

1. SUMMARY OF ASSIGNED FUNCTIONS  
OFFICIAL PLAN AMENDMENTS, SUBDIVISIONS,  
CONDOMINIUMS, PART LOT CONTROL BY-LAWS,  
ZONING BY-LAWS, SITE PLANS AND SEVERANCES

**COMMITTEE RECOMMENDATIONS AS AMENDED**

**That the Region's position be that the zoning allowing the farm retirement lot be approved and that the retained lands be zoned AR.**

**That Council receive this report for information purposes and confirm the Planning and Development Approvals Department's appeal of one zoning by-law as noted in Annex V.**

**DOCUMENTATION:**

1. Planning and Development Approvals Commissioner's report dated 17 Dec 97 is immediately attached.
2. Extract of Draft Minute, 27 Jan 98, immediately follows the report and includes a record of the vote.

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                               17 December 1997

TO/DEST.                         Coordinator, 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**

### **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 one zoning by-law as noted in 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 was submitted.

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)

The area municipalities have submitted 241 zoning by-laws and the Development Approvals Division has commented accordingly. Any Regional requirements will be secured at the time of site plan approval. One decision has been appealed. (See Annex V)

Comments on Area Municipal **Site Plans**

The area municipalities have submitted 279 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 598 severance applications from the Regional Land Division Committee and the local Committees of Adjustment. 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  
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

<b>MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMO FILE No.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED</b>	<b>PURPOSE OF AMENDMENT</b>
Amendment No. 2 14-95.0013	Osgoode Pt Lots 8 and 9, Conc. IV V. of Greely  Plus communal services demonstration project for water treatment and sanitary sewage treatment Pt Lot 10, Conc. IV	Prel. Subm. 95/02/01  Formal Subm. 97/01/24 “complete” per Bill 20 97/01/24	Approved with 11 mods by Regional Council on 97/06/25 (Notice of Decision) Appeal period ended per Bill 20 on 97/08/07 1. Lift Deferral No. 9 as it relates to Pt Lots 8 and 9, Conc. IV 2. Designate as “Residential”.
Osgoode Comprehensive OP 14-90.1203	Osgoode Pt Lots 18, Conc. VI	Prel. Subm. 90/01/25  Formal Subm. 91/03/19	Approved by Regional Council on 97/09/24 (Notice of Decision) 1. Lift Deferral No. 8 as it relates to Pt Lots 18, Conc. VI 2. Designate as “Marginal Resource”.

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMO FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 18 14-95.0031	Ottawa Coventry Rd area east of Vanier Parkway & north of Queesway	Prel. Subm. 95/11/20  Formal Subm. 96/04/18 “complete” per Bill 163 96/04/18	Approved with 6 mods by Regional Council on 97/09/11 per Bill 163 (Notice of Decision was 97/07/09) Appeal received but refused by Regional Council To implement the Secondary Employment Centre, Major Leisure Area - Municipal Facility & Business Employment Area

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>
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  Formal Subm. 97/02/06 “complete” per Bill 20 97/02/24	Undisputed LOPA Approved with 1 mod by PDAD Comsr. on 97/03/04 Appeal period ended per Bill 20 on 97/03/25 & in effect on 97/03/26  From “Pits & Quarries” To “Marginal Res.”
Amendment No.40 14-96.0016	Kanata (City wide policy changes)	Prel Subm. 96/05/27  Formal Subm. 96/06/20 “complete” per Bill 20 96/07/22	Undisputed LOPA Approved by PDAD Comsr. on 97/02/24 Appeal period ended per Bill 20 on 97/03/17 & in effect on 97/03/18  To change policies regarding home based businesses
Amendment No.41 14-96.0031	Kanata Aird Place & Katimavik Rd 0.378 ha	Prel Subm. 96/10/03  Formal Subm. 97/01/23 “complete” per Bill 20 97/02/10	Undisputed LOPA Approved by PDAD Comsr. on 97/04/08 Appeal period ended per Bill 20 on 97/04/28 & in effect on 97/04/29  From “Community Commercial” To “Town Centre Residential”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.59 14-96.0026	Cumberland Various locations 650 ha (1600 ac) Pts of Lots 16 to 19 & 24 to 26 Con 1 to 4 Pt Lot 4, Con 6. Being lands located along Devine, Saumure, Garlandside, Birchgrove, Magladry, Sarsfield & French Hill Roads.	Prel. Subm. 96/09/20  Formal Subm. 96/12/19 “complete” per Bill 20 97/01/20	Undisputed LOPA Approved with 1 mod by PDAD Comsrs. on 97/04/16 Appeal period ended per Bill 20 on 97/05/13 & in effect on 97/05/14  From “Agricultural” To “Country Lot By Subdivision” or “Country Lot By Severance” Plus text changes to Sec 4.6 & 6.4
Amendment No. 24 14-96.0032	Ottawa 585 Lisgar St at Percy St	Prel. Subm. 96/09/23  Formal Subm. 97/03/05 “complete” per Bill 20 97/03/05	Undisputed LOPA Approved by PDAD Comsrs. on 97/04/24 Appeal period ends per Bill 20 on 97/05/16 & in effect on 97/05/17  From “Public Use” To “Low Profile Residential” in the Centretown Secondary Plan This will permit 36 TH on the former Immaculata High School site
Amendment No. 60 14-97.0001	West Carleton Lots 1 & 2 Con 4 (H) 7.21 ha	Prel Subm. 97/01/15  Formal Subm. 97/05/08 “complete” per Bill 20 97/05/08	Undisputed LOPA Approved by PDAD Comsrs. on 97/06/02 Appeal period ends per Bill 20 on 97/06/22 & in effect on 97/06/23  From “Marginal Resource” To “Pits & Quarries”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.61 14-95.0029	West Carleton Pt Lot 1 & 2 Con 4 & 5 (T)  52 ha (124.5 ac)	Prel. Subm. 95/11/01  Formal Subm. 96/12/02 “complete” per Bill 20 97/04/22	Undisputed LOPA Approved with 3 mod by PDAD Comssr. on 97/06/03 Appeal period ends per Bill 20 on 97/06/23 <b>Appealed to OMB 97/06/23</b> 1. From “Pits & Quarries”, “Marginal Res.” & “Hazard Lands” To “Marginal Res.”, “Hazard Lands” & “Environmental Protection” 2. To establish policies for “Environmental Protection”. 3. to verify the 1:100 year Constance Creek flood plain.
Amendment No. 55 14-94.3001	West Carleton Various locations	Prel Subm. 94/04/19  Formal Subm. 94/11/23	Undisputed Lifting of Deferral #1 Approved by PDAD Comssr. on 97/06/24  Candidate “Mineral Resource Areas” that were rejected. To “Marginal Resource”.

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.58 (Rural) 14-96.0022	Cumberland Pt Lot 27 Con 7 6126 Rockdale Rd 1.4 ha (3.46 ac)	Prel. Subm. 96/08/14  Formal Subm. 96/09/20 “complete” per Bill 163 96/10/25	Undisputed LOPA Approved without mod by PDAD Comssr. on 96/12/13 Appeal period ended per Bill 163 on 97/01/13 & in effect on 97/03/19  Had been appealed to the OMB but referral was withdrawn. From “Agricultural” To “Industrial- Commercial” To allow an automobile service facility
Amendment No. 17 14-97.0005	Gloucester Pt Lots 20 & 21 Con 3(O/F) 9.59 ha Innes Rd opposite Blair Rd	Prel Subm. 97/02/10  Formal Subm. 97/06/03 “complete” per Bill 20 97/06/03	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/07/18 Appeal period ended per Bill 20 on 97/08/07 & in effect on 97/08/21 <b>except for certain parts appealed to the OMB</b>  From “Greenbelt” To “Highway Com”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No.14 (Rural) 14-95.0023	Gloucester 1. South Gloucester 2. Carlsbad Springs	Prel. Subm. 95/08/04  Formal Subm. 96/07/15 “complete” per Bill 20 96/10/16	Undisputed LOPA Approved with 10 mod by PDAD Comssr. on 97/06/23 Appeal period ended per Bill 20 on 97/07/14 & in effect on 97/07/15  Establishes policies for rural development. Designate Carlsbad Springs from “Special Study Area” To “Limited Development”.
Amendment No. 63 14-97.0001	West Carleton 7.21 ha Lots 1 & 2 Con 4 (H)	Prel Subm. 97/01/15  Formal Subm. 97/05/08 “complete” per Bill 20 97/05/08	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/06/02 Appeal period ended per Bill 20 on 97/06/22 & in effect on 97/06/23  From “Marginal Resource” To “Pits & Quarries”
Amendment No.31 14-97.0010	Cumberland (Urban)	Prel Subm. 97/04/09  Formal Subm. 97/06/04 “complete” per Bill 20 97/06/06	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/06/27 Appeal period ended per Bill 20 on 97/07/17 & in effect on 97/07/18  To permit non-resident employees to work within the home & to clarify the permitted range of uses in “Home Occupation” policies

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Amendment No. 26 14-97.0021	Ottawa (City wide policy changes)	Prel. Subm. 97/05/20  Formal Subm. 97/07/18 “complete” per Bill 20 97/07/18	Unidisputed LOPA Approved without mod. by PDAD Comssr. on 97/07/28 Appeal period ended per Bill 20 on 97/08/18 & in effect on 97/08/19  To modify the way in which the City of Ottawa provides notice of the public meetings for Official Plans, Zoning By-law amendments, Secondary Policy Plans, Plans of Development and Community Improvement Plans.
Amendment No. 5 14-97.0013	Goulbourn Blk 105, 4M-913 .36 ha (.89 ac) West Ridge Dr & Hazeldean Rd Stittsville	Prel Subm. 97/01/10  Formal Subm. 97/06/10 “complete” per Bill 20 97/06/10	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/09/09 Appeal period ends per Bill 20 on 97/09/29 & in effect on 97/09/30  From “Highway Commercial” To “Residential” would create 7 SF

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Amendment No. 22 14-96.0036	Ottawa 6 ha on Smyth Rd (the former site of the Rideau Veteran's Home)	Prel. Subm. 96/09/06  Formal Subm. 97/02/19 "complete" per Bill 20 97/03/04	Undisputed LOPA Approved with 2 mod. by PDAD Comssr. on 97/09/08 Appeal period ended per Bill 20 on 97/09/30 & in effect on 97/10/01  From "Major Institutional Area" To "Residential Area"
Amendment No. 25 14-97.0009	Ottawa 138-140 Clarence St	Prel Subm. 97/03/06  Formal Subm. 97/10/01 "complete" per Bill 20 97/10/07	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/11/04  Appeal period ended per Bill 20 on 97/11/24 & in effect on 97/11/25 To permit non residential uses in a heritage designation
Amendment No. 42 14-97.0026	Kanata Lots 1-8, Blks 22-24 & 28; 4M-925 Robson Ct & Coulson Dr 4.9 ha	Prel. Subm. 97/08/19  Formal Subm. 97/09/26 "complete" per Bill 20 97/09/26	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/10/29 Appeal period ended per Bill 20 on 97/11/18 & in effect on 97/11/19  "High & Med. Density Residential" policy change to accomodate a lower density for 63 SD & TH units.

