

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

REPORT  
RAPPORT

Our File/N/Réf. 23-14-96-0022  
Your File/V/Réf.

DATE 14 January 1997

TO/DEST. Co-ordinator, Planning and Environment Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **OMB REFERRAL REQUEST  
RURAL OFFICIAL PLAN AMENDMENT NO. 58  
TOWNSHIP OF CUMBERLAND  
ROCKDALE ROAD TOWING BUSINESS - VARS BUSINESS PARK**

---

**DEPARTMENTAL RECOMMENDATION**

**That Planning and Environment Committee recommend that Council refer Amendment No. 58 to the Cumberland Official Plan - Rural Section to the Ontario Municipal Board (OMB) as the associated zoning by-law amendment is already before the OMB awaiting a hearing.**

**BACKGROUND**

On the 13 December 1996, a Notice of Decision was sent in accordance with the Planning Act (Bill 163) requirements indicating that the Regional Municipality of Ottawa-Carleton intended to approve Amendment No. 58 to the Cumberland Official Plan - Rural Section under authority delegated to staff by Regional Council. A referral request was received on 13 January 1997, the last day to refer matter to the OMB, from Nicole Montigny in relation to this matter (see Annex I). According to the Planning Act (Bill 163) timelines, this referral request must be forwarded to the OMB by the 12 February 1997.

**ZONING BY-LAW AMENDMENT APPEALED**

Nicole Montigny, a neighbouring resident on Rockdale Road, has also appealed the associated zoning by-law amendment on the basis that a wide range of uses would be permitted on the site which would have an impact on the enjoyment of her property. This matter is already before the Ontario Municipal Board (OMB) awaiting a hearing.

## PURPOSE OF THE AMENDMENT

Amendment No. 58 to the Cumberland Rural Official Plan proposes to redesignate a 1.4 hectare parcel of land from “Agriculture” to “Industrial-Commercial” located at 6126 Rockdale Road in the Vars/Hwy 417 interchange area (see Annex II). The amendment would recognize the existing towing business operating on the site.

## BACKGROUND

In 1994, the Vars/Hwy 417 interchange area was redesignated to “General Rural Area” by Amendment No. 39 to the Regional Official Plan (ROP). This designation permits residential, commercial and industrial land uses and includes the subject lands. At the same time, this business park type area was redesignated to “Industrial-Commercial” by Amendment No. 32 to the Cumberland Rural Official Plan but that did not extend quite as far as the subject site. Cumberland staff interpreted that an amendment to their Official Plan would be required to clearly map the 1.4 hectare site within the “Industrial-Commercial” designation.

## REGIONAL OFFICIAL PLAN CONFORMITY

The existing use conforms to the intent of the ROP.

## DISCUSSION

As the associated zoning by-law amendment is already before the OMB awaiting a hearing, the referral request should also be forwarded to the OMB for their decision on the matter.

## CONSULTATION

The towing business owner and Nicole Montigny have been advised of the staff recommendation to refer matter to the OMB. This application has been processed in accordance with the requirements of the Planning Act (Bill 163) with the Notice of Decision being sent to all parties with an interest in the matter. Regional staff will not be directly involved in the OMB proceedings as there is no Regional interest.

## FINANCIAL CONSIDERATIONS

This report has no direct financial implications.

*Approved by  
N. Tunnacliffe, MCIP, RPP*

OTTAWA REGION	Received JAN 13 1997	FILE	DOC. I.D.	ACTION TAKEN	TO
------------------	-------------------------	------	-----------	-----------------	----

ANNEX I

Jan 13 / 1997

This letter is to confirm that I am objecting the approval of the planning committee of RMOC regarding amendment 58 of Cumber Land TWP. affecting the property of Dan's Towing, Rockdale Rd. specially the permitted uses applied for or described in the Bylaw.

I did appeal to the Province & paid \$125<sup>00</sup> and I am appealing to Regional and enclosing a cheque of \$125<sup>00</sup>. The reasons of appealing or object. are specified below: next page. n.m.

