

2. SEVERANCE - 2766 RIDEAU ROAD - FRANCESCO AND MARIA COVELLA

COMMITTEE RECOMMENDATION

That Council instruct staff to appear before the Ontario Municipal Board to support the decision to refuse a consent to Francesco and Maria Covella to sever in respect of 2766 Rideau Road.

DOCUMENTATION

1. Planning and Development Approvals Commissioner's report dated 18 Oct 99 is immediately attached.

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf.
 Your File/V/Réf.

DATE 18 October 1999

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

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SEVERANCE - 2766 RIDEAU ROAD
 FRANCESCO AND MARIA COVELLA**

DEPARTMENTAL RECOMMENDATION

That the Planning and Environment Committee recommend that Council instruct staff to appear before the Ontario Municipal Board to support the decision to refuse a consent to Francesco and Maria Covella to sever in respect of 2766 Rideau Road.

DISCUSSION

Francesco and Maria Covella applied to the Gloucester Committee of Adjustment for a consent to sever a 0.16 ha (0.4 ac.) lot for residential use while retained a 0.46 ha (1.2 ac.) parcel. The lands in question are in an area designated "Sand and Gravel Resource Area" in the Regional Official Plan.

Policy 8.2.3 restricts the creation of new residential lots in the Sand and Gravel Resource Area to farm-related severances. The present application is non-farm related and therefore this lot creation does not conform to the Regional Official Plan. On the basis of the lack of Official Plan conformity, the Gloucester Committee of Adjustment denied the application for a consent to sever.

The Ontario Municipal Board has scheduled a hearing to take place on the appeal on 26 November 1999. In order to ensure that the Ontario Municipal Board is presented with evidence of the lack of Regional Official Plan conformity, it is the view of staff that it is necessary that Regional Legal and Planning staff appear before the Board.

FINANCIAL IMPACT

Should Committee and Council approve the participation of the Region in this appeal, the Region will be represented by staff from the Legal and Planning Departments.

*Approved by
N. Tunnacliffe, MCIP, RPP*

