phases 4 & 5	Draft Approval Extended to 97/10/13
Luebbert 15-85.3184 O6T-85066	Goulbourn Pt Lot 10 Con 7	85/09/11	21 SF	Draft Approval Extended to 99/12/18
Claridge Homes 15-94.1810 (R1) O6T-94039	Kanata Pt Lot 30 Con 2 Westcreek Meadows Hazeldean Rd & Terry Fox Dr	94/12/16	48 SF 110 TH on 22 Blks	Registered 96/12/03 4M-956
Minto 15-92.1801 (R2) O6T-92002	Kanata Pt Lot 27 Con 6 Emerald Meadows Grassy Plains Dr Bridlewood	92/02/06	38 SF 85 TH on 7 Blks Phase 2B	Registered 96/12/03 4M-957
Donwell Holdings Shadow Ridge Estates 15-89.12103 O6T-89030	Osgoode Blk 103, 4M-707 & Pt Lot 86, CP-902 & Pt Lot 8 Con 5 V. of Greely	89/07/14	78 SF	Registered 96/12/05 4M-958
357316 Ont Ltd Cambrian Heights 15-93.1402 O6T-93024	Cumberland Pt lots 14 & 15 Con 1 (OS) plus Pt Blks 22 & 23 50M-60 and Pt Blks 35 & 36 50M-187 V of Cumberland	93/06/24	57 SF	Registered 96/12/13 4M-959

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.**

OWNER NAME RMOF FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOF	NO. AND TYPE OF UNITS	STATUS OF FILE
Minto 15-96.CD02 O6CDM96-502	Ottawa 300 Gloucester St at Lyon and Nepean Sts.	96/03/18 (Complete as of 96/03/18 per Bill 163)	54 Apt (in 4 buildings).	P&DA Commr. Notice of Decision 96/11/05 Draft Approved 96/12/06 after Appeal period ended per Bill 163
Wilberfoss Inc. 15-95.0032 (R1) O6CDM95-504	Ottawa 589 Rideau St Wallis House	95/11/02	46 Loft Apts	Registered 96/12/23 CC-586
Urbandale 15-96.CD05 O6CDM96-505	Ottawa Lots 59 - 62 RP 427924 & Blk A , RP 227 Poulin & Regina St	96/05/31	238 Apt in 2 towers	Registered 96/12/23 CC-587 (a Cdm Conversion)

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.

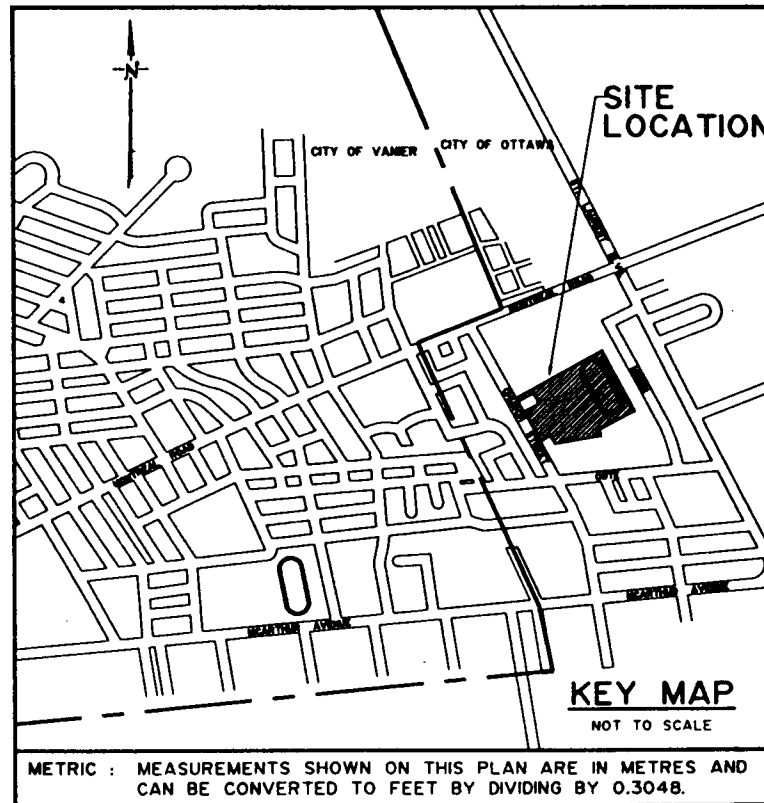
OWNER NAME AND RMO FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Urbandale 13-96.0032	Kanata Blks 1 & 2 4M-955 Phase 4A-2 Bunting Lane	151-96	96/11/22 96/12/05	15 TH plus 3 partial units per site plan
Waterbrook Cdm 13-96.0033	Nepean Lot 39 & Pt Lots 37, 38 & 40 RP 315 Maplehurst & Carling Ave	97-96	96/12/13	6 TH (5R-14720)
Minto 13-96.0034	Kanata Lots 6 - 17 & 19 - 23 , 4M-929 and Lots 72 - 74, 84, 85, 103 - 105, 111 & 112, 4M-862 Birchfield Ave	165-96	96/12/23 97/01/14	27 SF lots (4R-12616)
Stacy Ltd 13-97.0001	West Carleton Pt Lot 133 RP 218 Carp Rd Village of Carp	3-97	97/01/15 97/01/22	4 TH (4R-12632) (+ B119/96)
Urbandale 13-97.0002	Gloucester Blks 98, 100, 103, 107 & 109, 4M-952, and; Blks 141, 144, 146 & 148, 4M-951 Owl Valley Dr SUC	212-96	97/01/14	68 TH

OWNER NAME AND RMOF FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Claridge Westcreek Meadows 13-97.0003	Kanata Blks 50-59 & 61- 70 : 4M-956 Terry Fox Dr at Hazeldean Rd	10-97	97/01/23 97/01/24	110 TH on 20 Blks

APPEAL SUMMARY REPORT

Re: DRAFT PLAN OF SUBDIVISION-06T-96007
 675 CHURCH STREET, OTTAWA
 APPEAL OF DECISION TO APPROVE

Location Map



Existing and Proposed Uses

Existing: Vacant school buildings being demolished, tennis courts, playfields
 Proposed: 135 freehold townhouses

Planning Status

	<u>Designation</u>	<u>Conformity</u>
Regional Official Plan	General Urban Area	Yes
Local Official Plan	Residential Area	Yes
Zoning	Residential R4-x(172)	Yes

Reasons For Appeal of Regional Decision

Five residents have appealed the decision to approve the subdivision application for the following reasons (summarized):

- The area is poorly served by transit. This will cause there to be greater traffic than foreseen on the existing neighbourhood, including greater car traffic and significant overflow parking.
- Inadequate visitor parking has been provided within the proposed development.
- The proposed subdivision contains no pedestrian pathway connecting it directly with the adjacent park.
- Emergency vehicle access and block separation for fire protection purposes are inadequate as there is only one access to the entire subdivision.

Recommendation

This is an appeal under the provisions of Section 51(39) of the Planning Act, as amended by Bill 20. Appeals are automatic, and no further action is required by the Region in this matter.

The record, notice of appeal and the fee prescribed under the Ontario Municipal Board (OMB) Act has been forwarded to the OMB within the prescribed 15-day time period.

Notice of the formal Hearing shall be given directly by the OMB; however, the Ontario Municipal Board may dismiss the appeal without holding a Hearing on its own motion or on the motion of any party, subject to the provisions of Section 51(53) of the Planning Act.