

REGION OF OTTAWA CARLETON

RÉGION D'OTTAWA CARLETON

REPORTRAPPORT

Our File/N/Réf. 05-00.0002  
 Your File/V/Réf.

DATE 6 September 2000

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 three severances as noted in Annexes IV, V and VI.**

### **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 between March 31, 2000 and September 6, 2000.

Official Plan applications - See Annex I  
 Subdivision applications - See Annex II  
 Condominium applications - See Annex III  
 Severance Appeal Summary (James) - See Annex IV  
 Severance Appeal Summary (Lohman) - See Annex V  
 Severance Appeal Summary (Stanley) - See Annex VI

Area Municipal **Part Lot Control By-laws** Received and Approved

The area municipalities have submitted **27 Part Lot Control By-laws** to the Development Approvals Division for review and approval.

Comments on Area Municipal **Zoning By-laws** (Draft and Enacted)

The area municipalities have submitted **160 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 **181 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 **377 severance applications** from the Rural Alliance Severance Committee and the local Committees of Adjustment. Three decisions have been appealed. (See Annexes IV, V and VI).

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*

Attach. ( 6 )

## ANNEX I

**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>
14-99.0014 Amendment #34	Ottawa Mud Lake & Britannia woods	Prel. Subm. 99/07/02  Formal Subm. 99/11/18  “complete” as per Bill 20 99/11/23	Undisputed LOPA Approved by <b>Regional Council</b> on 00/02/09 Appeal Period ended per Bill 20 on 00/03/13 & came into effect 00/03/14  From “Environmentally Sensitive Area” To “Significant Wetland”  To implement the Provincially Significant Wetlands Policy re: Deferral 22

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14-99.0026 Amendment 36	Ottawa 1530 Fisher Avenue	Prel. Subm. 99/08/20  Formal Subm. 00/02/22  “complete” as per Bill 20 00/03/02	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/03/13 & came into effect 00/04/19  To change land use from residential to commercial to permit commercial use
14-99.0027 Amendment 74	West Carleton Highway 417 Interchange Lot 26, Con 2(F)	Prel. Subm. 99/08/13  Formal Subm. 00/02/23  “complete” as per Bill 20 00/02/23	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/03/27 & came into effect 00/03/28  To adhere to interchange uses in the new proposed OP & Reg. OP
14-99.0028 Amendment 52	Kanata 2750 Dunrobin Rd. Lot 4, Con 4	Prel. Subm. 99/09/14  Formal Subm. 00/01/12  “complete” as per Bill 20 00/05/08	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/08/03 & came into effect 00/08/04  Redesignate from Agriculture Resource to General Rural

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14-99.0030 Amendment No.19	Ottawa Does not affect any specific property	Prel. Subm. 99/09/27  Formal Subm. 00/01/31  “complete” as per Bill 20 00/02/07	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/04/19 & came into effect 00/04/20  To make non-substantive changes to City of Ottawa Official Plan
14-99.0033 Amendment 6	Osgoode Lots 6-8, Con 4	Prel. Subm. 99/11/22  Formal Subm.  “complete” as per Bill 20	Undisputed LOPA Approved by <b>Regional Council</b> . Appeal Period ended per Bill 20 on 00/04/03 & came into effect 00/04/04  To partially lift Deferral 9 on Land use & Roads plan for Village of Greely
14-00.0002 Amendment 53	Kanata NW corner of Terry Fox and Goulbourn Forced Rd. Blk. 223, 4M-744	Prel. Subm. 00/02/01  Formal Subm. 00/05/03  “complete” as per Bill 20 00/05/08	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/06/27 & came into effect 00/06/28  Re-designate from commercial to residential

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14-00.0003 Amendment 38	Ottawa 161 Laurier Ave.	Formal Subm. 00/03/20  “complete” as per Bill 20 00/03/20	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/04/18 & came into effect 00/04/20  Expand commercial transitional area to include individual properties.
14-00.0004 Amendment 75	West Carleton Village of Carp Glencastle/Donald Munro/Rivington.	Prel. Subm. 00/02/15  Formal Subm. 00/03/17  “complete” as per Bill 20 00/03/17	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/04/10 & came into effect 00/04/11  Add 24 units to village allocation.
14-94-0401 Amendment 2	Nepean Pt Lot 7 & 8 Con 4 Trail Road	Prel. Subm. 94/02/02  Formal Subm. 95/11/17	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/05/01 & came into effect 00/05/02  To redesignate 2 sites to permit recycling operations.

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14-00.0008 Amendment No. 76	West Carleton Village of Constance Bay Pt Lot 16 Con 5 (T) 161 Bishop Davis Dr.	Prel. Subm. 00/03/14  Formal Subm. 00/04/25  “complete” as per Bill 20 00/04/26	Undisputed LOPA Approved by PDAD Comsrr. Appeal Period ended per Bill 20 on 00/08/18 & came into effect 00/08/21  Policies to permit a commercial garage

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

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14-99-0022 Amendment 37	Ottawa Wards 5 & 6	Prel. Subm. 99/11/09  Formal Subm. 00/02/16  “complete” as per Bill 20 00/02/16	To clarify Temporary Surface Parking in the Central area & inner city neighbourhoods
14-99-0002 Amendment 39	Ottawa Hintonburg Study Area 3 specific sites	Prel. Subm. 98/12/22  Formal Subm. 00/08/21  “complete” as per Bill 20 00/08/21	From Neighbourhood Linear Commercial Area & Special Study Area To Residential Area
14-99-0021 Amendment 40	Ottawa City wide	Prel. Subm. 99/07/23  Formal Subm. 00/07/05  “complete” as per Bill 20 00/07/10	To implement the Natural and Open Spaces Study (NOSS) recommendations