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Amendment No. 20 14-97.0028	Gloucester Bank & Sievright St	Prel. Subm. 97/09/06  Formal Subm. 97/10/23 “complete” per Bill 20 97/10/23	Undisputed LOPA Approved without mod by PDAD Comsr. on 97/11/03 Appeal period ended per Bill 20 on 97/11/24 & in effect on 97/11/25  From “Special Study Area” To “Residential”.
Amendment No. 19 14-97.0027	Gloucester Bank St just west of the Ottawa boundary Blossom Park	Prel. Subm. 97/09/05  Formal Subm. 97/10/23 “complete” per Bill 20 97/10/23	Undisputed LOPA Approved without mod by PDAD Comsr. on 97/11/03 Appeal period ended per Bill 20 on 97/11/24 & in effect on 97/11/25  From “Activity Node” and “Special Study Area” To “Highway Commercial” and “Residential”.
Amendment No. 18 14-97.0018	Gloucester (City wide policy changes)	Prel. Subm. 97/06/12 Formal Subm. 97/08/27 “complete” per Bill 20 97/08/27	Undisputed LOPA Approved without mod by PDAD Comsr. on 97/10/02 Appeal period ended per Bill 20 on 97/10/23 & in effect on 97/10/24  To add policies for Bed & Breakfast establishments

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Amendment No. 21 14-97.0023	Gloucester Pt Lots 16-20 Con 5 (RF) Leitrim Rd near Bank	Prel. Subm. 97/07/04  Formal Subm. 97/10/23 “complete” per Bill 20 97/10/23	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/11/06 Appeal period ended per Bill 20 on 97/11/26 & in effect on 97/11/27  1. From “Residential” To “Open Space” 2. Realign the Collector Rd
Amendment No.23 14-97.0007	Ottawa lands occupied by the University of Ottawa	Prel Subm. 97/03/18  Formal Subm. 97/07/22 “complete” per Bill 20 97/08/11	Undisputed LOPA Approved without mod by PDAD Comssr. on 97/11/19 Appeal period ended per Bill 20 on 97/12/10 & in effect on 97/12/11  To change University of Ottawa lands to “Major Institutional” with site specific policies

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Amendment No. 17 14-96.0008	Ottawa Woodward/Laperriere the lands generally bounded by Maitland to the west; Kirkwood to the east; the Queensway to the north; and NCC lands, Carlington Park and Carlington residential community to the south.	Prel. Subm. 96/02/16  Formal Subm. 97/05/02 “complete” per Bill 20 97/05/20	Undisputed LOPA Approved without mod by PDAD Comsr. on 97/11/24 Appeal period ended per Bill 20 on 97/12/15 & in effect on 97/12/16  Sch “A” from “Special Study Area” and “Residential Area” to “Business Employment Area”, “Traditional Industrial Area” and “District Linear Commercial Area” Sch “B” redesignate portions of roads within the area to “Major Collector” and replacing “Section 1.0 Maitland / Woodward” with a new “Section 1. Woodward/Laperriere”

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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Amendment No.41 14-96.0031	Kanata Aird Place & Katimavik Rd 0.378 ha	Prel Subm. 96/10/03  Formal Subm. 97/01/23 “complete” per Bill 20 97/02/10	From “Community Commercial” To “Town Centre Residential”
Amendment No.61 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  Formal Subm. 97/02/06 “complete” per Bill 20 97/02/18	From “Agricultural”, & “Rural Recreational Commercial” To a new designation “Recreational Resort”
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  Formal Subm. 97/02/06 “complete” per Bill 20 97/02/24	From “Pits & Quarries” To “Marginal Resource”
Amendment No. 59 14-96.0026	Cumberland Various locations 650 ha (1600 ac)	Prel. Subm. 96/09/20  Formal Subm. 96/12/19 “complete” per Bill 20 97/01/20	From “Agricultural” To “Country Lot By Subdivision” or “Country Lot By Severance”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 61 14-95.0029	West Carleton Pt Lots 1 & 2 Con 4 5 (T)	Prel. Subm. 95/11/01  Formal Subm. 97/04/11 “complete” per Bill 20 97/04/22	1. New Section 6(6)(e)- “Environmental Protection”, 2. New Section 6(2)(g) 3. From “Pits & Quarries” To “Environmental Protection”, “Marginal Resource” and “Hazard Lands”
Proposed Amendment No. 9 14-96.0014	Nepean South Nepean Neighbourhood 12A south & west of the Jock river, east of Jockvale Rd to south of Cambrian Rd	Prel Subm. 96/04/24	Concept Plan for Neighbourhood 12A
Amendment No. 7 14-94.0402	Nepean South Nepean Urban Area Secondary Plan for study areas 9/10 Fallowfield Rd (N) to Jock river (S) & Hwy 416 (W) to Cedarview Rd (E) 362.5 ha (896.2 ac)	Prel Subm. 94/01/22  Subm. of final concept plans 97/01/24 still not “complete” per Bill 20 as of 97/09/10	Concept options final report
Amendment No. 22 14-96.0036	Ottawa 6 ha on Smyth Rd (the former site of the Rideau Veteran’s Home)	Prel. Subm. 96/09/06  Formal Subm. 97/02/19 “complete” per Bill 20 97/03/04	From “Major Institutional Area” To “Residential Area”

<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>
Amendment No. 4 14-94.0205	Ottawa (City wide policy changes)	Prel. Subm. 94/11/03  Formal Subm. 97/10/02 “complete” per Bill 20 97/10/14	New section 12.2.14 re: Ottawa Signs By- law - regulating exterior signs on private property or on or over the cities property
Proposed Amendment 14-97.0003	Ottawa Hunt Club Neighbourhood Plan	Prel Subm. 97/01/17	Terms of Reference for the Hunt Club Neighbourhood study received
Amendment No. 29 14-97.0004	Ottawa Scott to Wellington & Parkdale to Holland Planning Study	Prel Subm. 97/02/05  Formal Subm. 97/11/24 “still not complete” per Bill 20 97/12/08	Draft Concept Plan received for the Scott- Wellington Planning Study
Amendment No. 17 14-97.0005	Gloucester Pt Lots 20 & 21 Con 3(O/F) 9.59 ha Innes Rd opposite Blair Rd	Prel Subm. 97/02/10  Formal Subm. 97/06/03 “complete” per Bill 20 97/06/03	From “Greenbelt” To “Highway Com”
Amendment No. 27 14-97.0006	Ottawa Lebreton Flats Plan 66 ha	Prel Subm. 97/02/10  Formal Subm. 97/08/18 “complete” per Bill 20 97/09/12	To redesignate the Lebreton Flats site as “Central Area” and “Greenway” & to establish a Secondary Policy Plan to guide future development

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Amendment No.23 14-97.0007	Ottawa lands occupied by the University of Ottawa	Prel Subm. 97/03/18  Formal Subm. 97/07/22 “complete” per Bill 20 97/08/11	To change University of Ottawa lands to “Major Institutional” with site specific policies
Amendment No.4 14-97.0008	Goulbourn (Township wide policy changes)	Prel Subm. 96/12/18  Formal Subm. 97/02/19 not yet deemed “complete” per Bill 20	To amend sections 4.5 & 12.3 pertaining to heritage and architectural resources and to add archaeological policies
Amendment No. 25 14-97.0009	Ottawa 138-140 Clarence St	Prel Subm. 97/03/06  Formal Subm. 97/10/01 “complete” per Bill 20 97/10/07	To permit non residential uses in a heritage designation
Amendment No.31 14-97.0010	Cumberland (Urban)	Prel Subm. 97/04/09  Formal Subm. 97/06/04 “complete” per Bill 20 97/06/06	To permit non-resident employees to work within the home & to clarify the permitted range of uses in “Home Occupation” policies
Amendment No.64 14-97.0011	West Carleton 82 acres Palladium Auto Park	Prel Subm. 97/03/10	From “High Priority Agriculture” To an Auto park with accessory uses

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Amendment No.13 14-97.0012	Nepean West Hunt Club Rd & Merivale Rd	Prel Subm. 97/04/04  Formal Subm. 97/11/12 “complete” per Bill 20 97/11/12	From “Extensive Employment Area” To “Special Commercial Policy Area”
Amendment No. 5 14-97.0013	Goulbourn Blk 105, 4M-913 .36 ha (.89 ac) West Ridge Dr & Hazeldean Rd Stittsville	Prel Subm. 97/01/10  Formal Subm. 97/06/10 “complete” per Bill 20 97/06/10	From “Highway Commercial” To “Residential” to create 7 SF
Proposed Amendment 14-97.0014	Nepean Woodroffe Ave & Baseline Rd	Prel Subm. 96/12/09	No information at this time
Proposed Amendment 14-97.0015	Vanier 297 Duipuis St	Prel Subm. 97/04/24	To allow residential to front on Montreal Rd & to eliminate a 1/3 commercial requirement in the “Downtown Commercial District - Central Sector - French Quarter” designation
Proposed Amendment 14-97.0016	Vanier 292 Palace St	Prel Subm. 97/05/20	To allow residential in the “Downtown Commercial District - West Sector
Proposed Amendment No. 6 14-97.0017	Goulbourn North part of Lot 25, Con. 10 20.2 ha	Prel. Subm. 97/05/20  Formal Sub 97/07/02 “complete” per Bill 20 97/07/02	From “Marginal Resource” to “Residential” plus inclusion of these lands within the Urban Area Boundary for a recreational facility and a Catholic high school

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Amendment No. 18 14-97.0018	Gloucester (City wide policy changes)	Prel. Subm. 97/06/12  Formal Subm. 97/08/27 “complete” per Bill 20 97/08/27	To add policies for Bed & Breakfast establishments
Proposed Amendment 14-97.0019	Kanata Pt Lot 9 Con 3 7.5 ha South March	Prel. Subm. 97/06/09	From “Natural Environment Area” to “High Density Residential”
Amendment No. 11 14-97.0020	Nepean Rural Area	Prel. Subm. 97/06/10  Formal Subm. 97/09/23 “complete” per Bill 20 97/09/23	To permit severance of surplus farm dwelling when farm lots are not adjacent to each other.
Amendment No. 26 14-97.0021	Ottawa (City wide policy changes)	Prel. Subm. 97/05/20  Formal Subm. 97/07/18 “complete” per Bill 20 97/07/18	To modify the way in which the City of Ottawa provides notice of the public meetings for Official Plans, Zoning By-law amendments, Secondary Policy Plans, Plans of Development and Community Improvement Plans.
Amendment No. 63 14-97.0022	Cumberland Rural area	Prel. Subm. 97/06/26  Formal Subm. 97/10/20 “complete” per Bill 20 97/10/20	Modify the farm lot severance for agricultural land to allow for lot sizes less than 38 ha.

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Amendment No. 21 14-97.0023	Gloucester Pt Lots 16-20 Con 5 (RF) Leitrim Rd near Bank	Prel. Subm. 97/07/04  Formal Subm. 97/10/23 “complete” per Bill 20 97/10/23	1. From “Residential” To “Open Space” 2. Realign the Collector Rd
Proposed Amendment 14-97.0024	Kanata (City wide policy changes)	Prel. Subm. 97/07/10	OP review through to 2021- Terms of reference
Proposed Amendment 14-97.0025	Ottawa 3860 Riverside Dr near Hunt Club Rd	Prelim Subm. 97/06/05	Delete Secondary Employment Centre designation to permit residential uses.
Amendment No. 42 14-97.0026	Kanata Lots 1-8, Blks 22-24 & 28; 4M-925 Robson Ct & Coulson Dr 4.9 ha	Prel. Subm. 97/08/19  Formal Subm. 97/09/26 “complete” per Bill 20 97/09/26	“High & Med. Density Residential” policy change to accomodate a lower density for 63 SD & TH units.
Amendment No. 19 14-97.0027	Gloucester Bank St just west of the Ottawa boundary Blossom Park	Prel. Subm. 97/09/05  Formal Subm. 97/10/23 “complete” per Bill 20 97/10/23	From “Activity Node” and “Special Study Area” To “Highway Commercial” and “Residential”.
Amendment No. 20 14-97.0028	Gloucester Bank & Sievright St	Prel. Subm. 97/09/06  Formal Subm. 97/10/23 “complete” per Bill 20 97/10/23	From “Special Study Area” To “Residential”.