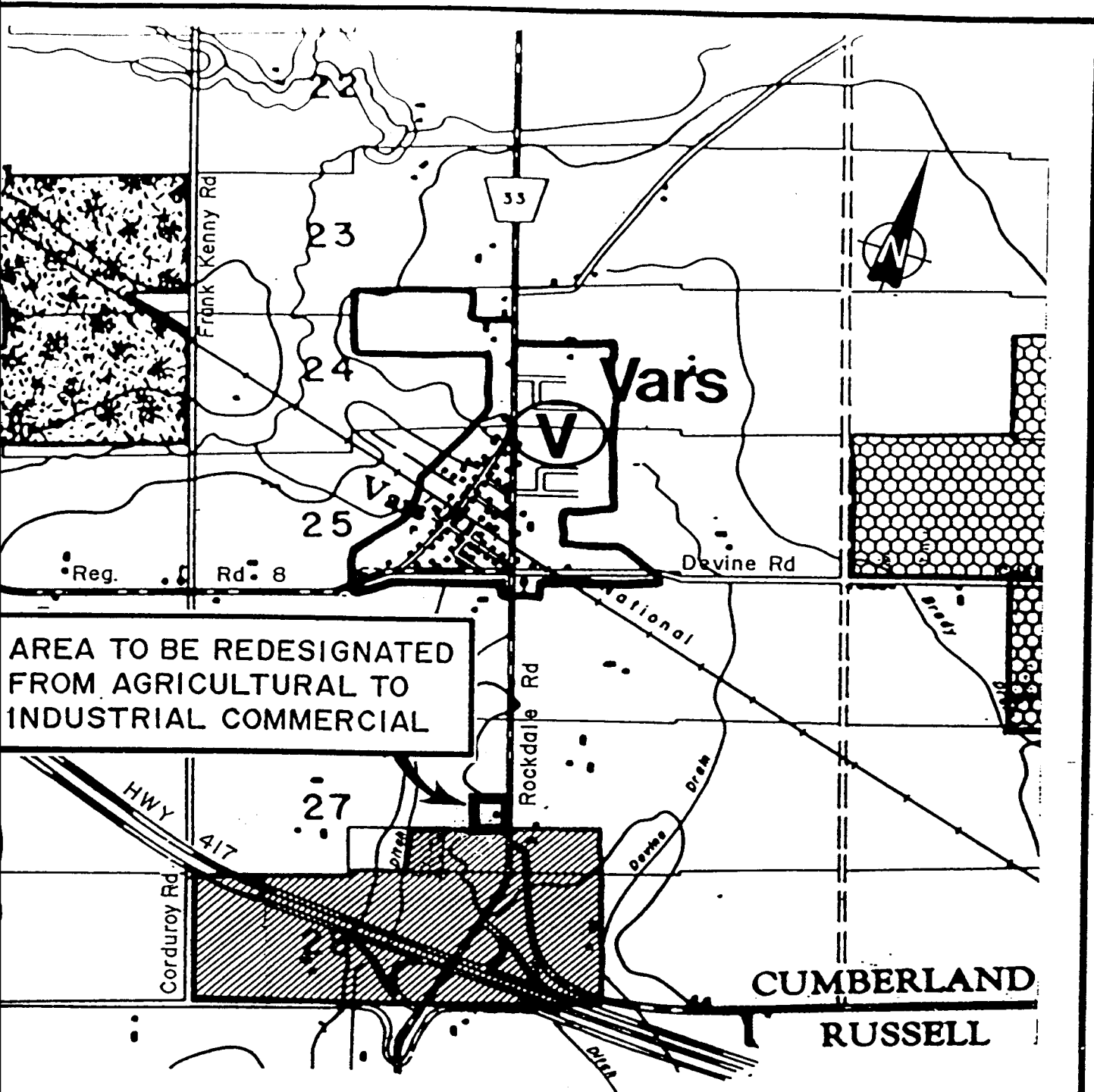
reasons:

- ① main exit or driveway
- ② amount of tow trucks
- ③ tow truck to be owned (only)
- ④ size of tow truck not to exceed one ton 1/2 ton
- ⑤ car sales to be limited to (2 only)
- ⑥ no Body shop or mechanical repair for public
- ⑦ no parts sale & vehicles dismantled for parts
- ⑧ no lights of vehicles opened uselessly at night.

Nick Montigny

- ⑨ affect detrimentally ~~my~~ social psychological & everyday life
- ⑩ also affect detrimentally the value of ~~my~~ property.

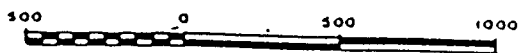
N.M.



SCHEDULE A  
OFFICIAL PLAN AMENDMENT NO. 58

OFFICIAL PLAN of the  
CUMBERLAND PLANNING AREA  
RURAL SECTION

SCALE:



# LEGEND

INDUSTRIAL COMMERCIAL	
COUNTRY LOT BY SEVERANCE	
ENVIRONMENTAL PROTECTION	
VILLAGE	