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14-00-0010 Amendment 7	Osgoode 21 ha Pt Lot 34 Con 2 Stagecoach Rd & Dalmeny Rd	Prel. Subm. 00/04/03	To Marginal To permit a country estate residential subdivision
14-00-0011 Amendment 56	Kanata Pt Lot 17 Con 1 1785 Marchhurst Rd	Prel. Subm. 00/03/30	To bring certain lands into conformity with the Regional OP
14-00-0012 Amendment 42	Ottawa Alta Vista/ Faircrest Heights/ Riverview Park Areas	Prel. Subm. 00/04/05  Formal Subm. 00/08/22  “complete” as per Bill 20 00/08/22	To add certain principles to guide future development in the communities of Alta Vista/ Faircrest Heights/ Riverview Park Areas
14-00-0014 Amendment 32	Gloucester Pt Lots 23 & 24 Con 4(RF) 4837 Albion Rideau Carleton Raceway	Prel. Subm. 00/05/15  Formal Subm. 00/07/06  “complete” as per Bill 20 00/07/28	To remove “Mineral Resource Constraint” from the subject lands
14-00-0015 Amendment	Kanata Calian Mall 2 Beaverbrook Rd	Prel. Subm. 00/05/02	From Medium Density Residential To Neighbourhood Commercial

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14-00-0016 Amendment	West Carleton Lot 19 & 20 Con 2 Huntley V of Carp	Prel. Subm. 00/05/04	From Open Space Temporary & Residential To Residential & Open Space Temporary This would add 37 additional units
14-00-0017 Amendment 55	Kanata 4.47 ha Macassa Circle at Castlefrank Road & Campeau Drive	Prel. Subm. 00/06/29  Formal Subm. 00/08/16  “complete” as per Bill 20 00/08/17	From Low Density Residential To Medium Density Residential Special Policy
14-00-0018 Amendment 8	Nepean Barrhaven Town Centre Strandherd and Greenbank	Formal Subm. 00/05/19  “complete” as per Bill 20 00/06/05	To increase the amount of retail in the Major Commercial designation for this site
14-00-0019 Amendment 24	Nepean 2.5 ha. in Lot 15 Con 2 (RF)	Prel. Subm. 00/04/18  Formal Subm. 00/05/19  “complete” as per Bill 20 00/05/30	From Civic Mixed Use To District Retail

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14-00-0020 Amendment 25	Nepean Longfields & Davidson Heights Communities	Prel. Subm. 00/06/14	Secondary Plan for Longfields & Davidson Heights Communities
14-00-0021 Amendment 79	West Carleton 37 specific areas	Prel. Subm. 00/06/29  Formal Subm. 00/08/15  “complete” as per Bill 20 00/08/16	From Agricultural Resource To Marginal to bring these lands into conformity with the Regional OP
14-00-0022 Amendment 80	West Carleton 28 specific areas	Prel. Subm. 00/07/04  Formal Subm. 00/08/15  “complete” as per Bill 20 00/08/16	Various lands and designations to be redesignated to Agriculture-High Priority to bring these lands into conformity with the Regional OP
14-00-0023 Amendment 81	West Carleton 4 specific areas	Prel. Subm. 00/07/04  Formal Subm. 00/08/15  “complete” as per Bill 20 00/08/16	From Agricultural-Low Priority To Marginal to bring these lands into conformity with the Regional OP

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14-00-0024 Amendment 8	Osgoode 7.5 ha on Pt Lot 1 Con 4	Prel. Subm. 00/07/20	From Marginal To Highway Commercial
14-00-0025 Amendment 9	Osgoode 1.5 acres on Pt Lot 3 Con 5 V of Greely	Prel. Subm. 00/07/11	Partially lift Deferral #11 & redesignate to Highway Commercial
14-00-0026 Amendment	Ottawa 2391 Russell Rd at Walkley Rd	Prel. Subm. 00/05/10	To establish a community shopping centre
14-00-0027 Amendment	Ottawa Terminal Ave & Caledon Place	Prel. Subm. 00/07/20	From railway lands To Business Employment Area and Shopping Centre
14-00-0028 Amendment	Kanata Pt Lot 31 Con 10 Eagleson Rd & Cope Dr	Prel. Subm. 00/07/21	To increase the area intended for Community Commercial use
14-00-0029 Amendment	Osgoode Greeley Secondary Plan	Prel. Subm. 00/08/29	Terms of reference
14-00-0030	Kanata 150 Katimavik	Prel. Subm. 00/08/14	From Town centre Residential To Community Commercial
14-00-0031	Osgoode Albion Sun Vista Mobile Home Park Lot 1 Con 4	Prel. Subm. 00/08/14	To add a Phase 2 & a Phase 3 (approximately 400 units in total)

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14-00-0032	Gloucester Pt Lot 29 Con 4 (RF) Albion Road	Prel. Subm. 00/08/17	To remove Mineral Constraint To Agriculture General
14-00-0033	West Carleton Pt Lot 12 Con 4 (H)	Prel. Subm. 00/08/29	From Marginal To Pits & Quarries