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 7 14-97.0029	Goulbourn Pt Lot 25 Con 9 6030 Fernbank Rd 0.27 ha	Prel. Subm. 97/08/19  Formal Subm. 97/10/21 “still not complete” per Bill 20 97/12/15	From “Marginal Resource” To “Residential”.
Proposed Amendment 14-97.0030	Nepean Merivale and Viewmont Dr.	Prel. Subm. 97/08/29	From “CMU” To “CM” Proposed retail development of 107,000 sq. feet
Proposed Amendment 14-97.0031	West Carleton Pt Lot 2 Con 4 (T) 2988 Dunrobin Rd	Prel. Subm. 97/08/29	From “Agricultural High Priority” To “Marginal Resource” Severing two lots of 0.8 ha
Proposed Amendment 14-97.0032	Kanata South of the Queensway, east & west of Castlefrank Rd	Prel. Subm. 97/12/05	To amend “central Business District” policies to allow medium density development of 30 -65 units per ha
Amendment No. 28 14-97.0033	Ottawa Central Area	Formal Subm. 97/10/31 “complete” per Bill 20 97/11/12	To adjust “Above Sea Level” heights with a new Sch “B-2b” & require surveyor’s certificate
Amendment No. 10 14-97.0034	Nepean (City wide policy changes)	Formal Subm. 97/12/02 “complete” per Bill 20 97/12/02	Textual changes to establish policies for “Home Occupations”
Proposed Amendment 14-97.0035	Kanata Block 12, 4M-784 Terry Fox Dr & Campeau Dr 4.7 ha	Prel. Subm. 97/03/20	From “Neighbourhood Commercial - Special” To “Neighbourhood Commercial”

**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>
Richcraft 15-97.SD02 O6T-97002	Gloucester Pt Blks 3&4 4M-648 City Park Drive	97/01/28  Complete as of 97/02/03 per Bill 20	108 TH on 6 Blks	Under Circulation
Lacroix Plateau 15-97.SD03 O6T-97003	Gloucester Blk A, RP 24, Twp. of Cumb. and Pt lot 1, Con 2 (OF) City of Gloucester	97/01/28  Complete as of 97/02/13 per Bill 20	13 SF	Under Circulation
Lindia Homes 15-97.SD04 O6T-97004	Kanata Blk B, RP 897 Glen Cairn	97/03/11  Complete as of 97/05/12 per Bill 20	160 TH on 40 Blks	Under Circulation
City of Gloucester 15-97.SD05 O6T-97005	Gloucester Blk 8, 4M-962 & Pt Blk 129, 4M-871 Matheson & Ogilvie Rds	97/04/08  Complete as of 97/05/01 per Bill 20	80 TH on 4 Blks	Under Circulation
Vydon Acres Golf Course 15-97.SD06 O6T-97006	West Carleton Morris Island	97/04/11	proposed golf course	concept plan only
W.L. Interests Ltd 15-97.SD07 O6T-97007	Ottawa Pt Blks G & H & Lot 282 RP 605 Bathhurst St	97/07/07  Complete as of 97/07/10 per Bill 20	5 SF 42 TH on 13 Blks	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>
Minto 15-97.SD08 O6T-97008	Gloucester Pt Lot 4 Con 4 Bank St & Sieveright Rd	97/07/04  Complete as of 97/07/22 per Bill 20	73 SF 97 TH on 6 Blks	Under Circulation
Deacon 15-97.SD09 O6T-97009	Kanata Lot 20 Con 4 80 Constance Lake Rd	97/08/20	Blks	concept plan only
Iber Rd 15-97.SD10 O6T-97010	Goulbourn 4M-374 & Pt 4M-373 Stittsville	97/08/20	Blks	concept plan only
Minto 15-97.SD11 O6T-97011	Nepean Blks D-F RP 645571 Craig Henry	97/09/15  Complete as of 97/09/25 per Bill 20	147 SF	Under Circulation
Dery (Minto) 15-97.SD12 O6T-97012	Nepean Lots 14 & 15 Con 2(RF) Longfields	97/11/27  Complete as of 97/12/12 per Bill 20	50 SF on 30 lots	Under Circulation
Urbandale 15-93.1806 (R3) O6T-93023	Kanata Lots 29 & 30 Con 6(RF)	93/07/27	163 TH on 9 Blks Phase 5B	P&DA Commr. Draft Approved 97/02/24
Camdev Properties Inc 15-94.1811(R1) O6T-94041	Kanata Blk 40 7 Pt Blks 33 & 34 4M-280 Kanta North Business Park	94/12/28	14 Ind Blks	P&DA Commr. Draft Approved 96/10/03
Capital Beef (Danbar Holdings) 15-96.SD08 O6T-96008	Ottawa 299 Lees Ave	96/10/24  Complete as of 96/10/24 per Bill 20	48 TH on 3 Blks 1 Park Blk	P&DA Commr. Notice of Decision 97/04/08 Draft Approved 97/05/02 after Appeal period ended per Bill 20

<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>
Minto 15-96.SD03(R1) O6T-96003	Nepean Blk 134, 4M-467 Centreponte	96/03/15  Complete as of 96/05/27 per Bill 163	69 SF 1 Park Blk	P&DA Commr. Notice of Decision 97/02/10 Draft Approved 97/03/13 after Appeal period ended per Bill 163
Lanthier 15-94-1405 O6T-94018	Cumberland Pt Lot 24 Con 7 V of Vars	94/07/04	9 SF	P&DA Commr. Draft Approved 97/07/25
Makow 15-95-0031 O6T-95022	Cumberland Pt Lot 24 Con 6 V of Vars	96/05/08  Complete as of 96/07/15 per Bill 163	82 SF	P&DA Commr. Draft Approved 97/07/31
Rivington 15-92-3003 O6T-92029	West Carleton Pt Lot 18 Con 2 (H) V of Carp	92/12/21	32 SF	P&DA Commr. Draft Approved 97/07/21
Coscan 15-95-0016 O6T-95008	Cumberland Pt Lot B Con 9 and Pt Lot B & C Con 10 EUC	95/03/14  Complete as of 96/06/27	22 Blks for 284 SF & SD plus 17 Blks for TH	P&DA Commr. Notice of Decision 97/07/14 Draft Approved 97/08/05
City of Gloucester 15-97.SD05 O6T-97005	Gloucester Blk 8, 4M-962 & Pt Blk 129, 4M-871 Matheson & Ogilvie Rds	97/04/08  Complete as of 97/05/01 per Bill 20	80 TH on 4 Blks	P&DA Commr. Notice of Decision 97/08/20 Draft Approved 97/09/10 after Appeal period ended per Bill 20

<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>
Shadow Ridge Estates 15-95.0036 O6T-95027	Osgoode Pt Lots 8-10 Con 4 V of Greely	95/12/19  Complete as of 96/04/16 per Bill 163	54 SF 20 Blks	Notice of Decision 97/07/04 Draft Approved by Regional Council 97/08/07 after Appeal period ended per Bill 163
Griesser/Seleban 15-93.1202 O6T-93007	Osgoode Lot 18 Con 6	93/03/02	10 SF	P&DA Commr. Draft Approved 97/11/13
Taysham Investors Inc. 15-86-18.148(R3) O6T-86050	Kanata Pt Lot Con Morgan's Grant	86/08/18	744 SF 552 TH  Phases 3-6	Draft Approval Extended to 99/02/12
402025 Ont Ltd (Sachs)/Richcraft 15-92-0402(R1) O6T-92005	Nepean Pt Lot 17 Con 1(RF) Barrhaven	92/02/21	105 lots for 222 SF, plus 5 Blks for 105 TH 5 Park Blks 1 Com Blk	Draft Approval Extended to 00/02/05
Clyde/Merivale 15-92.0207 O6T-92026	Ottawa Clyde/Merivale	93/01/08	288 SF 384 TH 863 Apt = 1535 units	Draft Approval Extended to 99/07/22
Pegasus Dev Corp 15-88.05302 O6T-88048	Gloucester Pt Lot 10 Con 1(RF) River Road & Balmoral Drive	88/09/29	7 SF	Draft Approval Extended to 98/08/18
Tartan Dev Corp 15-92-0409(R1) O6T-92025	Nepean Pt Blks 1 & 3 4M-821 Davidson Heights	92/12/03	152 lots for 304 SF, plus 13 Blks for 282 TH 5 Park Blks 1 Com Blk	Draft Approval Extended to 00/04/11

<b>OWNER NAME RMOE FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMOE</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
727838 Ont. Ltd. 15-85-05.238 O6T-85001	Gloucester Pt Lot 1 Con 2 (OF) EUC	85/01/08	43 SF 62 TH on 4 Blks	Draft Approval Extended to 99/08/13
Monarch Constr. 15-93.3101 (R1) O6T-93003	Goulbourn Lots 70-83, 99- 105, 123-138 4M-438 Stittsville	93/02/10	20 SF 5 Blks for future resid.	Draft Approval Extended to 00/04/14
Gibson 15-90.3007 O6T-90029	Goulbourn Pt Lot 24 Con 10 Stittsville	90/02/22	22 SF	Draft Approval Extended to 98/08/11
Sample 15-90.3102 (R1) O6T-90014	West Carleton Pt Lot 5 Con 5 (H)	90/07/06	20 SF	Draft Approval Extended to 00/07/24
Minto 15-93.0510 O6T-93030	Gloucester Pt Lots 13 & 14 RP 141 & Pt Lot 7 Con 4 (RF)	93/09/10	24 SF	Draft Approval Extended to 99/09/15
Landriault Const. 15-94.1203 O6T-940290	Osgoode Pt Lot 2 Con 4 V. of Greely	94/10/26	33 SF	Registered 97/02/20 4M-960
Drew 15-93.1203 O6T-93031	Osgoode Pt Lot 42 Con 2	93/09/09	21 SF	Registered 97/03/05 4M-961
CMHC 15-96.SD06 O6T-96006	Gloucester Blk 128 4M-871 Carson Grove	96/06/11	30 TH on 7 Blks	Registered 97/03/13 4M-962
Minto 15-87.05285 O6T-87045	Gloucester Pt Lot 6 & 7 Con 3(OF) Chapel Hill, EUC	87/07/18	80 SF + 1 Blk for TH Phase 5A	Registered 97/03/14 4M-963
969281 Ont Inc (Craig) 15-90.1201 O6T-90015	Osgoode Pt Lot 22 Con 7 V of Metcalfe	90/03/29	50 SF	Registered 97/03/20 4M-964

<b>OWNER NAME RMO C FILE NO. PROV. FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>DATE RECEIVED BY RMO C</b>	<b>NO. AND TYPE OF UNITS</b>	<b>STATUS OF FILE</b>
Minto 15-87.05285 O6T-87045	Gloucester Pt Lot 6 & 7 Con 3(OF) Chapel Hill, EUC	87/07/18	39 SF + 1 Blk for TH Phase 4A	Registered 97/03/21 4M-965
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	Registered 97/03/27 4M-966
615 Belfast Rd 15-94.0204(R3) O6T-94017	Ottawa Pt Blks F & H RP 84, and Blk D RP 725 Ave O & P	94/05/11	4 Blks for 76 TH	Registered 97/04/16 4M-967
Minto 15-92.0505 O6T-92015	Gloucester Pt Lot 7 Con 4(RF) Blossom Park	92/09/25	60 SF  Phase 3	Registered 97/06/12 4M-968
Minto 15-87.05285 O6T-87045	Gloucester Pt Lot 7 Con 3(OF) Chapel Hill, EUC	87/07/18	37 SF	Registered 97/06/16 4M-969
Ashcroft Homes 15-92.0207 O6T-92026	Ottawa Pt Lot M & N Con A (RF) Clyde/Merivale	93/01/08	5 Blks for TH 1 Com Blk	Registered 97/06/26 4M-970
West Ridge Est. 15-89.31109(R5) O6T-89011	Goulbourn Pt Lot 22 Con 11 Stittsville	89/03/29	80 SF 84 TH on 16 Blks	Registered 97/04/16 4M-971
Minto 15-96.SD03(R1) O6T-96003	Nepean Blk 134, 4M-467 Tallwood Dr Centrepointe	96/05/27  Complete as of 96/03/15 per Bill 163	68 SF 1 Park Blk	Registered 97/04/16 4M-972
Monarch Constr. 15-93.3101 (R1) O6T-93003	Goulbourn Lots 70-83, 99- 105, 123-138 4M-438 Stittsville	93/02/10	20 SF 5 Blks for future resid.	Registered 97/07/17 4M-973

