

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

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council receive this report for information purposes and confirm the Planning and Development Approvals Department's appeal of the severance as noted in Annex V, and;

- 1. That staff withdraw the appeal of the decision by the Rural Alliance Severance Committee RA 105/2000 and RA 106/2000 (Stewart James), and;**
- 2. That staff withdraw the appeal to the Ontario Municipal Board of the Stanley severances subject to the applicant placing the appropriate warning of the mineral resource area on title and that any residence be situated as far from the mineral resource as possible.**

DOCUMENTATION

1. Planning and Development Approvals Commissioner's report dated 6 Sept 2000 is immediately attached.
2. An Extract of Draft Minute, 26 Sept 2000, immediately follows the report and includes a record of the vote.

REGION OF OTTAWA CARLETON

RÉGION D'OTTAWA CARLETON

REPORTRAPPORT

Our File/N/Réf. 05-00.0002
 Your File/V/Réf.

DATE 6 September 2000

TO/DEST. Co-ordinator, 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 three severances as noted in Annexes IV, V and VI.

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 between March 31, 2000 and September 6, 2000.

Official Plan applications - See Annex I
 Subdivision applications - See Annex II
 Condominium applications - See Annex III
 Severance Appeal Summary (James) - See Annex IV
 Severance Appeal Summary (Lohman) - See Annex V
 Severance Appeal Summary (Stanley) - See Annex VI

Area Municipal **Part Lot Control By-laws** Received and Approved

The area municipalities have submitted **27 Part Lot Control By-laws** to the Development Approvals Division for review and approval.

Comments on Area Municipal **Zoning By-laws** (Draft and Enacted)

The area municipalities have submitted **160 zoning by-laws** and the Development Approvals Division has commented accordingly. Any Regional requirements will be secured at the time of site plan approval. No decision has been appealed.

Comments on Area Municipal **Site Plans**

The area municipalities have submitted **181 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 **377 severance applications** from the Rural Alliance Severance Committee and the local Committees of Adjustment. Three decisions have been appealed. (See Annexes IV, V and VI).

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. (6)

ANNEX I**OFFICIAL PLANS AND/OR AMENDMENTS SUBMITTED TO THE REGION FOR APPROVAL**

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.

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99.0014 Amendment #34	Ottawa Mud Lake & Britannia woods	Prel. Subm. 99/07/02 Formal Subm. 99/11/18 “complete” as per Bill 20 99/11/23	Undisputed LOPA Approved by Regional Council on 00/02/09 Appeal Period ended per Bill 20 on 00/03/13 & came into effect 00/03/14 From “Environmentally Sensitive Area” To “Significant Wetland” To implement the Provincially Significant Wetlands Policy re: Deferral 22

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99.0026 Amendment 36	Ottawa 1530 Fisher Avenue	Prel. Subm. 99/08/20 Formal Subm. 00/02/22 “complete” as per Bill 20 00/03/02	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/03/13 & came into effect 00/04/19 To change land use from residential to commercial to permit commercial use
14-99.0027 Amendment 74	West Carleton Highway 417 Interchange Lot 26, Con 2(F)	Prel. Subm. 99/08/13 Formal Subm. 00/02/23 “complete” as per Bill 20 00/02/23	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/03/27 & came into effect 00/03/28 To adhere to interchange uses in the new proposed OP & Reg. OP
14-99.0028 Amendment 52	Kanata 2750 Dunrobin Rd. Lot 4, Con 4	Prel. Subm. 99/09/14 Formal Subm. 00/01/12 “complete” as per Bill 20 00/05/08	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/08/03 & came into effect 00/08/04 Redesignate from Agriculture Resource to General Rural