**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>
15-87-18158(R1) 06T-87026 Claridge Homes	Kanata Pt Lot 32 Con 6(RF)	87/05/12	106 SF 1 Blk	<b>4M-1070</b> Registered 00/02/08
15-86-18147 06T-86047 Urbandale	Kanata Pt Lot 28 & 29 Con 6(RF)	86/08/06	69 SF	<b>4M-1071</b> Registered 00/03/08
15-86-18147 06T-86047 Urbandale	Kanata Pt Lot 29 Con 6(RF)	86/08/06	26 SF	<b>4M-1072</b> Registered 00/03/09
15-98-SD14(R1) 06T-98014 Monarch Constr.	Nepean Pt Lots 10 & 11 Con 2(RF)	98/05/01	203 SF	<b>4M-1073</b> Registered 00/03/21
15-98-SD14(R1) 06T-98014 Monarch Constr.	Nepean Pt Lots 10 & 11 Con 2(RF)	98/05/01	Blocks	<b>4M-1074</b> Registered 00/03/21
15-90-1812(R1) 06T-90032 North Tech Land Dev.Inc.	Kanata Pt Lots 7 & 8 Con 3	90/07/10	Commercial Blocks	<b>4M-1075</b> Registered 00/03/30

<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>
15-99-SD17 06T-99017 Marchvale Dev. Ltd.	Kanata Parts of Lot 15, Con. 1 &2 Formerly part of Bannockburn Park	99/09/02  Complete as of 99/09/15 per Bill 20	18 SF	<b>4M-1076</b> Registered 00/04/04
15-99-SD08 06T-99008 Kelly	Gloucester Pt Lot 1 Con 2(OF) Blks 61-63 4M-643, EUC	99/06/04	4 SF	<b>4M-1077</b> Registered 00/05/02
15-99-SD01 06T-99001 Longwood Building Corp.	Nepean Eleanor Place Skyline Community	99/03/18	36 TH	<b>4M-1078</b> Registered 00/05/09
15-89-04284(R5) 06T-89060 Richcraft Homes	Nepean Lot 16 Con 2(RF)	89/12/22	Blocks	<b>4M-1079</b> Registered 00/05/11
15-98-SD17 06T-98017 Claridge Homes	Ottawa Station Boulevard	99/02/15	28 SF	<b>4M-1080</b> Registered 00/06/13
15-97-SD13 06T-97013 Claridge Homes Westcreek Phase 2	Kanata Pt Lot 30, Con 11 & Blks 73,74&82 4M-956 Hazeldean Rd & Carp river	97/12/18	37 SF +9 Blocks for TH	<b>4M-1081</b> Registered 00/07/04
15-89-04283(R4) 06T-89047 Tartan Dev. Corp.	Nepean Pt Lot 16 Con 2(RF)	89/11/17	145 SF +5 Blocks for TH	<b>4M-1082</b> Registered 00/07/14

<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>
15-99-SD15 06T-99015 Uniform Urban Dev Ltd	Nepean Pt. Lot 13 & 14, Con. 2, OF 70 Corkstown Rd.	99/08/09  Complete as of 99/08/16 per Bill 20	52 SF	<b>4M-1083</b> Registered 00/07/28
15-97-SD07(R2) 06T-97010 Granite Ridge Holdings Ltd	Goulbourn Pt RP 4M-374 & Pt Lot 27 Con11 Stittsville	97/12/23	292 SF	<b>4M-1084</b> Registered 00/08/15
15-97-SD07(R2) 06T-97010 Granite Ridge Holdings Ltd	Goulbourn Pt RP 4M-373 & Pt RP 4M-374 & Pt Lot 27 Con11 Stittsville	97/12/23	61 SF	<b>4M-1085</b> Registered 00/08/15
15-99-SD17 06T-99017 Marchvale Dev Ltd	Kanata Pt Lot 15 Con 2	99/09/02	16 SF  Phase 2B	<b>4M-1086</b> Registered 00/08/23
15-00.SD03 06T-00003 1343480 Ontario Ltd. Beddoe Lane Homes	Gloucester 36 Beddoe Lane Blackburn Hamlet	00/02/11 Pre- consultation meeting	15 SD on 3 Blks	P&DA Comsr. <b>Draft Approved</b> <b>00/08/09</b> after Appeal period ended per Bill 20
15-99-SD02 06T-99002 Canada Lands Company Ltd.	Ottawa 363 Smyth Road	99/02/10	17 SF 3 Blks for SD/Row 1 Blk seniors 1 Park Blk 1 Office Blk	P&DA Comsr. <b>Draft Approved</b> <b>00/05/26</b> after Appeal period ended per Bill 20



<b>OWNER NAME RMOc FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALIT Y AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOc</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
15-99.SD12 06T-99012 Campanale	Ottawa Woodroffe Ave at Richmond Rd (former CP Railway row)	99/06/17  Complete as of 99/08/18 per Bill 20	18 SF	P&DA Comssr. <b>Draft Approved</b> <b>00/03/30</b> after Appeal period ended per Bill 20
15-99.SD16 06T-99016 Signature Ridge Developments Inc.	Kanata Blk. 1 4M-790	99/08/06  Complete as of 99/08/16 per Bill 20	73 SF	P&DA Comssr. <b>Draft Approved</b> <b>00/05/16</b> after Appeal period ended per Bill 20
15-99.SD19 06T-99019 Uniform Urban Developments	Nepean 3304 Carling Avenue	99/09/29  Complete as of 99/10/04 per Bill 20	8 Row	P&DA Comssr. <b>Draft Approved</b> <b>00/03/15</b> after Appeal period ended per Bill 20
15-99.SD20 06T-99020 Tartan Land Corp.	Nepean Part Lots 15, 16, Con.1 Planning Area 4	99/10/05  Complete as of 99/12/20 per Bill 20	291 SF 1 Blk mixed	P&DA Comssr. <b>Draft Approved</b> <b>00/06/27</b> after Appeal period ended per Bill 20
15-99.SD22 06T-99022 Claridge Homes	Ottawa Blk. 9 4M-997 Hunt Club Enclave	99/10/20  Complete as of 99/12/20 per Bill 20	52 SF	P&DA Comssr. <b>Draft Approved</b> <b>00/06/14</b> after Appeal period ended per Bill 20