<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>
Crown Pointe 15-89.14138 O6T-89031	Cumberland Pt Lots B & C Con 9 EUC	89/07/19	87 SF plus 1 Blk  Phase 4	Registered 97/07/22 4M-974
Urbandale 15-94.1804 (R4) O6T-94019	Kanata Pt Lots 2 & 3 Con 3 Town Centre	94/07/15	22 SF 10 Blks	Registered per OMB 97/07/31 4M-975
Heritage Grove Estate Inc 15-89.31107 (R2) O6T-89008	Goulbourn Blk 252, 4M-671 & Pt Lot 22 Con 11 Stittsville	89/02/24	55 SF	Registered 97/08/05 4M-976
Claridge Homes 15-96.SD07 O6T-96007	Ottawa 675 Church St	96/07/26	1 SF & 135 TH on 8 Blks	Registered per OMB 97/08/14 4M-977
Minto 15-87.05285 O6T-87045	Gloucester Pt Lot 7 Con 3(OF) Chapel Hill, EUC	87/07/18	33 SF + part lots Phase 4B (north half)	Registered 97/08/21 4M-978
Tartan Dev Corp 15-92-0409(R1) O6T-92025	Nepean Pt Blks 1 & 3 4M-821 Davidson Heights	92/12/03	37 lots for 73 SF, plus 20 Blks for TH 1 Park Blk Phase 2B	Registered 97/08/25 4M-979
Urbandale 15-93.1806 (R3) O6T-93023	Kanata Pt Lot 28 Con 6(RF) Bridlewood	93/07/27	163 TH on 34 Blks  Phase 5B	Registered 97/09/15 4M-980
Urbandale 15-86.18147 O6T-86047	Kanata Pt Lot 29 Con 6(RF) Bridlewood	86/08/06	1 Blk for a school site  Phase 3L	Registered 97/10/01 4M-981
Lisgar Sq. Dev. 15-95.0504 O6T-95020	Gloucester Bridle Path near Hunt Club Rd Blossom Park	95/04/07	11 Blks for 94 TH	Registered by OMB 97/10/03 4M-982

<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>
Ridgewood Park 15-85.05238 O6T-85001	Gloucester Notre Dame St EUC	85/01/08	43 SF & 4 Blks for 62 TH	Registered 97/10/06 4M-983
Moore 15-95.0013 O6T-95024	Osgoode Lot 1 Con 6	95/06/16	15 SF  Phase 1	Registered 97/10/07 4M-984
Minto 15-92.0406 O6T-92014	Nepean Pt Lots 14 & 15 Con 1 (RF) Davidson Heights	92/07/02	91 SF  Phase 3	Registered 97/10/ 4M-985
Capital Beef (Danbar Holdings) 15-96.SD08 O6T-96008	Ottawa 299 Lees Ave	96/10/24  Complete as of 96/10/24 per Bill 20	48 TH on 3 Blks 1 Park Blk	Registered 97/11/10 4M-986

**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 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>
Charlesfort Dev 15-97.CD01 O6CDM97-501	Ottawa 130 Glebe Ave	97/01/10 Complete as of 97/01/14 per Bill 20	15 Apt	Under Circulation
McLean Manor Inc. 15-97-CD02 O6CDM97-502	Rideau Pt Lot 4 Con A (BF) V. of Manotick	97/01/22 Complete as of 97/02/17 per Bill 20	16 TH on 4 Blks	Under Circulation
Domicile Dev 15-97.CD03 O6CDM97-503	Ottawa Pt Blk A, RP 237700 & Pt Blk 24, RP 70 24 Springfield Road	97/02/17 Complete as of 97/02/25 per Bill 20	18 Apt	Under Circulation
Kanata Park Ltd 15-97.CD04 O6CDM97-504	Kanata Aird Place	97/05/05 preliminary	a 3 storey low rise with 88 units & a 12 storey high rise with 80 units	concept plan only
Irwin 15-97.CD05 O6CDM97-505	Vanier 175 Granville St	97/05/05 preliminary	15 Apt	Cdm conversion
Minto 15-97.CD06 O6CDM97-506	Nepean Blk 3, 4M-388 Valley Stream	97/06/11 Complete as of 97/06/17 per Bill 20	60 stacked TH	Under Circulation
Miller 15-97.CD07 O6CDM97-507	Ottawa Pt Lot 44, RP 15558 287 MacLaren St	97/06/12 Complete as of 97/06/18 per Bill 20	10 Apt	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>
787-789 Bank St Properties Inc 15-97.CD08 O6CDM97-508	Ottawa Pt Lot 35 & 36, RP 35085 Bank St & Third Ave	97/07/07 Complete as of 97/07/14 per Bill 20	8 Apt	Under Circulation
Routeburn Dev 15-97.CD09 O6CDM97-509	Ottawa Pt Blk A, RP 157 120 Holland Ave	97/06/12 Complete as of 97/07/22 per Bill 20	16 Apt plus 9 Com units	Under Circulation
Meadowvale Properties 15-97.CD10 O6CDM97-510	Gloucester Meadowvale & Stonehedge at Innes Rd EUC	97/08/10	103 TH	Cdm conversion
Gagliano 15-97.CD11 O6CDM97-511	Gloucester 3089-3112 Armada & 1589- 1596 Fortier St off Goth Ave Blossom Park	97/06/20	28 TH	Cdm conversion
12 Clarence Properties Ltd 15-97.CD12 O6CDM97-512	Ottawa 50 Clarence St	97/09/04  Complete as of 97/09/15 per Bill 20	17 Apt	Under Circulation
Nicolini & Assoc. 15-97.CD13 O6CDM97-513	Vanier 292 Dupuis St	97/11/10  Complete as of 97/11/17 per Bill 20	15 Apt	Under Circulation
Charlesfort Dev 15-97.CD01 O6CDM97-501	Ottawa 130 Glebe Ave	97/01/10 Complete as of 97/01/14 per Bill 20	15 Apt	P&DA Commr. Notice of Decision 97/06/09 Draft Approved 97/07/02 after Appeal period ended per Bill 20

<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>
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
Le Centre de jour polyvalent des aines francophones 15-96.CD12 O6CDM96-512	Ottawa 159 Murray St	96/09/30  Complete as of 96/10/18 per Bill 20	14 Apt	P&DA Commr. Notice of Decision 97/03/24 Draft Approved 97/04/14 after Appeal period ended per Bill 20
Minto 15-96.CD06 O6CDM96-506	Gloucester Pt Lots 17 & 18 Con. 1 OF Pt. Blk T, RP 878 Marquis Ave & Montreal Rd Beacon Hill	received 96/06/12  Complete as of 96/06/24 per Bill 20	43 TH	P&DA Commr. Notice of Decision 97/04/15 Draft Approved 97/05/07 after Appeal period ended per Bill 20
Minto 15-96.CD07 O6CDM96-507	Gloucester Pt Lots 17 & 18 Con. 1 OF Pt. Blk T, RP 878 Marquis Ave & Montreal Rd Beacon Hill	96/06/12  Complete as of 96/06/24 per Bill 20	48 Apt	P&DA Commr. Notice of Decision 97/04/15 Draft Approved 97/05/07 after Appeal period ended per Bill 20
Caisse Populaire Ste Anne Laurier d'Ottawa Ltd 15-96.CD11 O6CDM96-511	Ottawa 450 Rideau St	96/09/20  Complete as of 96/10/02 per Bill 20	5 Com units	P&DA Commr. Notice of Decision 97/05/09 Draft Approved 97/06/11 after Appeal period ended per Bill 20

<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>
Domicile Dev 15-97.CD03 O6CDM97-503	Ottawa Pt Blk A, RP 237700 & Pt Blk 24, RP 70 24 Springfield Road	97/02/17 Complete as of 97/02/25 per Bill 20	18 Apt	P&DA Commr. Notice of Decision 97/08/18 Draft Approved 97/09/23 after Appeal period ended per Bill 20
Richcraft 15-96.CD01 O6CDM96-501	Gloucester Pt Blks 3, 4, 18 4M-648 City Park Dr near Ogilvie Rd	96/03/08	72 Apt. (in 17 buildings)	P&DA Commr. Notice of Decision 97/08/01 Draft Approved 97/09/15 after Appeal period ended per Bill 20
McLean Manor Inc. 15-97-CD02 O6CDM97-502	Rideau Pt Lot 4 Con A (BF) V. of Manotick	97/01/22 Complete as of 97/02/17 per Bill 20	16 TH on 4 Blks	P&DA Commr. Notice of Decision 97/09/16 Draft Approved 97/10/07 after Appeal period ended per Bill 20
Miller 15-97.CD07 O6CDM97-507	Ottawa Pt Lot 44, RP 15558 287 MacLaren St	97/06/12  Complete as of 97/06/18 per Bill 20	10 Apt	P&DA Commr. Notice of Decision 97/10/07 Draft Approved 97/11/06 after Appeal period ended per Bill 20
787-789 Bank St Properties Inc 15-97.CD08 O6CDM97-508	Ottawa Pt Lot 35 & 36, RP 35085 Bank St & Third Ave	97/07/07  Complete as of 97/07/14 per Bill 20	8 Apt	P&DA Commr. Notice of Decision 97/10/02 Draft Approved 97/10/28 after Appeal period ended per Bill 20

<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>
New Edinburgh Square Inc 15-93.0203 O6CDM93-505	Ottawa Lots 2 to 7 RP 237700	93/04/23	83 Apt & 15 retail/office units	Draft Approval Extended to 99/03/04
Vocisano 15-85.02352 O6CDM85-558	Ottawa 169-171 Lees Ave	89/07/05	450 Apt	Draft Approval Extended to 99/04/22
Carling Realty Ltd 15-86.02367 O6CDM86-517	Ottawa 520 Queen Elizabeth Driveway	88/11/17	13 TH	Draft Approval Extended to 99/04/22
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)
Minto 15-96.CD02 O6CDM96-502	Ottawa Nepean & Lyon St	96/03/18	27 TH	Registered 97/04/07 CC-588
Richcraft 15-89.02456 O6CDM89-514	Ottawa Pt Blk 260 4M-554 Briston (Pte) at Blohm Dr Greenboro	89/08/18	28 Apt	Registered 97/04/14 CC-589
Charlesfort Dev 15-97.CD01 O6CDM97-501	Ottawa 130 Glebe Ave	97/01/10 Complete as of 97/01/14 per Bill 20	15 Apt	Registered 97/08/18 CC-590

