

**4. 1394843 ONTARIO INC. - 1241 CLYDE AVENUE -  
FORMER DEPARTMENT OF COMMUNICATIONS (DOC) LANDS SUBDIVISION -  
CITY OF OTTAWA 06T-00007**

**COMMITTEE RECOMMENDATIONS**

**That Council approve Draft Plan of Subdivision 06T-00007, as outlined in the Conditions for Draft Approval attached as ANNEX A.**

**DOCUMENTATION**

1. Planning and Development Approvals Commissioner's report dated 03 Oct 2000 is immediately attached.
2. An Extract of Draft Minute, 24 Oct 2000, immediately follows the report and includes a record of the vote.
3. Correspondence (2 pieces) from William D. Buchanan, Ashcroft Homes dated 16 October 2000 and 17 October 2000; and documentation submitted by Lois K. Smith issued previously to all members of Council and held on file with the Regional Clerk.

1394843 ONTARIO INC. - 1241 CLYDE AVENUE - FORMER DEPARTMENT OF COMMUNICATIONS (DOC) LANDS SUBDIVISION CITY OF OTTAWA 06T-00007  
- Planning and Development Approvals Commissioner's report dated 03 Oct 2000

Mike Fowlie, Planner, Planning and Development Approvals Division, provided the committee with an overview of the staff report.

The Committee heard from the following delegations.

Lois K. Smith referred to the submission she had provided (held on file with the Regional Clerk). Miss Smith outlined a number of concerns but highlighted specifically that if no emergency access were provided and if there were no pedestrian protection in place, she would be appealing this subdivision to the Ontario Municipal Board (OMB).

William Buchanan, Ashcroft Homes noted the City had not requested an emergency access but rather an extension of the walkway. With respect to the issue of the road widening, Mr. Buchanan stated his company was not against the widening but was merely requesting clarification (e.g. the exact distance).

Councillor Al Loney referred to the OMB hearing on earlier phases of this subdivision and noted he felt it unnecessary to go through the same thing again for this small addition. He felt the subdivision should be approved as presented, however, he felt the Region should take the full road widening set out in Regional policy. With respect to the issue of emergency access, the Councillor referred to page 41 of the agenda and noted the OMB was of the opinion that the walkway to the north of the subject piece of land, could be converted to an emergency access should it ever be deemed necessary. Councillor Loney encouraged the Committee to approve the staff recommendation.

Councillor Stewart expressed agreement with Councillor Loney's position on the road widening. She stated for the most part, her community's concerns had been dealt with and she said, given that the outstanding issues (i.e. the road widening) would be dealt with before registration of the subdivision, she was prepared to support it at this time. The Councillor did state however, she was not in support of the item being waived to Council the next day, however, she understood because of the "lame-duck" status, Council would have after the election this item had to be considered at this time.

**That the Planning and Environment Committee recommend that Council approve Draft Plan of Subdivision 06T-00007, as outlined in the Conditions for Draft Approval attached as ANNEX A.**

CARRIED