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
15-99.SD23 O6T-99023 Claridge Homes	Ottawa Lots 1-99, Blk. 100 4M-1031 Blk. 1 4M-1032 710 Montreal Rd.	99/11/23  Complete as of 99/11/30 per Bill 20	197 SF 24 Row on 2 Blks	P&DA Comsr. <b>Draft Approved 00/08/03</b> after Appeal period ended per Bill 20
15-99.SD24 O6T-99024 Signature Ridge Developments Inc.	Kanata Blks. 9, 10, 12-14, 18, Part Blk. 17, 19, 20, 27 4M-790 Goldridge Drive	99/10/27  Complete as of 99/11/09 per Bill 20	195SF 2 Blks for Row	P&DA Comsr. <b>Draft Approved 00/05/16</b> after Appeal period ended per Bill 20
15-99.SD25 O6T-99025 Olympia Homes Pegasus Dev. Corp.	Kanata Part lot 30, Con. 12, Blk. 40 4M-405 Young Road	99/11/05  Complete as of 99/11/09 per Bill 20	18 SD 6 Row 2 SF	P&DA Comsr. <b>Draft Approved 00/06/22</b> after Appeal period ended per Bill 20
15-99.SD28 O6T-99028 Rivard Valecraft Phase 3	Cumberland Part West Half Lot A, Con.9	99/11/26  Complete as of 99/12/09 per Bill 20	101 SF 46 SD	P&DA Comsr. <b>Draft Approved 00/03/21</b> after Appeal period ended per Bill 20
15-99-SD04 O6T-99004 South Nepean Dev Corp	Nepean Pt Lots 14 & 15 Con 2 (RF) Chapman Mills Retail Centre	99/03/05	8 Blks for Commercial	P&DA Comsr. <b>Draft Approved 00/08/11</b> 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>
15-18.148(R7) O6T-86050 Minto Developments Inc	Kanata Part Lot 10, Con 3 Morgan's Grant Phase 5C	86/08/18	44 SF 4 Blks Row	P&DA Comsr. <b>Draft Approved</b> <b>00/06/23</b> after Appeal period ended per Bill 20
15-93-1809(R1) O6T-93036 Genstar Dev Co.	Kanata Pt Lots 6 & 7 Con 2 & 3 Walden Phase 2	94/01/17	48 SF	P&DA Comsr. <b>Draft Approved</b> <b>00/06/01</b> Old Planning Act
15-94-1811 O6T-94041 Kanata Research Park Corp.	Kanata Blks 39 & 40 Pt Blks 33 & 34 M-280 + Blk 4; 4M-642	94/12/28	13 Blks for Industrial development	P&DA Comsr. <b>Draft Approved</b> <b>00/03/30</b> Old Planning Act
15-90-1812(R2) O6T-90032 North Tech Land Dev Corp	Kanata Pt Lots 8 & 9 Con 3	90/07/10  revised Draft Approved Plan 00/07/20	Blks for Commercial/I ndustrial Phase 2	P&DA Comsr. <b>Draft Approved</b> <b>00/02/03</b> Old Planning Act <b>Additional lands</b> <b>added to the</b> <b>Draft Approval</b> <b>00/07/20</b>
15-89-12105 O6T-89046 Benson	Osgoode Pt Lot 8 Con 5 V of Greely	89/11/16	40 SF 1 Blk future residential	P&DA Comsr. <b>Draft Approved</b> <b>00/08/21</b> Old Planning Act
15-92-1203(R1) O6T-92028 Faircrest Meadows-Rideau Forest Dev	Osgoode Pt Lot 5 Con 3	92/12/15	40 SF	P&DA Comsr. <b>Draft Approved</b> <b>00/08/21</b> Old Planning Act

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15-90-1207(R1) 06T-90049 Sunset Lakes Dev Corp	Osgoode Pt Blk 80 4M-937 & Pt Lot 1 Con 4 V of Greely	90/12/21  revised plan 00/05/18	16 SF  Phase 4	P&DA Comsr. <b>Draft Approved</b> <b>00/08/29</b> Old Planning Act
15-92-0403(R2) 06T-92006 Holitzner (Equity)	Nepean Pt Lot 17 Con 1(RF) Davidson Heights	92/04/10  revised plan 00/06/08	48 SF	P&DA Comsr. <b>Draft Approved</b> <b>00/08/31</b> Old Planning Act
15-04.284 (R6) 06T-89060 Richcraft Homes	Nepean Pt. N1/2 Lot 16 Con 2 (RF) Woodroffe Estates	89/12/22  revised plan 00/03/20	248 SF 227 TH  Phases 3 & 4	Under Circulation
15-99-SD11 06T-99011 Huntley Developments	West Carleton Pt Lot 19&20 Con 2 Village of Carp	00/04/19  Complete as of 00/06/16 per Bill 20	101 SF 2 Park Blks	Under Circulation
15-99-SD07 06T-99007 Greg LeBlanc	West Carleton Lots 8&9 Con 3 Huntley	00/06/15  Complete as of 00/06/16 per Bill 20	64 SF 3 Blks for Commercial 6 Park Blks	Under Circulation
15-98-SD021 06T-98021 West Carleton Estates	West Carleton Pt. Lot. 1 Con 2 Huntley Carp Rd., south of 417	00/01/25	67 SF & golf course	Under Circulation