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99.0030 Amendment No.19	Ottawa Does not affect any specific property	Prel. Subm. 99/09/27 Formal Subm. 00/01/31 “complete” as per Bill 20 00/02/07	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/04/19 & came into effect 00/04/20 To make non-substantive changes to City of Ottawa Official Plan
14-99.0033 Amendment 6	Osgoode Lots 6-8, Con 4	Prel. Subm. 99/11/22 Formal Subm. “complete” as per Bill 20	Undisputed LOPA Approved by Regional Council . Appeal Period ended per Bill 20 on 00/04/03 & came into effect 00/04/04 To partially lift Deferral 9 on Land use & Roads plan for Village of Greely
14-00.0002 Amendment 53	Kanata NW corner of Terry Fox and Goulbourn Forced Rd. Blk. 223, 4M-744	Prel. Subm. 00/02/01 Formal Subm. 00/05/03 “complete” as per Bill 20 00/05/08	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/06/27 & came into effect 00/06/28 Re-designate from commercial to residential

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-00.0003 Amendment 38	Ottawa 161 Laurier Ave.	Formal Subm. 00/03/20 “complete” as per Bill 20 00/03/20	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/04/18 & came into effect 00/04/20 Expand commercial transitional area to include individual properties.
14-00.0004 Amendment 75	West Carleton Village of Carp Glencastle/Donald Munro/Rivington.	Prel. Subm. 00/02/15 Formal Subm. 00/03/17 “complete” as per Bill 20 00/03/17	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/04/10 & came into effect 00/04/11 Add 24 units to village allocation.
14-94-0401 Amendment 2	Nepean Pt Lot 7 & 8 Con 4 Trail Road	Prel. Subm. 94/02/02 Formal Subm. 95/11/17	Undisputed LOPA Approved by PDAD Comssr. Appeal Period ended per Bill 20 on 00/05/01 & came into effect 00/05/02 To redesignate 2 sites to permit recycling operations.

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-00.0008 Amendment No. 76	West Carleton Village of Constance Bay Pt Lot 16 Con 5 (T) 161 Bishop Davis Dr.	Prel. Subm. 00/03/14 Formal Subm. 00/04/25 “complete” as per Bill 20 00/04/26	Undisputed LOPA Approved by PDAD Comsrs. Appeal Period ended per Bill 20 on 00/08/18 & came into effect 00/08/21 Policies to permit a commercial garage

Since the date of the last report, the following official plan amendments have been submitted to the **Development Approvals Division for review and approval.**

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99-0022 Amendment 37	Ottawa Wards 5 & 6	Prel. Subm. 99/11/09 Formal Subm. 00/02/16 “complete” as per Bill 20 00/02/16	To clarify Temporary Surface Parking in the Central area & inner city neighbourhoods
14-99-0002 Amendment 39	Ottawa Hintonburg Study Area 3 specific sites	Prel. Subm. 98/12/22 Formal Subm. 00/08/21 “complete” as per Bill 20 00/08/21	From Neighbourhood Linear Commercial Area & Special Study Area To Residential Area
14-99-0021 Amendment 40	Ottawa City wide	Prel. Subm. 99/07/23 Formal Subm. 00/07/05 “complete” as per Bill 20 00/07/10	To implement the Natural and Open Spaces Study (NOSS) recommendations

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-00-0010 Amendment 7	Osgoode 21 ha Pt Lot 34 Con 2 Stagecoach Rd & Dalmeny Rd	Prel. Subm. 00/04/03	To Marginal To permit a country estate residential subdivision
14-00-0011 Amendment 56	Kanata Pt Lot 17 Con 1 1785 Marchhurst Rd	Prel. Subm. 00/03/30	To bring certain lands into conformity with the Regional OP
14-00-0012 Amendment 42	Ottawa Alta Vista/ Faircrest Heights/ Riverview Park Areas	Prel. Subm. 00/04/05 Formal Subm. 00/08/22 “complete” as per Bill 20 00/08/22	To add certain principles to guide future development in the communities of Alta Vista/ Faircrest Heights/ Riverview Park Areas
14-00-0014 Amendment 32	Gloucester Pt Lots 23 & 24 Con 4(RF) 4837 Albion Rideau Carleton Raceway	Prel. Subm. 00/05/15 Formal Subm. 00/07/06 “complete” as per Bill 20 00/07/28	To remove “Mineral Resource Constraint” from the subject lands
14-00-0015 Amendment	Kanata Calian Mall 2 Beaverbrook Rd	Prel. Subm. 00/05/02	From Medium Density Residential To Neighbourhood Commercial