<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>
Minto 15-96.CD07 O6CDM96-507	Gloucester Pt Lots 17 & 18 Con. 1 OF Pt. Blk T, RP 878 Marquis Ave & Montreal Rd Beacon Hill	96/06/12  Complete as of 96/06/24 per Bill 20	48 Apt	Registered 97/08/22 CC-591
Le Centre de jour polyvalent des aines francophones 15-96.CD12 O6CDM96-512	Ottawa 159 Murray St	96/09/30  Complete as of 96/10/18 per Bill 20	14 Apt	Registered 97/08/26 CC-592
Minto 15-96.CD06 O6CDM96-506	Gloucester Pt Lots 17 & 18 Con. 1 OF Pt. Blk T, RP 878 Marquis Ave & Montreal Rd Beacon Hill	96/06/12  Complete as of 96/06/24 per Bill 20	27 TH	Registered 97/09/08 CC-593
Richcraft 15-96.CD01 O6CDM96-501	Gloucester Pt Blks 3, 4, 18 4M-648 City Park Dr near Ogilvie Rd	96/03/08	16 Apt  Phase 1	Registered 97/10/06 CC-594
Demarcato 15-96.CD08 O6CDM96-508	Vanier 270-272 Beechwood Ave	96/02/27	30 Apt	Registered 97/10/17 CC-595 (a Cdm Conversion)
Domicile Dev 15-97.CD03 O6CDM97-503	Ottawa Pt Blk A, RP 237700 & Pt Blk 24, RP 70 24 Springfield Road	97/02/17  Complete as of 97/02/25 per Bill 20	18 Apt	Registered 97/11/13 CC-596

**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.

<b>OWNER NAME AND RMOG FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
299466 Ontario Ltd 13-97.0004	Ottawa Lots 42-44 RP 149 1158-1166 Belanger Ave	136-97	97/01/22  97/05/27	9 freehold TH
Sunfort Corp 13-97.0005	Gloucester Pt Blk 1, 4M-931 Sunwood Cres Carson Grove	20-97	97/02/26  97/02/27	8 freehold TH (4R-12591) & (4R-12698)
Genstar 13-97.0006	Kanata Lots 45-54 4M-883 Stonecroft Ter at Campeau Dr	3-97	97/02/25  97/03/06	From 10 SF to 8 SF (4R-12717)
DCR Phoenix 13-97.0007	Nepean Blks 5-8, 4M-874 Thornberry Cres Centrepointe	19-97	97/02/26  97/03/19	16 freehold TH (xf-13-97.0011)
Larco/Tamarack 13-97.0008	Ottawa Blk 33, 4M-624 3700 Riverside Dr	17-97	97/03/03  97/03/21	lifting 0.3 meter reserve along back of Blk 31, 4M-624
Holitzner 13-97.0009	Goulbourn Pt Lots 4-6 M-285 Riverbank Ct at Main St Stittsville	12-97	97/03/05  97/03/05	8 freehold TH (4R-12687) & (4R-12688)
Claridge 13-97.0010	Ottawa Blks 41 & 43 4M-947 Crowsnest Ave	57-97	97/03/11  97/03/18	create 26 SF (4R-12250)

<b>OWNER NAME AND RMOF FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
DCR Phoenix 13-97.0011	Ottawa Pt Blks 6 & 7 4M-874 Baseline at CentrepoinTE	62-97	97/03/11  97/03/18	To allow development of 16 freehold TH in Nepean but no units in Ottawa
Noble Homes 13-97.0012	Ottawa Pt Blk 2, 4M-967 615 Belfast Rd	200-97	97/03/18  97/07/15	12 freehold TH
Claridge Homes 13-97.0013	Nepean Pt Blk 13, 4M-918 and Pt Blk 105, 4M-851 Beatrice Dr Longfields	20-97	97/03/18  97/03/21	6 freehold TH (4R-12684)
Oullette 13-97.0014	Nepean Lot 115 RP 419808 136 & 138 Fieldrow St	21-97	97/03/20  97/03/25	split a semi
Minto 13-97.0015	Kanata Blks 39-45 4M-957 Flowertree Cres Bridlewood	23-97	97/03/27	84 freehold TH
Longwood Corp 13-97.0016	Cumberland Blks 1-5 4M-966 Falconcrest Ct	29-97	97/04/10  97/04/14	35 freehold TH
Pegasus 13-97.0017	Kanata Blks 1-20 4M-953 Angus Dr & Hearst Way Town Centre	41-97	97/04/09  97/04/11	For 101 freehold TH on 20 Blks but only 2 Blks with 11 units built at this time
Minto 13-97.0018	Kanata Lots 3-7 & Blk 8 4M-902 Eagleview St Bridlewood	33-97	97/04/14  97/04/21	readjust lot lines for 6 SF

<b>OWNER NAME AND RMOF FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Minto 13-97.0019	Gloucester Blk 7 4M-919 Sablewood Place EUC	49-97	97/04/21  97/04/23	7 freehold TH (4R-12621)
Landriault 13-97.0020	Osgoode Blk 35 4M-960 Pegasus Cres	41-97	97/04/23  97/05/08	2 SF (4R-12783)
Campanale Real Estate 13-97.0021	Gloucester Blk 1 4M-962 Silvestri Cres & Matheson Rd	51-97	97/04/24  97/04/29	4 freehold TH (4R-12825)
Claridge Homes 13-97.0022	Nepean Pt Blk 106 4M-851	44-97	97//05/23  97/06/20	6 freehold TH (4R-10872)
Regional Group 13-97.0023	Nepean Lots 57-74 and 82-97 plus Blks 121 & 122; 4M-889 and; Blks 110-112, 4M-889	48-97	97//05/23  97/06/09	52 SF & 18 SD (4R-12895)
Richcraft 13-97.0024	Gloucester Blks 7, 9, 11-13 4M-942 City Park Dr at Ogilvie Rd	73-97	97/05/31  97/06/02	88 freehold TH
Schoolhouse Square Inc. 13-97.0025	Ottawa Pt Blk A, RP 237700 & Pt Blk 24, RP 70 24 Springfield Rd	222-97	97/05/22  97/08/20	16 freehold TH (4R-12784)
Campanale Construction 13-97.0026	Gloucester Blks 2-4, 4M-962 Silvestri Cres Carson Grove	103-97	97/06/23  97/06/26	14 freehold TH (4R-12871 & 4R-12897)
Longfields Dev. 13-97.0027	Nepean Lots 12-25 & 70-78 4M-889 Mountshannon Dr	57-97	97/07/04  97/07/08	58 SF (4R-12854 & 4R-12887)

<b>OWNER NAME AND RMOF FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Ashcroft Homes 13-97.0028	Ottawa Blk 5 & 6, 4M-970 Central Park Dr at Merivale Rd	201-97	97/07/04  97/07/07	56 freehold TH (4R-13010)
Sienna Properties 13-97.0029	Ottawa Blk 36, 4M-446 Lovitt Rd at Richmond Rd	210-97	97/07/08  97/07/10	7 freehold TH
Rivard 13-97.0030	Cumberland Lots 6-15 & 17- 32 4M-933 Nesting Way	13-97	97/07/11  97/07/11	3 SF 10 SD 22 freehold TH (4R-12831)
Minto 13-97.0031	Gloucester Pt Blk 7, 4M-919 Sablewood Place at Meadowglen	122-97	97/07/11  97/07/28	6 SF & 6 freehold TH (4R-12969 & 4R-12970)
Minto 13-97.0032	Nepean Lots 1,154-156 4M-905 Stoneway Dr at Woodroffe Ave	60-97	97/07/11  97/07/25	decrease in units from 4 SF to 2 SF plus entrance features
Bryanstone Gate 13-97.0033	Goulbourn Lot 70, 4M-864 Mika & Alon Sts Stittsville	48-97	97/07/28  97/07/29	2 SF (4R-13032)
Minto 13-97.0034	Kanata Lots 10-16, 19-23 and pt 23, 4M-929 Pt Lots 103-105, & 111, 4M-862 Birchfield Ave	85-97	97/08/01  97/08/18	12 SF (4R-13039)
Noble Homes Inc. 13-97.0035	Ottawa Pt Blk 2, 4M-967 Avenue O	221-97	97/08/12  97/08/13	16 freehold TH (4R-13027, 4R-13028 & 4R-13042)
Ashcroft Homes 13-97.0036	Ottawa Blks 5 & 6 4M-970 Central Park Dr at Merivale Rd	218-97	97/08/12  97/08/14	34 SF & 20 freehold TH (4R-13010)

<b>OWNER NAME AND RMOF FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Ashcroft Homes 13-97.0037	Ottawa Blks 3 & 4 4M-970 Central Park Dr at Merivale Rd	219-97	97/08/12  97/08/14	37 SF
Ashcroft Homes 13-97.0038	Ottawa Blks 1,2 & 3 4M-970 Central Park Dr at Merivale Rd	220-97	97/08/12  97/08/14	56 freehold TH
Campanale Construction 13-97.0039	Gloucester Blks 5 & 6, 4M-962 Silvestri Cres Carson Grove	120-97	97/08/18  97/08/22	8 freehold TH (4R-13029)
W.L. Interests 13-97.0040	Ottawa Pt Blks 1,2,4,5,10 & 11, 4M-935 Rhapsody Lane	227-97	97/08/18  not yet approved	9 freehold TH
Claridge 13-97.0041	Ottawa Lots 27-30 RP 27267 450 Somerset St & MacLaren St	280-97	97/08/18  97/10/29	17 freehold TH
Minto 13-97.0042	Gloucester Blks 8-12,15&17 4M-919 Sablewood Place	128-97	97/08/19  97/09/16	6 Blks for 138 TH
Richcraft 13-97.0043	Gloucester Lot 133 & Blk 143 - 4M-951 + Blk 104 4M-952 Owl Valley Dr	129-97	97/08/13  97/08/27	4 SD
Holitzner 13-97.0044	Goulbourn Pt Lot 6 & Pt Blk 306 M-285 Riverbank Ct Stittsville	57-97	97/08/22  97/08/25	4 freehold TH (4R-13068)

<b>OWNER NAME AND RMOF FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Pegasus Dev Corp 13-97.0045	Nepean Blks 113 & 114 4M-886 Sutcliffe Terrace Longfields	73-97	97/09/03  not yet approved	31 freehold TH
Nick Sala 13-97.0046	Nepean Lot 32 4M-549	76-97	97//09/03  97/09/09	2 SF (4R-12926)
Larco Mgmt. Ltd. 13-97.0047	Ottawa Pt Lots 18 & 19 RP 42482 145-157 Dalhousie St	290-97	97/09/03  97/12/08	16 freehold TH
Rivard 13-97.0048	Cumberland Blks 33-42 4M-933 Nesting Way & Petite Lane	63-97	97/09/09  97/09/10	11 SF 106 freehold TH
Claridge 13-97.0049	Ottawa Blks on 4M-977 675 Church St	289-97	97/09/03	130 freehold TH
299466 Ontario Ltd. 13-97.0050	Ottawa Lots 42-44 4M-149 Belanger Ave	237-97	97/09/09  97/09/10	9 freehold TH
Tartan 13-97.0051	Nepean Blks 43, 45-47 4M-979 Redpath Dr Davidson Heights	84-97	97/09/24  97/09/26	4 SD & 60 freehold TH
Tartan 13-97.0052	Nepean Lots 1-24 & 26- 37 4M-979 Redpath Dr & Dylan Way Davidson Heights	85-97	97/09/24  97/09/26	36 lots split to creat 72 SF
W. L. Interests 13-97.0053	Ottawa 580 Bathurst Ave		97/10/06	42 freehold TH