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-90-3107(R1) 06T-90042 and (former 06T-89025) Melryan Holdings King's Grant West	Goulbourn Unit 76 and Pt Units 80-83 Plan D-22 V. of Richmond	90/10/23	210 SF	Under Circulation under the Old Planning Act (Note: two files have been revised and merged into one file)
15-94-1406 06T-94021 Urbandale	Cumberland EUC south of Innes on Portobello	00/05/18  Complete as of 00/06/19	221 SF 80 TH 1 School Blk  Phase 4	Under Circulation under the Old Planning Act
15-99-SD09 06T-99009 Rivington	West Carleton Pt Blk C; RP 148 Pt Lot 18 Con 2 V of Carp	00/01/11  Complete as of 00/04/11 per Bill 20	38 SF	Under Circulation
15-99-SD29 06T-99029 Minto Dev Inc	Gloucester Pt Blk J; M-206 Bilberry Dr Quarry	00/03/21  Complete as of 00/06/20 per Bill 20	87 SF	Under Circulation
15-99-SD30 06T-99030 Gupta	Partly in the Cities of <u>Gloucester &amp; Ottawa</u> 1520 Hunt Club Road	00/02/07  Complete as of 00/03/09 per Bill 20	23 SF 3 Blks for Commercial	Under Circulation

<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>
15-00-SD03 06T-00003 1343480 Ontario Ltd. Beddoe Lane Homes	Gloucester 36 Beddoe Lane Blackburn Hamlet	00/05/15  Complete as of 00/05/15 per Bill 20	15 TH	Under Circulation
15-00-SD06 06T-00006 Swaita	Cumberland Pt Lot 2&3 Con 9 EUC Expansion Area	00/08/08  Complete as of 00/08/11 per Bill 20	230 SF 10 SD 57 TH 1 Blk for Commercial + 33 partial lots	Under Circulation
15-00-SD07 06T-00007 1394843 Ontario Inc (D Choo)	Ottawa Pt Lot N Con A(RF) 1241 Clyde Ave	00/04/17  Complete as of 00/05/24 per Bill 20	4 Blks SD 10 Blks TH	Under Circulation
15-00-SD09 06T-00009 South Nepean Dev Corp	Nepean Pt Lots 14 & 15 Con 1 Winding Way	00/05/29  Complete as of 00/06/14 per Bill 20	164 SF	Under Circulation
15-00-SD10 06T-00010 Minto Dev Inc	Kanata Blk 223 4M-744 Morgan's Grant	00/03/29  Complete as of 00/06/07 per Bill 20	31 TH	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>
15-00-SD11 06T-00011 Campanale Homes	Gloucester Pt Lot 19 Con 1 4 Steel Street	00/08/18	15 SD	Pre-Consultation
15-00-SD12 06T-00012 Kanata Research Park Corp	Kanata Pt Lots 8-10 Con 4	00/07/14  Complete as of 00/07/24 per Bill 20	Golf Course & 2 Blks for Industrial	Under Circulation
15-00-SD13 06T-00013 1222158 Ontario Inc (Superior Roof Truss)	Gloucester Pt Lot 19 Con 4(RF) Leitrim	00/07/19  Complete as of 00/07/20 per Bill 20	140 SF	Under Circulation
15-00-SD14 06T-00014 City of Kanata Lands	Kanata Pt Lots 2 & 3 Con 2 & 3 Kanata Town Centre	00/08/09  Complete as of 00/08/14 per Bill 20	431 Apt on 4 Blks also with office & retail uses	Under Circulation
15-00-SD15 06T-00015 Conroy Road Dev Inc	Ottawa Blks 11-13 4M-997 Hunt Club Enclave	00/07/28  Complete as of 00/07/31 per Bill 20	142 SF 188 TH	Under Circulation
15-00-SD16 06T-00016 Sunset Lakes Dev Corp	Osgoode Pt Lot 3 Con 4 V of Greely	00/07/28  Complete as of 00/08/01 per Bill 20	11 SF	Under Circulation

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00-SD17 06T-00017 Sunset Lakes Dev Corp	Osgoode Pt Lot 3 Con 4 V of Greely	00/07/28  Complete as of 00/08/01 per Bill 20	23 SF	Under Circulation
15-99.SD27 06T-99027 1120919 Ontario Inc Phoenix Homes	Ottawa Part Lots 24 & 25, Con. 1 711-713 Montreal Rd.	99/11/18 Pre- consultation meeting	38 SF 42 SD 70 Row	<b>Appealed to OMB 00/05/09</b>
15-99.SD26 06T-99026 West Ridge Estates Phase 3B	Goulbourn Lot 22, Con. 11, Blk. 111 & 112 4M-1057	99/12/01  Complete as of 99/12/10 per Bill 20	133 SF	<b>Appealed to OMB 00/07/17</b>



**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>
15-95-0017 06CDM95-501 El-Pine Homes	Kanata Blk 19; 4M-925 Robson Court	95/02/20	8 Apt	<b>CC-619</b> Registered 99/12/30
15-97-CD02 06CDM97-502 McLean Manor Inc	Rideau Pt Lot 4 Con A(RF) V of Manotick	97/01/22  Complete as per Bill 20 97/02/17	4 TH	<b>CC-620</b> Registered 00/01/05
15-99-CD01 06CDM99-501 Routeburn Properties Inc.	Ottawa 268 First Ave 211 Second Ave near Lyon St	99/01/21  Complete as per Bill 20 99/02/10	43 Apt	<b>CC-621</b> Registered 00/02/16
15-96-CD11 06CDM96-511 Caisse Populaire Ste. Anne Laurier	Ottawa 450 Rideau at Chapel St.	96/09/20  Complete as per Bill 20 96/10/02	5 Commercial units	<b>CC-622</b> Registered 00/03/21