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-00-0016 Amendment	West Carleton Lot 19 & 20 Con 2 Huntley V of Carp	Prel. Subm. 00/05/04	From Open Space Temporary & Residential To Residential & Open Space Temporary This would add 37 additional units
14-00-0017 Amendment 55	Kanata 4.47 ha Macassa Circle at Castlefrank Road & Campeau Drive	Prel. Subm. 00/06/29 Formal Subm. 00/08/16 “complete” as per Bill 20 00/08/17	From Low Density Residential To Medium Density Residential Special Policy
14-00-0018 Amendment 8	Nepean Barrhaven Town Centre Strandherd and Greenbank	Formal Subm. 00/05/19 “complete” as per Bill 20 00/06/05	To increase the amount of retail in the Major Commercial designation for this site
14-00-0019 Amendment 24	Nepean 2.5 ha. in Lot 15 Con 2 (RF)	Prel. Subm. 00/04/18 Formal Subm. 00/05/19 “complete” as per Bill 20 00/05/30	From Civic Mixed Use To District Retail

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-00-0020 Amendment 25	Nepean Longfields & Davidson Heights Communities	Prel. Subm. 00/06/14	Secondary Plan for Longfields & Davidson Heights Communities
14-00-0021 Amendment 79	West Carleton 37 specific areas	Prel. Subm. 00/06/29 Formal Subm. 00/08/15 “complete” as per Bill 20 00/08/16	From Agricultural Resource To Marginal to bring these lands into conformity with the Regional OP
14-00-0022 Amendment 80	West Carleton 28 specific areas	Prel. Subm. 00/07/04 Formal Subm. 00/08/15 “complete” as per Bill 20 00/08/16	Various lands and designations to be redesignated to Agriculture-High Priority to bring these lands into conformity with the Regional OP
14-00-0023 Amendment 81	West Carleton 4 specific areas	Prel. Subm. 00/07/04 Formal Subm. 00/08/15 “complete” as per Bill 20 00/08/16	From Agricultural-Low Priority To Marginal to bring these lands into conformity with the Regional OP

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOF FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-00-0024 Amendment 8	Osgoode 7.5 ha on Pt Lot 1 Con 4	Prel. Subm. 00/07/20	From Marginal To Highway Commercial
14-00-0025 Amendment 9	Osgoode 1.5 acres on Pt Lot 3 Con 5 V of Greely	Prel. Subm. 00/07/11	Partially lift Deferral #11 & redesignate to Highway Commercial
14-00-0026 Amendment	Ottawa 2391 Russell Rd at Walkley Rd	Prel. Subm. 00/05/10	To establish a community shopping centre
14-00-0027 Amendment	Ottawa Terminal Ave & Caledon Place	Prel. Subm. 00/07/20	From railway lands To Business Employment Area and Shopping Centre
14-00-0028 Amendment	Kanata Pt Lot 31 Con 10 Eagleson Rd & Cope Dr	Prel. Subm. 00/07/21	To increase the area intended for Community Commercial use
14-00-0029 Amendment	Osgoode Greeley Secondary Plan	Prel. Subm. 00/08/29	Terms of reference
14-00-0030	Kanata 150 Katimavik	Prel. Subm. 00/08/14	From Town centre Residential To Community Commercial
14-00-0031	Osgoode Albion Sun Vista Mobile Home Park Lot 1 Con 4	Prel. Subm. 00/08/14	To add a Phase 2 & a Phase 3 (approximately 400 units in total)

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-00-0032	Gloucester Pt Lot 29 Con 4 (RF) Albion Road	Prel. Subm. 00/08/17	To remove Mineral Constraint To Agriculture General
14-00-0033	West Carleton Pt Lot 12 Con 4 (H)	Prel. Subm. 00/08/29	From Marginal To Pits & Quarries

