

**1. APPEAL TO OMB BY JAMES RAINA - CONSENT APPLICATION RA 57/99
PART LOT 22, CON. 2 - TOWNSHIP OF OSGOODE**

COMMITTEE RECOMMENDATION

That Council confirm staff's attendance at a scheduled Ontario Municipal Board Hearing, initiated by the applicant, in support of a decision by the Rural Alliance Severance Committee.

DOCUMENTATION

1. Planning and Development Approvals Commissioner's report dated 19 Apr 2000 is immediately attached.

Our File/N/Réf. **25 22-99-0017**
Your File/V/Réf.

DATE 19 April 2000

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **APPEAL TO OMB BY JAMES RAINA**
CONSENT APPLICATION RA 57/99
PART LOT 22, CON. 2
TOWNSHIP OF OSGOODE

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council confirm staff's attendance at a scheduled Ontario Municipal Board Hearing, initiated by the applicant, in support of a decision by the Rural Alliance Severance Committee.

BACKGROUND

The applicant's severance application to split a 20 ha (50ac) parcel of land into two 10 ha (25ac) residential building lots was turned down by the Rural Alliance Severance Committee.

The applicant has appealed the Committee's decision to the Ontario Municipal Board (OMB). A hearing date has been scheduled for the 2nd of June 2000.

REGIONAL COMMENTS

The Planning and Development Approvals Department did not support the proposed severance application for the following reason. The site is designated "Agricultural Resource Area" in the Regional and Osgoode Township Official Plans and the proposed severance would result in a non-farm related residential use which is not permitted by the policies in Sections 7.3 and 4.3 of the Regional and local Official Plans. (see Annex 1).

Approved by
Nick Tunnacliffe, MCIP, RPP

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Date: 30 November 1999
File: (25) 22-99-0017

Rural Alliance Severance Office
5049 Perth Street
P.O. Box 550
Richmond, ON K0A 2Z0

Attention: Gwen Wilson

Dear Gwen

Re: RA 57/99 (James Raina Holdings Ltd)

RA57/99

The applicants are proposing to sever their 50 ac. holding into two 25 ac. residential building lots.

The site is designated "Agricultural Resource Area" in both the Regional and Osgoode Township Official Plans. A portion is also designated "Hazard Land" in Osgoode's Official Plan.

With the exception of the most easterly portion, which is Class 4 soils, most of the site is classified as Class 1 soils in Ottawa-Carleton's soil map.

The site is zoned "Rural" and "Hazard Land" in Osgoode's Zoning By-law 16-1971 as amended. The "Rural" zone would permit 25 ac. severances. No development is permitted on lands zoned "Hazard".

The Provincial Policy Statements, as well as the policies in Sections 7.3 and 4.3 of the Regional and Osgoode Township Official Plans, do not permit severances which would lead to the fragmentation of unland regardless of the zoning.

As a result, the Planning and Development Approvals Department recommends that the proposed severance not be approved as it does not meet the agricultural policies of the Regional and Osgoode Township Official Plans, as well as the intent of the Provincial Policy Statement for agricultural lands.

Please call should you need clarification on any of the above.

Yours truly,

Gigi Aprile
Planning Approvals Officer
Development Approvals Division
A/kc