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00.CD01 06CDM-00-501  Studio Argyle Inc.	Ottawa Lot 16 & Part of Lot 15 RP 30 255 Argyle St.	00/01/04  Complete as per Bill 20 00/01/11	40 Apts	<b>CC-623</b> Registered 00/04/18  (Received Draft Approval on 00/04/14)
15-89-02-456 06CDM89-518 Richcraft Homes Ltd.	Ottawa Blohm Drive Greenboro	89/11/22	12 TH	<b>CC-624</b> Registered 00/05/09
15-95-0017 06CDM95-501 El-Pine Homes	Kanata Blk 15; 4M-925 Robson Court	95/02/20	8 Apt	<b>CC-625</b> Registered 00/06/26
15-99.CD02 06CDM99-502 Moncton Place Home Owners	Ottawa 2642-2698 Moncton Rd	Received 00/06/08  Complete as per Bill 20 00/06/21	58 TH	Under Circulation
15-00-CD03 06CDM00-503 Arcol Dev. Inc.	Ottawa Lot 55; RP 15558 Gilmour St near Elgin St	Received 00/04/01  Complete as per Bill 20 00/04/10	5 Apt	Under Circulation

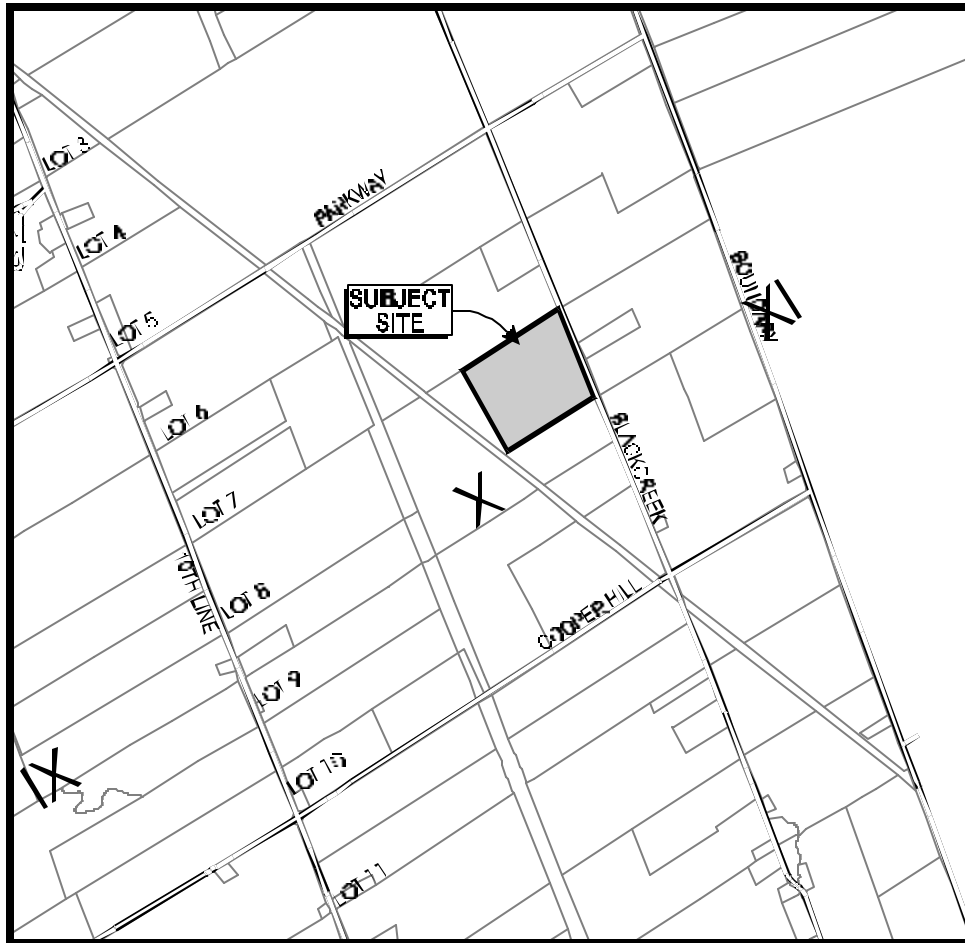
OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00-CD04 06CDM00-504 South Nepean Dev Corp	Nepean Pt Lot 14 & 15 Con 1 Davidson Heights	Received 00/06/20  Complete as per Bill 20 00/06/29	56 Apt in 6 Buildings	Under Circulation
15-00-CD05 06CDM00-505 Biltmore Ltd	Ottawa N-E Corner of St Patrick & Cumberland	Received 00/07/31  Complete as per Bill 20 00/07/31	24 Apt	Under Circulation

## APPEAL SUMMARY REPORT

DATE: 25 August 2000

SUBJECT: **APPEAL TO OMB  
DECISION BY RURAL ALLIANCE SEVERANCE  
COMMITTEE RA 105/2000 AND RA 106/2000  
(STEWART JAMES)**

LOCATION:



### SUMMARY OF THE APPEAL

The Rural Alliance Severance Committee has granted applications RA105/2000 and RA 106/2000 (Lot 8 Con X Osgoode). These applications were to create two lots of 2.2 hectares

each for county lot residential purposes in an area designated “Agricultural Resource Area” in the Regional Official Plan.

The reasons for the appeal follow.