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.**

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-87-18158(R1) 06T-87026 Claridge Homes	Kanata Pt Lot 32 Con 6(RF)	87/05/12	106 SF 1 Blk	4M-1070 Registered 00/02/08
15-86-18147 06T-86047 Urbandale	Kanata Pt Lot 28 & 29 Con 6(RF)	86/08/06	69 SF	4M-1071 Registered 00/03/08
15-86-18147 06T-86047 Urbandale	Kanata Pt Lot 29 Con 6(RF)	86/08/06	26 SF	4M-1072 Registered 00/03/09
15-98-SD14(R1) 06T-98014 Monarch Constr.	Nepean Pt Lots 10 & 11 Con 2(RF)	98/05/01	203 SF	4M-1073 Registered 00/03/21
15-98-SD14(R1) 06T-98014 Monarch Constr.	Nepean Pt Lots 10 & 11 Con 2(RF)	98/05/01	Blocks	4M-1074 Registered 00/03/21
15-90-1812(R1) 06T-90032 North Tech Land Dev.Inc.	Kanata Pt Lots 7 & 8 Con 3	90/07/10	Commercial Blocks	4M-1075 Registered 00/03/30

OWNER NAME RMOF FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOF	NO. AND TYPE OF UNITS	STATUS OF FILE
15-99-SD17 06T-99017 Marchvale Dev. Ltd.	Kanata Parts of Lot 15, Con. 1 &2 Formerly part of Bannockburn Park	99/09/02 Complete as of 99/09/15 per Bill 20	18 SF	4M-1076 Registered 00/04/04
15-99-SD08 06T-99008 Kelly	Gloucester Pt Lot 1 Con 2(OF) Blks 61-63 4M-643, EUC	99/06/04	4 SF	4M-1077 Registered 00/05/02
15-99-SD01 06T-99001 Longwood Building Corp.	Nepean Eleanor Place Skyline Community	99/03/18	36 TH	4M-1078 Registered 00/05/09
15-89-04284(R5) 06T-89060 Richcraft Homes	Nepean Lot 16 Con 2(RF)	89/12/22	Blocks	4M-1079 Registered 00/05/11
15-98-SD17 06T-98017 Claridge Homes	Ottawa Station Boulevard	99/02/15	28 SF	4M-1080 Registered 00/06/13
15-97-SD13 06T-97013 Claridge Homes Westcreek Phase 2	Kanata Pt Lot 30, Con 11 & Blks 73,74&82 4M-956 Hazeldean Rd & Carp river	97/12/18	37 SF +9 Blocks for TH	4M-1081 Registered 00/07/04
15-89-04283(R4) 06T-89047 Tartan Dev. Corp.	Nepean Pt Lot 16 Con 2(RF)	89/11/17	145 SF +5 Blocks for TH	4M-1082 Registered 00/07/14

OWNER NAME RMOF FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOF	NO. AND TYPE OF UNITS	STATUS OF FILE
15-99-SD15 06T-99015 Uniform Urban Dev Ltd	Nepean Pt. Lot 13 & 14, Con. 2, OF 70 Corkstown Rd.	99/08/09 Complete as of 99/08/16 per Bill 20	52 SF	4M-1083 Registered 00/07/28
15-97-SD07(R2) 06T-97010 Granite Ridge Holdings Ltd	Goulbourn Pt RP 4M-374 & Pt Lot 27 Con11 Stittsville	97/12/23	292 SF	4M-1084 Registered 00/08/15
15-97-SD07(R2) 06T-97010 Granite Ridge Holdings Ltd	Goulbourn Pt RP 4M-373 & Pt RP 4M-374 & Pt Lot 27 Con11 Stittsville	97/12/23	61 SF	4M-1085 Registered 00/08/15
15-99-SD17 06T-99017 Marchvale Dev Ltd	Kanata Pt Lot 15 Con 2	99/09/02	16 SF Phase 2B	4M-1086 Registered 00/08/23
15-00.SD03 06T-00003 1343480 Ontario Ltd. Beddoe Lane Homes	Gloucester 36 Beddoe Lane Blackburn Hamlet	00/02/11 Pre- consultation meeting	15 SD on 3 Blks	P&DA Comsr. Draft Approved 00/08/09 after Appeal period ended per Bill 20
15-99-SD02 06T-99002 Canada Lands Company Ltd.	Ottawa 363 Smyth Road	99/02/10	17 SF 3 Blks for SD/Row 1 Blk seniors 1 Park Blk 1 Office Blk	P&DA Comsr. Draft Approved 00/05/26 after Appeal period ended per Bill 20