<b>OWNER NAME AND RMOF FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Wilson 13-97.0054	Ottawa Lot 1, RP 492 715 Melbourne Ave	270-97	97/10/06  97/10/21	6 freehold TH
Urbandale Corp. 13-97.0055	Kanata Blocks 25 & 32- 35, 4M-975 Birkendale Dr. & Teeswater St. Kanata Town Centre	130-97	97/11/06  97/11/12	38 freehold TH
Urbandale Corp. 13-97.0056	Kanata Blocks 1-34, 4M-980 & Blocks 9 & 12, 4M-902 Milner Downs Cr. & Eagleview St. Phase 5B, Bridlewood	131-97	97/11/06  97/11/12	163 freehold TH
Campanale Constr 13-97.0057	Nepean Lots 2-11, Blks 116-118, 4M-889 & Blks 126-128, 4M-886	112-97	97/11/14  97/11/24	26 SF on 13 lots
Academy Mews 13-97.0058	Ottawa Pt Lots 2-5, RP 2996 Lisgar & Percy	xx	97/11/14	36 freehold TH  Incomplete application
Staltari 13-97.0059	Nepean Pt Blk B, RP 588810 Eagle Lane at Meadowlands	124-97	97/11/28  97/12/02	create 2 SF
Danbar Holdings 13-97.0060	Ottawa Blks on 4M-986 229 Lees Ave	xx	97/12/10	48 freehold TH  Incomplete application
Shardon Building 13-97.0061	Ottawa Lots 13-15 RP 31326 MacLean St & Bell St	312-97	97/12/10  97/12/11	18 freehold TH

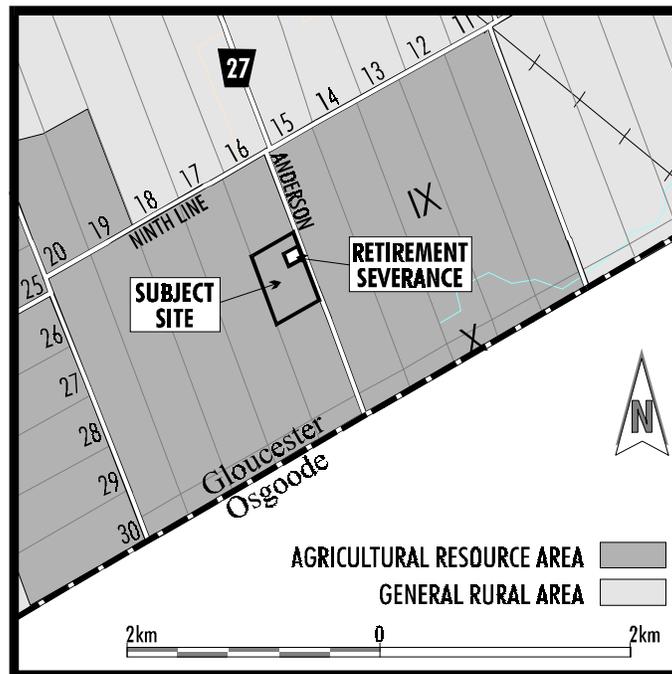
<b>OWNER NAME AND RMOF FILE NO.</b>	<b>MUNICIPALITY AND SITE LOCATION</b>	<b>BY-LAW NUMBER</b>	<b>DATE RECEIVED AND DATE APPROVED</b>	<b>PURPOSE OF PART LOT CONTROL BY-LAW</b>
Nobel Homes 13-97.0062	Ottawa Blk 4, 4M-967 615 Belfast Rd	313-97	97/12/10  97/12/12	16 freehold TH
Campanale Constr 13-97.0063	Gloucester Blk 7, 4M-962 Silvestri Cres & Matheson Rd	210-97	97/12/11  97/12/12	4 freehold TH
DCR/Phoenix 13-97.0064	Ottawa Bayswater & Wellington Sts	xx	97/12/12	freehold TH  Incomplete application

## APPEAL SUMMARY REPORT

DATE: 22 December 1997

Re: ZONING BY-LAW AMENDMENT 222-482 OF 1997  
PART LOT 16, CONCESSION 6 (O.F.), GLOUCESTER

Location:



Summary of the Appeal

The City of Gloucester zoning by-law 222-482 of 1997 is a rezoning for a farm which is the subject of a Committee of Adjustment application for a farm retirement severance.

The applicant bought a 21 ha parcel of land from the National Capital Commission in 1988. The property is zoned Ig (Institutional Government). The zoning has not changed since the time of resale. The 21 ha parcel has merged with the adjacent 40 ha property that is owned by the applicant. The applicant has received conditional approval for a 0.8 ha farm retirement lot on the property and must rezone the lot from Ig to Ag (Agriculture General) to permit the severance. The property is designated Agricultural Resource Area in both the Regional and the Gloucester Official Plans.

The City of Gloucester zoning by-law 222-482 of 1997 changes the zoning of the whole farm (both the farm retirement lot and the retained lot) from Ig to Ag. The Ag zoning is appropriate for the farm retirement lot. The Ag zoning for the rest of the farm, the retained lot, does not conform to either the Regional Official Plan or the Gloucester Official Plan because it permits 0.8 ha lots within the Agricultural Resource Area designation. The appropriate zoning for the retained lot in the City of Gloucester zoning by-law is Ar, (Agriculture Restricted) where the minimum lot size is 40 ha.

The approval of the farm retirement severance is conditional on the Ag zoning being in place for the retirement lot. The zoning is being held up pending the appeal to the OMB. Staff have no objection to the rezoning of the retirement lot to Ag. In order to allow the applicant to proceed with the retirement severance immediately the Region could ask the OMB, if both applicant and the City of Gloucester agree, either to

- a) approve the portion of the by-law affecting the farm retirement lot and zone the retained lands Ar, or
- b) approve the portion of the by-law affecting the farm retirement lot and proceed with the OMB hearing on the retained lands. This would ensure that the applicant would be able to proceed with the retirement lot (regardless of the outcome of the hearing) and still argue for the Ag zoning for the rest of the property.

#### Recommendation

That the Planning and Environment Committee recommend Council confirm Regional staff's Ontario Municipal Board appeal of the City of Gloucester's Zoning By-law Amendment 222-482 of 1997.

Our File/N/Réf. 09-97-0179

DATE 6 November, 1997

TO/DEST. Tim Mark, Legal Dept.

FROM/EXP. Barry Edgington, Director, Development Approvals Division  
Planning and Development Approvals Department

SUBJECT/OBJET **APPEAL TO OMB  
CITY OF GLOUCESTER ZONING BY-LAW 222-482 OF 1997  
(APPLICANT: NORMAN TOLL)**

On 14 October, 1997, the City of Gloucester passed Zoning By-Law 222-482. The notice of approval was signed on 23 October indicating an appeal period ending November 12, 1997 (copy of notice attached).

The Zoning By-law (ZBL) rezones a 20 hectare parcel of land, located in Part of Lot 16, Conc. 9, (OF), from "Institutional Government" to "Agricultural General". The "Agricultural General" zone permits residential development with a minimum lot size of 0.8 ha. This violates the old and new Regional Official Plans, which designate the subject lands "Agricultural Resource Area", and therefore do not permit the creation of lots for residential development (unless farm-related, such as a farm retirement lot).

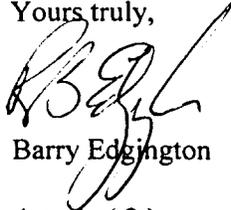
The lands are designated "Agricultural" in the Gloucester Official Plan, which reflects the Regional designation, and therefore the ZBL does not conform to the Gloucester Official Plan.

Staff's comments on the proposed rezoning (copy attached) noted non-support for the proposal and recommended that the subject lands be rezoned to "Agricultural Restricted", to be consistent with the local and Regional Official Plans. Also note that City of Gloucester staff did not support the proposal and it is likely that the City would have to hire a Planning Consultant to defend the City's decision at the OMB.

In summary, the above-noted ZBL does not conform to the Regional and local Official Plans and therefore the Planning and Development Approvals Department is requesting that the Legal Department launch an appeal to the OMB.

If you have any questions on this matter please contact Jack Toppari at 1585.

Yours truly,



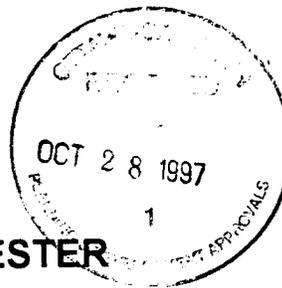
Barry Edgington

Attach. ( 2 )

cc: Councillor Dan Beamish  
Brian Faddis, DAD

09-97-0179

**NOTICE OF THE PASSING  
OF A ZONING BY-LAW BY  
THE CORPORATION OF THE CITY OF GLOUCESTER**



TAKE NOTICE that the Council of the Corporation of the City of Gloucester passed **By-law No. 222-482 of 1997 on the 14th day of October, 1997** under section 34 of the **Planning Act**.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the by-law by filing with the Clerk of the Corporation of the City of Gloucester not later than the **12th day of November, 1997** a notice of appeal setting out the objection to the by-law and the reasons in support of the objection accompanied by a fee of \$125.00 (cheque should be made payable to the Minister of Finance).

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies (or, alternatively, an explanation as to why a key map is not provided) are attached. The complete by-law is available for inspection in my office during regular office hours.

For further information, please contact either the Community Development Department or the Zoning Officer at 748-4167.

Dated at the City of Gloucester this **23rd day of October, 1997**.

File No.: DP127-97-30

  
\_\_\_\_\_  
Michèle Giroux, City Clerk,  
The Corporation of the  
City of Gloucester,  
1595 Telesat Court,  
P.O. Box 8333,  
Gloucester, Ontario.  
K1G 3V5

NOTE: Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A Notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of ~~an individual who is a~~ member of the association or the group on its behalf.

REGIONAL CLERK'S OFFICE  
OCT 27 1997  
RECEIVED  
FILE # 02-97-000  
LOC ID. # 1-2885  
TO

## EXPLANATORY NOTE

to Zoning By-law No. 222-482 of 1997

The purpose of this By-law is to rezone the parcel of land identified on the attached Key Plan from 'Ig', Institutional Government to 'Ag', Agricultural general.

The effect of this By-law would be to recognize the private ownership of the land and to fulfil a condition of severance.

The applicant is proposing to retire from farming and has conditional severance decision, B-9726 to create a farm retirement lot on lands presently zoned 'Ig', Institutional government. Mr. Toll also owns a 40 hectare parcel to the west to which the 'Ig' lands have merged when purchased from the National Capital Commission in 1988. To complete the severance of the farm retirement lot the applicant is required to rezone the land from the 'Ig' zone and has requested an 'Ag', Agricultural General zone for the 20 hectare parcel.

Anyone desiring more detailed information concerning any of the documents mentioned in the by-law may examine a copy of the original document by appointment with the Zoning Officer, Gloucester City Hall, 5th Floor, during normal business hours (748-4167).