1. The proposed consents are located in an “Agricultural Resource Area” designation in the Regional Official Plan and “Agriculture Resource” in Osgoode Township’s Official Plan and are contrary to both Official Plans. The lands are zoned “Rural” in Osgoode’s Zoning By-law 16-1971 as amended. The proposed applications would not be permitted by this “Rural” zoning which requires a 10 hectare minimum lot for residential purposes.
2. The only lot creation permitted within an “Agricultural Resource” designation is for bona fide farm related residential uses complying to very specific criteria. Non-farm uses introduce potential conflicts with the farm operation and also reduce the amount of land dedicated for agricultural purposes.
3. During the most recent review of the Regional Official Plan, all agricultural holdings were subjected to the Land Evaluation for Agriculture (LEAR). This parcel was given a rating of 160 to 170 (Good Agricultural Potential).
4. The applicant’s entire holding forms part of a larger agricultural area which is characterized by entirely Class 3 soils (Ontario Institute of Pedology mapping) and as such does not meet a fundamental requirement for consideration under the “poor pockets” policy which applies only to soils Class 4 or poorer.

The severances would therefore violate a fundamental objective of the Regional Official Plan which is:

“to ensure uses that would result in conflicts with agricultural operations are not established in productive farming areas.”

The focus is not just on the severance parcel itself but its relationship to surrounding soils and activities.

Osgoode Township Council also instructed its staff to initiate an appeal.

## RECOMMENDATION

That Planning and Environment Committee recommend that Council confirm the Planning and Development Approval Department’s appeal of severance Numbers RA 105/2000 and RA 106/2000.

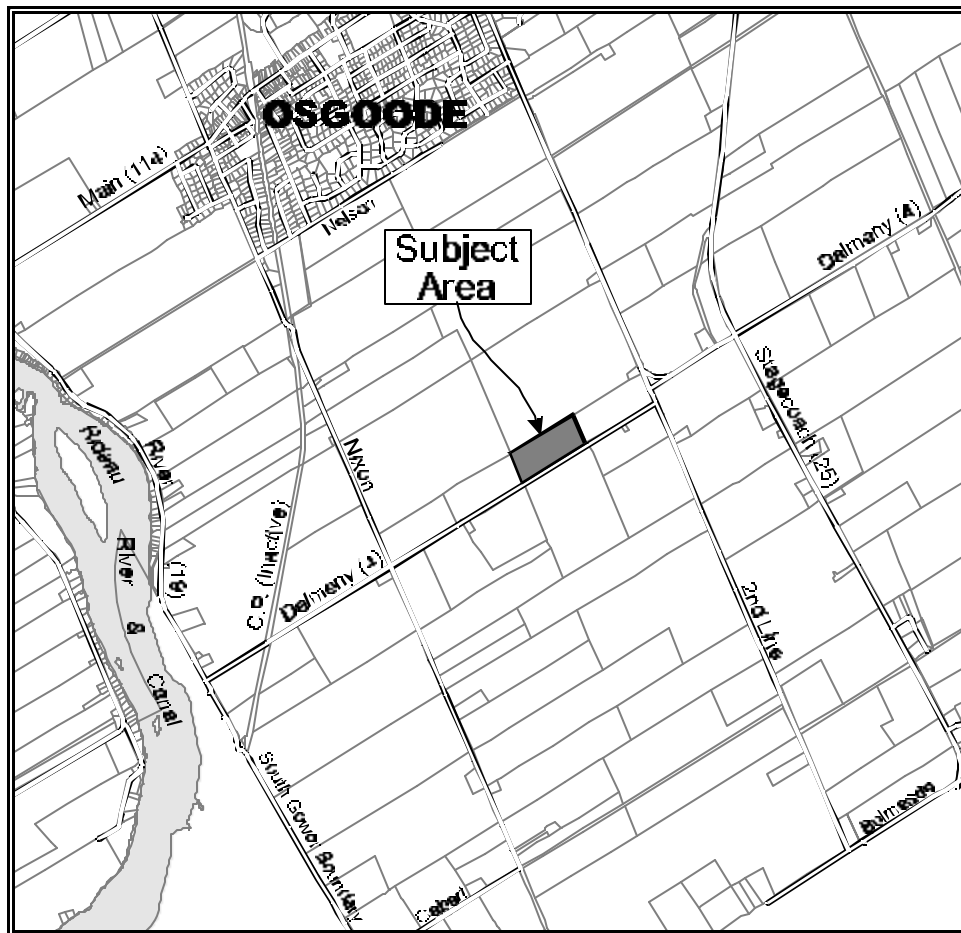
## APPEAL SUMMARY REPORT

DATE 25 August 2000

SUBJECT: **APPEAL TO OMB  
DECISION BY RURAL ALLIANCE SEVERANCE  
COMMITTEE RA 64/00 (LOHMAN)**

Location:

### KEY MAP



### SUMMARY OF THE APPEAL

The Rural Alliance Severance Committee has granted application RA 64/00. This application was to create a non-farm residential lot of 2.2 hectares from a 10.49 hectare holding (Lot 35 Concession I Osgoode).