OWNER NAME RMOF FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOF	NO. AND TYPE OF UNITS	STATUS OF FILE
15-99.SD12 06T-99012 Campanale	Ottawa Woodroffe Ave at Richmond Rd (former CP Railway row)	99/06/17 Complete as of 99/08/18 per Bill 20	18 SF	P&DA Comsr. Draft Approved 00/03/30 after Appeal period ended per Bill 20
15-99.SD16 06T-99016 Signature Ridge Developments Inc.	Kanata Blk. 1 4M-790	99/08/06 Complete as of 99/08/16 per Bill 20	73 SF	P&DA Comsr. Draft Approved 00/05/16 after Appeal period ended per Bill 20
15-99.SD19 06T-99019 Uniform Urban Developments	Nepean 3304 Carling Avenue	99/09/29 Complete as of 99/10/04 per Bill 20	8 Row	P&DA Comsr. Draft Approved 00/03/15 after Appeal period ended per Bill 20
15-99.SD20 06T-99020 Tartan Land Corp.	Nepean Part Lots 15, 16, Con.1 Planning Area 4	99/10/05 Complete as of 99/12/20 per Bill 20	291 SF 1 Blk mixed	P&DA Comsr. Draft Approved 00/06/27 after Appeal period ended per Bill 20
15-99.SD22 06T-99022 Claridge Homes	Ottawa Blk. 9 4M-997 Hunt Club Enclave	99/10/20 Complete as of 99/12/20 per Bill 20	52 SF	P&DA Comsr. Draft Approved 00/06/14 after Appeal period ended per Bill 20

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-99.SD23 O6T-99023 Claridge Homes	Ottawa Lots 1-99, Blk. 100 4M-1031 Blk. 1 4M-1032 710 Montreal Rd.	99/11/23 Complete as of 99/11/30 per Bill 20	197 SF 24 Row on 2 Blks	P&DA Comsr. Draft Approved 00/08/03 after Appeal period ended per Bill 20
15-99.SD24 O6T-99024 Signature Ridge Developments Inc.	Kanata Blks. 9, 10, 12-14, 18, Part Blk. 17, 19, 20, 27 4M-790 Goldridge Drive	99/10/27 Complete as of 99/11/09 per Bill 20	195SF 2 Blks for Row	P&DA Comsr. Draft Approved 00/05/16 after Appeal period ended per Bill 20
15-99.SD25 O6T-99025 Olympia Homes Pegasus Dev. Corp.	Kanata Part lot 30, Con. 12, Blk. 40 4M-405 Young Road	99/11/05 Complete as of 99/11/09 per Bill 20	18 SD 6 Row 2 SF	P&DA Comsr. Draft Approved 00/06/22 after Appeal period ended per Bill 20
15-99.SD28 O6T-99028 Rivard Valecraft Phase 3	Cumberland Part West Half Lot A, Con.9	99/11/26 Complete as of 99/12/09 per Bill 20	101 SF 46 SD	P&DA Comsr. Draft Approved 00/03/21 after Appeal period ended per Bill 20
15-99-SD04 O6T-99004 South Nepean Dev Corp	Nepean Pt Lots 14 & 15 Con 2 (RF) Chapman Mills Retail Centre	99/03/05	8 Blks for Commercial	P&DA Comsr. Draft Approved 00/08/11 after Appeal period ended per Bill 20