Applicant: Norman Toll  
4470 Ninth Line Road, R.R. #6  
Gloucester, Ontario  
K1G 3N4

Agent: Floyd Toll  
137 Rue des Pins  
Russell, Ontario  
K4R 1C5

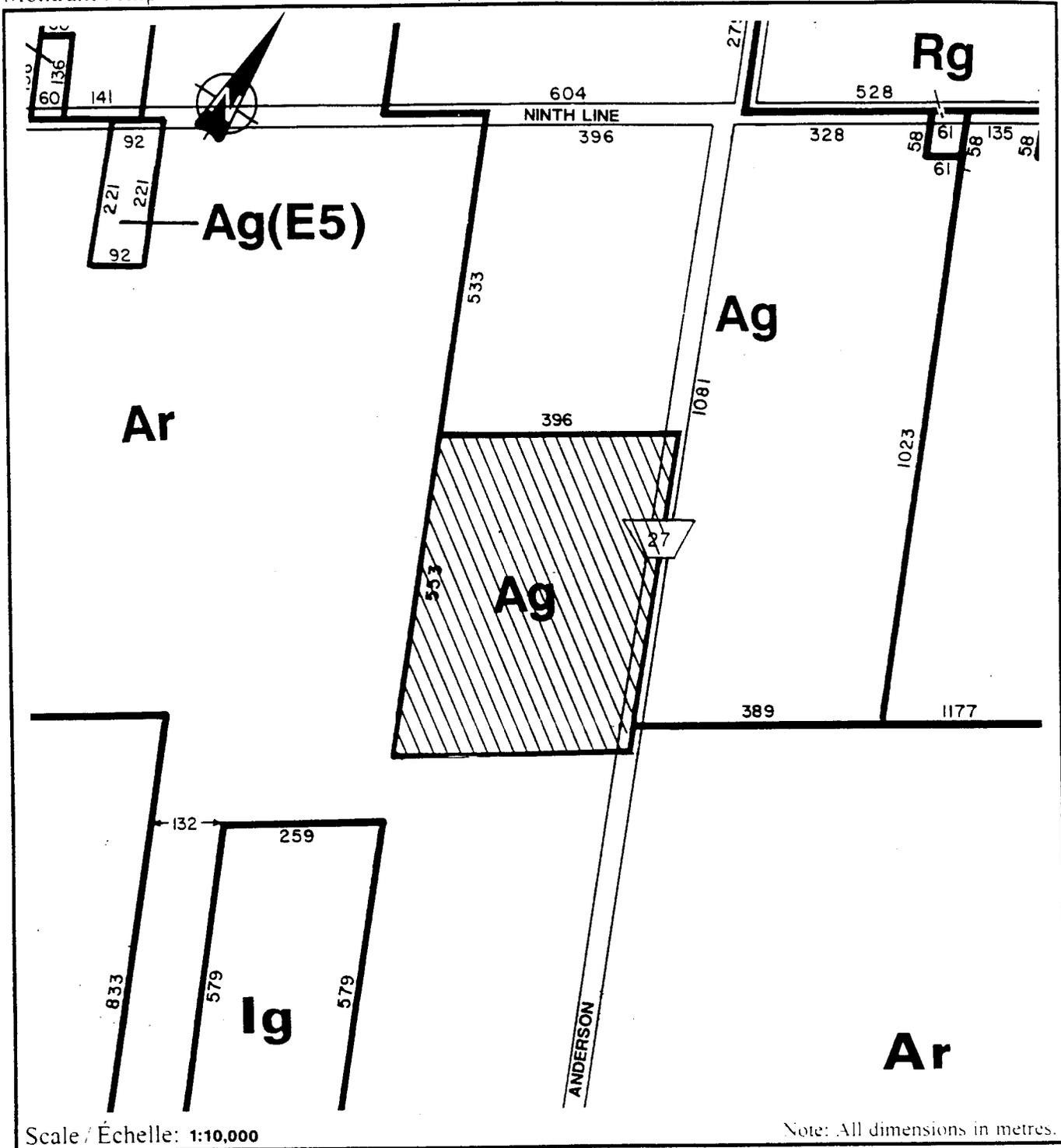
Location: Vacant Land fronting on Anderson Road  
Part of Lot 16, Concession 9, Ottawa Front

Z-9730-RU

KEY MAP - CARTE MAITRESSE

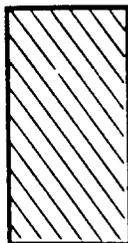
Showing location of lands to which By-law No. 222 - 482 of 1997 applies.

Montrant l'emplacement des terres affectées par l'arrêté en zonage No. 222 - 482 de 1997



Scale / Échelle: 1:10,000

Note: All dimensions in metres.



Lands to be Rezoned from 'Ig' - Institutional Government Zone to 'Ag' - Agricultural General Zone Pursuant to By-law No. 222 of 1984.

Terres dont la désignation 'Ig' - zone institutions gouvernement doit être remplacée par la désignation 'Ag' - zone rurale générale en vertu du règlement municipal n° 222 de 1984.



Gloucester

Community Development Department  
Service de développement communautaire

**THE CORPORATION OF THE CITY OF GLOUCESTER**

**BY-LAW NO. 222-482 OF 1997**

**(Amends By-law Number 222 of 1984 as amended)**

Entitled, "A By-law of the Corporation of the City of Gloucester, to further amend By-law Number 222 of 1984, being a By-law enacted under the authority of The Planning Act".

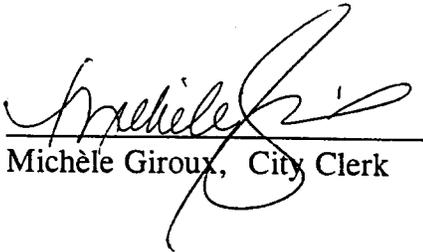
WHEREAS the City of Gloucester Planning Advisory Committee has recommended the enactment of this By-law;

AND WHEREAS Council considers it advisable to accept the recommendation of said Planning Advisory Committee;

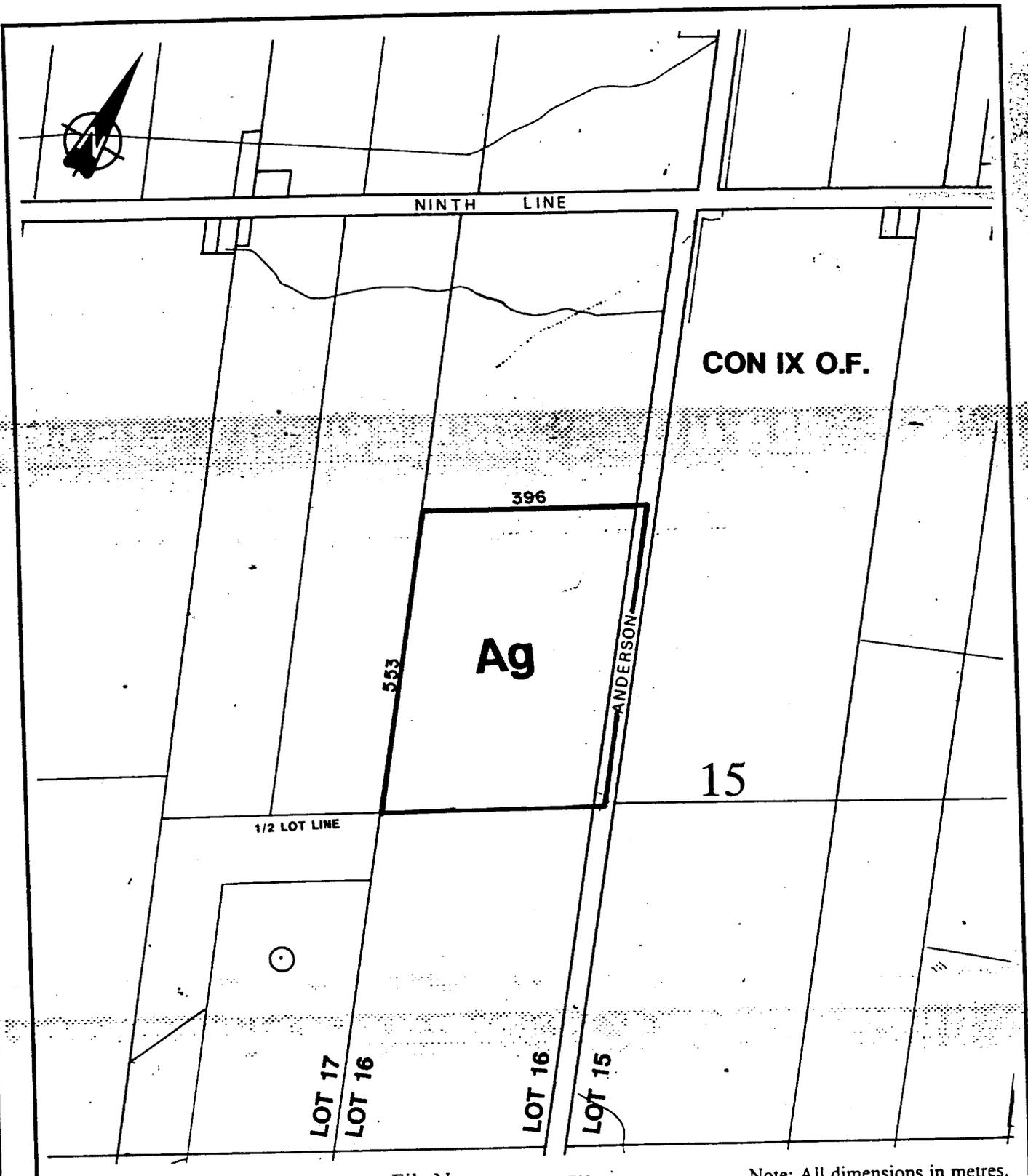
NOW THEREFORE the Council of The Corporation of the City of Gloucester enacts as follows:

1. The Zoning Map forming Schedule A-31 to By-law Number 222 of 1984, as amended, is hereby further amended by making such deletions, substitutions and alterations as may be necessary to display thereon the information shown on the zoning map hereto annexed and marked Schedule 'A'.

PASSED AND GIVEN under the Hands of the Mayor and Clerk and the Seal of The Corporation of the City of Gloucester this 14th day of October 1997.

  
\_\_\_\_\_  
Michèle Giroux, City Clerk

  
\_\_\_\_\_  
Claudette Cain, Mayor



Scale: 1:10,000

File No. : Z-97-30-RU

Note: All dimensions in metres.

THIS IS SCHEDULE "A" TO BY-LAW NO. 222- 482 of 1997.  
 Amending Schedule A - 31 being part of Schedule A to By-law No. 222 - 28 of 1984.  
 Passed the 14th day of October, 1997.

Signature of signing officers  
 Mayor (Corporate Seal) *[Signature]*

City Clerk *[Signature]*



**Gloucester**  
 Community Development Department  
 Service de développement communautaire

Regional Municipality of Ottawa-Carleton  
Ottawa-Carleton Centre, Cartier Square  
111 Lisgar Street, Ottawa, Ontario K2P 2L7

Planning and Development Approvals  
Department  
Tel. (613) 560-2053  
Fax. (613) 560-6006



Municipalité régionale d'Ottawa-Carleton  
Centre Ottawa-Carleton, Place Cartier  
111, rue Lisgar, Ottawa, Ontario K2P 2L7

Service de l'urbanisme et des l'approbation des  
demandes d'aménagement  
Tél. (613) 560-2053  
Télécopieur (613) 560-6006

28 August 1997

File: (23) 09-97-0179/Your File: Z-97-30-RU

Cathlyn Kaufman  
Planner  
Community Development Dept.  
City of Gloucester  
MAIL CODE 99-02

Dear Ms. Kaufman

**Re: Proposed Rezoning  
Part of Lot 16, Conc. 9, OF  
Anderson Road**

Thank you for the opportunity to review the above noted proposed by-law amendment (ZBLA). The Development Approvals Division has reviewed the proposed ZBLA and does not support the proposal.

The subject lands are designated "Agricultural Resource Area" in both the old and new Regional Official Plan. There are no objections to rezoning the subject lands from "Ig", however the retained lands should be placed in the "Agricultural Restricted" zone to be consistent with the local and Regional Official Plans.

Should the ZBLA be enacted, the Regional Planning and Development Approvals Department requests a copy of the Council approved ZBLA as required by Section 34(18) of the Planning Act, 1990 and as prescribed by Ontario Regulation 199/96.

Section 34(22) of the Planning Act, 1990, that, upon completion of the twenty day appeal period, an affidavit or declaration of an employee of the municipality is proof that the subject ZBLA has come into force and that the procedures prescribed have been complied with. Please forward a certified copy of the subject ZBLA when the notification period is completed.

Should the subject ZBLA be appealed, or not enacted, the Regional Planning and Development Approvals Department would appreciate notification of such to complete its files.

Yours truly

A handwritten signature in cursive script that reads "Jack Toppari".