The reasons for the appeal are:

1. The proposed consent is located in an “Agricultural Resource Area” designation in the Regional Official Plan and “Agriculture Resource” in Osgoode Township’s Official Plan and is contrary to both Official Plans. The lands are zoned “Rural” in Osgoode’s Zoning By-law 16-1971 as amended. The proposed application would not be permitted by this “Rural” zoning which requires a 10 ha minimum lot for residential purposes.
2. The only lot creation permitted within an “Agricultural Resource” designation is for bona fide farm related residential uses complying to very specific criteria. Non-farm uses introduce potential conflicts with the farm operation and also reduce the amount of land dedicated for agricultural purposes.
3. During the most recent review of the Regional Official Plan, all agricultural holdings were subjected to the Land Evaluation for Agriculture (LEAR). This parcel was given a rating of 150 to 160 (Good Agricultural Potential).
4. The applicant’s entire holding forms part of a larger agricultural area which is characterized by mostly Class 3 soils (Ontario Institute of Pedology mapping) and as such does not meet a fundamental requirement for consideration under the “poor pockets” policy which applies only to soils Class 4 or poorer.

The severance would therefore violate a fundamental objective of the Regional Official Plan which is:

“To ensure uses that would result in conflicts with agricultural operations are not established in productive farming area.”

The Focus is not just on the severance parcel itself but its relationship to surrounding soils and activities.

Osgoode Township Council also instructed its staff to initiate an appeal.

## RECOMMENDATION

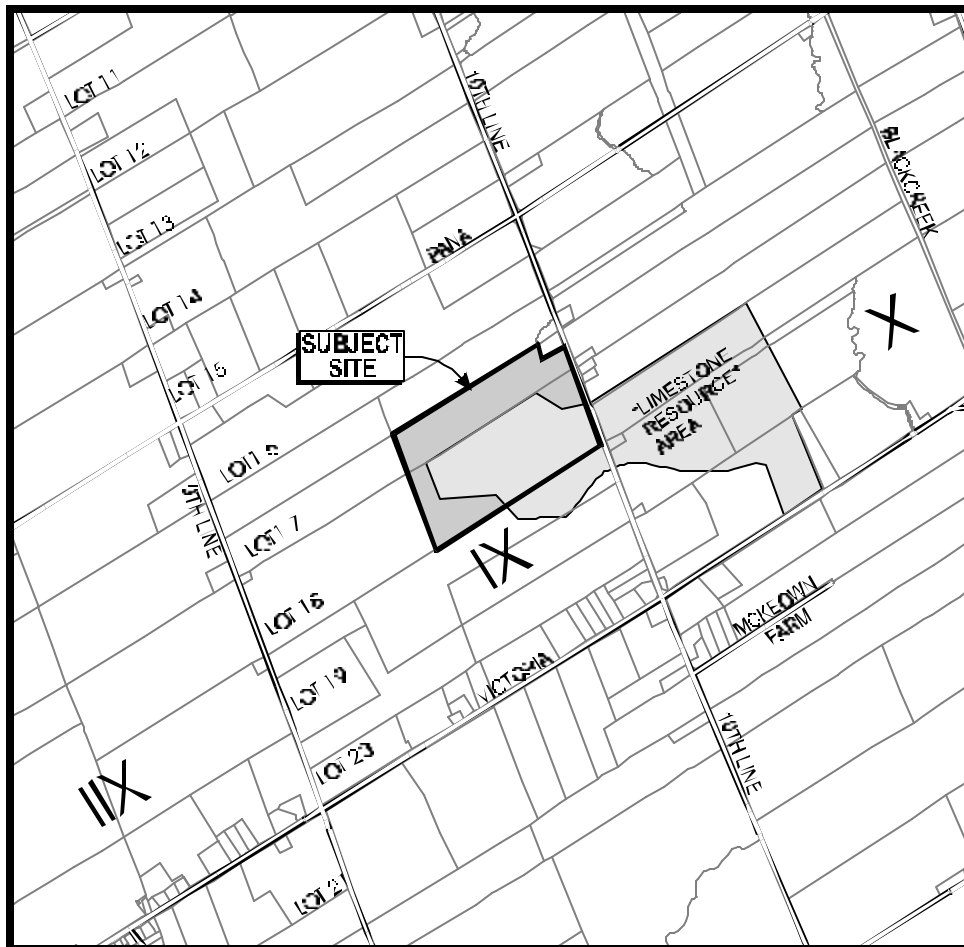
That Planning and Environment Committee recommend that Council confirm the Planning and Development Approval Department’s appeal of severance No. RA 64/00.

### APPEAL SUMMARRY REPORT

DATE 25 August 2000

SUBJECT **APPEAL TO OMB  
DECISION BY RURAL ALLIANCE SEVERANCE  
COMMITTEE RA 101/2000 (EARL AND RON  
STANLEY)**

LOCATION:



### SUMMARY OF THE APPEAL

The Rural Alliance Severance Committee has granted application RA101/2000 (Lot 17 Concession IX Osgoode). This application was to create a 19 hectare lot immediately adjacent to an area designated Limestone Resource in the Regional Official Plan.



The reasons for the appeal follow.

The Regional Official Plan states:

“When reviewing applications for non-aggregate development affecting land within 450 metres of a Limestone Resource Area ... ensure that the opportunity to extract aggregates will not be restricted by the proposed development. Council may impose conditions to ensure adequate buffering and/or separation.”

The applicant indicated that the proposed use of the land was “Farm-Related Residential-in future.” An additional residence, be it farm or non-farm, would be a detriment to potential extractive operations on the retained lands, but as a quarry does not exist it is not possible for the applicant to demonstrate that a house would not adversely affect an extractive operation whose characteristics are not yet known.

The Committee granted the consent without addressing the potential impact this severance could have on the future extraction of mineral resources in the area designated “Limestone Resource Area”, and as such the consent is contrary to the provisions of the Regional Official Plan.

Osgoode Township Council also instructed its staff to initiate an appeal.

#### RECOMMENDATION

That Planning and Environment Committee recommend that Council confirm the Planning and Development Approval Department’s appeal of severance No. RA 101/2000.