Jack Toppari, MCIP, RPP  
Regional Planner  
Development Approvals Division

JT/sb

SUMMARY OF ASSIGNED FUNCTIONS  
OFFICIAL PLAN AMENDMENTS, SUBDIVISIONS,  
CONDOMINIUMS, PART LOT CONTROL BY-LAWS,  
ZONING BY-LAWS, SITE PLANS AND SEVERANCES

- Planning and Development Approvals Commissioner's report dated 17 Dec 97

Myles Mahon, Planner, Development Approvals Division, PDA gave an overhead presentation outlining the background of the appeal. Mr. Toll acquired the property from the NCC in 1988. At that time, the title of the property merged with the adjacent farm to the west. The zoning at that time was IG (Institutional Government) which permits agricultural and government uses. Last year Mr. Toll received conditional approval for a retirement severance, conditional on a zoning change from IG to AG (Agricultural General) permitting 0.8 hectare lots. The by-law that staff is recommending being appealed, changes the zoning on not just the retirement severance, but on the remainder of the farm. A more appropriate designation for the retained lands would be an AR (Agricultural Restricted) zoning. This permits a lot size of 40 hectares which is consistent with the AR designation in the Regional Official Plan (ROP) and the Gloucester Zoning By-law. In 1995, in a similar case, a retirement lot and the retained parcel was rezoned from IG to AG. Due to an oversight, staff did not appeal this zoning change, however, staff do not think that that error should be compounded by using it as a precedent. There are similar lands to the west zoned as IG and AR in the ROP and the City of Gloucester Official Plan.

Mr. Toll has received conditional approval for the retirement severance, conditional on receiving the AG zoning to permit the 0.8 hectare lot. In order to allow the zoning and severance to proceed there are two options if the Committee and Council agree to uphold the appeal: a) Region to ask the OMB to approve the AG zoning for the retirement severance and zone the remainder of the property as AR; or, b) to ask the OMB to approve the AG zoning for the retirement severance and proceed with an OMB hearing on the remaining parcel of land to determine what the appropriate zoning should be.

Councillor van den Ham inquired if the Committee also has the option to direct staff to drop the objection and Mr. Mahon confirmed that is still an option. Councillor van den Ham asked if the Region, in the ROP, have a policy that attempts to restrict or discourage retirement lots on Regional Roads. Mr. Mahon explained that the Region does try to limit severances on Regional Roads, however, in this case the Committee of Adjustment did grant the severance and the Region had no objection at that time.

In response to questions from Councillor Legendre on the reason for locating the retirement lot on that location, Mr. Mahon confirmed there had been previous construction on that site and it is unsuitable for general agriculture as there is buried debris in the area. Mr. Mahon further noted that there is also a tree line that defines the lot.

Councillor Legendre asked if one of the two options proposed would be quicker in terms of zoning the retirement severance, as he understands Mr. Toll's immediate concern is the zoning for this portion. He also asked if staff agree with the proposed zoning for the retirement severance being AG. Mr. Mahon confirmed that staff agree and both options ask the OMB to approve the retirement severance as AG.

Councillor Legendre requested clarification regarding the timelines, as he understands from Mr. Toll, if this is not settled quickly, he would have to start the process over. Mr. Mahon explained that if Committee and Council do not uphold the appeal, the entire farm is designated as AG, including the retirement lot. If the appeal is upheld, and the Region does not request the OMB to modify the zoning for the retirement lot, then there would be an OMB hearing on the whole property and that would take time. The retirement severance is conditional on the change in zoning, and the clock is ticking in terms of getting the necessary zoning before the severance lapses.

Councillor Legendre indicated his support of option a) as it answers the immediate need of the zoning for the retirement severance and he agrees with the staff position to zone the remainder of the lands as AR. Councillor Legendre asked Tim Marc, Solicitor, Legal Department to clarify whether in both option a) and b) the Region would be going before the OMB and does this affect any timelines for Mr. Toll.

Mr. Marc confirmed that in both options, the Region would go before the OMB. However, if the Region, City of Gloucester and applicant agree on the zoning of the retirement severance, a joint submission to the Board could be made and approved relatively quickly leaving the issue of zoning the remainder of the lands to be dealt with at a later date, therefore not tying up applicant.

In response to questions from Councillor Munter, Mr. Mahon confirmed that the parcel of land to the northeast of Mr. Toll's property is the only area that has been redesignated from IG to AG and the lands to the south and west have been designated AR since the 1974 ROP. Councillor Munter felt staff's concern in designating a second parcel of land in the area as AG, which permits lots of 0.8 hectares, will then lead to the other lands in the area now designated as IG and AR to be seeking zoning changes. Mr. Mahon confirmed this.

In response to questions from Councillor Munter, Mr. Tunnacliffe indicated that theoretically the Region could ask the City of Gloucester for a zoning amendment to conform with the ROP for the parcel of land currently designated AG. Mr. Mahon indicated that the Department is commencing a conformity exercise with the new ROP. Staff are currently talking with the area municipalities regarding what changes are required in the local official plans.

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Councillor Beamish pointed out that technically anyone can apply for a zoning change, including the Region if they desire to do so. He also pointed out that it is not just the one property zoned AG. There are two properties on each side of Anderson Road; also, north of 8<sup>th</sup> line road there is another property zoned AG that was rezoned from IG and currently operates as a tree farm. Mr. Mahon indicated that in the ROP that area is not designated as Agricultural Resource but as General Rural, which allows AG zoning.

Committee Chair Hunter then invited the property owner, Mr. Floyd Toll, to address the Committee.

Mr. Floyd Toll reviewed his situation with the Committee. In April 1997, he approached the City of Gloucester to have his property rezoned AG and was advised to follow the same steps as his neighbours. The City of Gloucester advised Mr. Toll to approach the Region and inquire as to what may transpire if the City of Gloucester approves the zoning change. The PDA Department responded that they could not indicate whether the Region would appeal until Gloucester Council made a decision. Gloucester Council decided to zone the lands AG. Mr. Toll further informed the Committee that in order to maintain the lands in agricultural use, they are not able to make a living and must maintain second jobs. Fifty percent of the land is used for pasture as it is not suitable for anything else. When the NCC demolished a house and barn that burnt down in approximately 1982 they buried the debris rendering that area useless for plowing or growing and the debris is damaging the farm equipment. The land is wet and low and requires large amounts of fertilizer.

Mr. Toll concluded by stating he believes the appropriate zoning for this parcel of land is AG given the soil classifications, fertilizer required (up to 2 tons per acre) and the economic factors. He would like to have the same opportunities in the future as his neighbours will have with the AG zoning. Mr. Toll then responded to questions from the Committee.

Committee Chair Hunter pointed out that the City of Gloucester approved this zoning against their own Official Plan and would like to raise the issue of maintaining the integrity of the ROP and the Agricultural Resource Designations across the entire Region. He felt that so soon after adopting a new ROP, the Committee should be concerned with conformity when looking at this parcel of land in Gloucester. The area would need to be designated General Rural to allow for an AG zoning. There were no requests to change the designation from Agricultural Resource to General Rural during the Official Plan review last year.

Committee Chair Hunter thanked Mr. Toll for his comments.

The Committee Chair introduced a motion from Councillor Legendre, that the zoning allowing the farm retirement lot be approved and that the retained lands be zoned AR.

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Chair Hunter noted this would be the position that the Region would take to the OMB regarding the appeal. Councillor Legendre pointed out this was the “a” option given in Annex V of the staff report.

Councillor Munter noted that Mr. Toll appeared not to have any interest in developing the parcel for 30 or 40 years. He also noted there was nothing in the AR zone for the balance of Mr. Toll’s property to stop him from doing what he wanted to do with it, and that there was a distant possibility of development, noting now was the time to think ahead when Committee was making its decision. The Councillor acknowledged Mr. Toll’s frustration with the redesignation of a nearby property by the Planning Department in error, while denying Mr. Toll’s own application. Councillor Munter expressed his hope that the Region would bring its plan into conformity.

Councillor Beamish put forward a motion that staff withdraw the RMOC’s appeal to the Ontario Municipal Board regarding this property.

Speaking to his motion, Councillor Beamish explained he felt this was a basic question of fairness, in that Mr. Toll’s land should not be designated differently than that of his neighbours on adjoining properties. The Councillor offered that, should there be a possibility of development in the future, Mr. Toll should be entitled to the same opportunities afforded his neighbours, and that no precedent would be set as the properties in question consisted of a small cluster of homes in a defined neighbourhood.

Councillor van den Hem noted the Region had recently reviewed its Official Plan using the LEAR (Land Evaluation and Area Review) method for assessing farmland, and wondered why this process had not been implemented in this case, and if there had been any discussion or consideration to have the land designated differently in the ROP.

Mr. Mahon explained the LEAR evaluation was based on four factors; soil capability for agriculture; existing land use; neighbouring land uses i.e., subdivisions or extra urban development; and parcel size. He said none of these factors, in terms of existing zoning or ownership, came into play when the LEAR evaluation was performed. The results of the LEAR were verified using aerial photographs and field checks, which Mr. Mahon said showed no difference from any other parcel. Responding to another question from the Councillor, Mr. Mahon confirmed the Region had had no discussion with, or request from, the City of Gloucester to designate the land General Rural.

Councillor van den Ham said he sympathized with the applicant. He felt Mr. Toll had been misinformed by the City of Gloucester, and felt an opportunity to pre-consult with the Region might have straightened up the problem from the start. However, the Councillor felt the petition was presently in the wrong forum, and that the applicant had the opportunity to return

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to ask for an Official Plan amendment if he felt he could justify his land should not be designated for agricultural purposes. The Councillor said he would approve one of the two options giving the applicant a farm retirement lot, noting the applicant still had the option to present his case before the OMB. Councillor van den Ham felt staff had explained the situation well, and although it was unfortunate that lands adjoining the applicant's had been erroneously designated AG at an earlier date, he felt "two wrongs did not make a right", and could not, therefore, support Councillor Beamish's motion to withdraw the Region's objection.

Councillor Bellemare agreed that two wrongs did not make a right, but felt in this case, Committee was being asked to adhere to the letter of the policy, without taking into account the faulty application of the policy with respect to adjacent landowners. He felt this was an exception; a matter of equity between immediate landowners. In the interest of applying the policy fairly, it was necessary to take into account the Region's error, and designate the whole property in the same manner as that of the adjacent landowners.

Chair Hunter said he could see why a person appealing for a redesignation of their land from a municipal political body could expect the decision to be upheld by other bodies, but felt the precedent and implications were wider for the approving political body. The Chair felt the approving body, informed of the fact that the land was restricted to agricultural uses for reasons based on the LEAR and other systems, would be neglecting its duty to uphold and defend the ROP if it were to allow exceptions based on errors which might weaken the Region's position and set precedents for others to do the same in future.

The Chair said he had sympathy for Mr. Toll's situation, but the Committee had to protect the integrity of the Agricultural Resource designation. Chair Hunter believed Councillor Legendre's solution helped Mr. Toll achieve the retirement lot, but he could not agree that the rest of the lands should be designated AG, notwithstanding the designation of the adjacent lands. He believed Committee's position to Council should be the motion proposed by Councillor Legendre.

Responding to questions from Councillor Hume if any other part of Mr. Toll's land should be designated AG, Mr. Mahon explained that in reviewing all of Mr. Toll's property, the only appropriate portion was that of the retirement severance, which was conditionally approved upon its rezoning to AG, a designation appropriate for retirement severances.

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The Committee then considered the following motions.

Moved by D. Beamish:

**That Staff withdraw the RMOC's appeal to the OMB of Gloucester zoning by-law amendment 222-487 ( 97).**

LOST

NAYS: P. Hume, G. Hunter, J. Legendre, A. Munter, W. Stewart, R. van den Ham...6

YEAS: D. Beamish, M. Bellemare, B. Hill...3

Committee then considered Councillor Legendre's motion and the staff recommendation.

Moved by J. Legendre:

**That the Region's position be that the zoning allowing the farm retirement lot be approved and that the retained lands be zoned AR.**

CARRIED as amended  
(D. Beamish, M. Bellemare and  
B. Hill dissented.)

**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 one zoning by-law as noted in Annex V.**

CARRIED