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
15-18.148(R7) O6T-86050 Minto Developments Inc	Kanata Part Lot 10, Con 3 Morgan's Grant Phase 5C	86/08/18	44 SF 4 Blks Row	P&DA Comsr. Draft Approved 00/06/23 after Appeal period ended per Bill 20
15-93-1809(R1) O6T-93036 Genstar Dev Co.	Kanata Pt Lots 6 & 7 Con 2 & 3 Walden Phase 2	94/01/17	48 SF	P&DA Comsr. Draft Approved 00/06/01 Old Planning Act
15-94-1811 O6T-94041 Kanata Research Park Corp.	Kanata Blks 39 & 40 Pt Blks 33 & 34 M-280 + Blk 4; 4M-642	94/12/28	13 Blks for Industrial development	P&DA Comsr. Draft Approved 00/03/30 Old Planning Act
15-90-1812(R2) O6T-90032 North Tech Land Dev Corp	Kanata Pt Lots 8 & 9 Con 3	90/07/10 revised Draft Approved Plan 00/07/20	Blks for Commercial/I ndustrial Phase 2	P&DA Comsr. Draft Approved 00/02/03 Old Planning Act Additional lands added to the Draft Approval 00/07/20
15-89-12105 O6T-89046 Benson	Osgoode Pt Lot 8 Con 5 V of Greely	89/11/16	40 SF 1 Blk future residential	P&DA Comsr. Draft Approved 00/08/21 Old Planning Act
15-92-1203(R1) O6T-92028 Faircrest Meadows-Rideau Forest Dev	Osgoode Pt Lot 5 Con 3	92/12/15	40 SF	P&DA Comsr. Draft Approved 00/08/21 Old Planning Act

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
15-90-1207(R1) 06T-90049 Sunset Lakes Dev Corp	Osgoode Pt Blk 80 4M-937 & Pt Lot 1 Con 4 V of Greely	90/12/21 revised plan 00/05/18	16 SF Phase 4	P&DA Comsr. Draft Approved 00/08/29 Old Planning Act
15-92-0403(R2) 06T-92006 Holitzner (Equity)	Nepean Pt Lot 17 Con 1(RF) Davidson Heights	92/04/10 revised plan 00/06/08	48 SF	P&DA Comsr. Draft Approved 00/08/31 Old Planning Act
15-04.284 (R6) 06T-89060 Richcraft Homes	Nepean Pt. N1/2 Lot 16 Con 2 (RF) Woodroffe Estates	89/12/22 revised plan 00/03/20	248 SF 227 TH Phases 3 & 4	Under Circulation
15-99-SD11 06T-99011 Huntley Developments	West Carleton Pt Lot 19&20 Con 2 Village of Carp	00/04/19 Complete as of 00/06/16 per Bill 20	101 SF 2 Park Blks	Under Circulation
15-99-SD07 06T-99007 Greg LeBlanc	West Carleton Lots 8&9 Con 3 Huntley	00/06/15 Complete as of 00/06/16 per Bill 20	64 SF 3 Blks for Commercial 6 Park Blks	Under Circulation
15-98-SD021 06T-98021 West Carleton Estates	West Carleton Pt. Lot. 1 Con 2 Huntley Carp Rd., south of 417	00/01/25	67 SF & golf course	Under Circulation

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-90-3107(R1) 06T-90042 and (former 06T-89025) Melryan Holdings King's Grant West	Goulbourn Unit 76 and Pt Units 80-83 Plan D-22 V. of Richmond	90/10/23	210 SF	Under Circulation under the Old Planning Act (Note: two files have been revised and merged into one file)
15-94-1406 06T-94021 Urbandale	Cumberland EUC south of Innes on Portobello	00/05/18 Complete as of 00/06/19	221 SF 80 TH 1 School Blk Phase 4	Under Circulation under the Old Planning Act
15-99-SD09 06T-99009 Rivington	West Carleton Pt Blk C; RP 148 Pt Lot 18 Con 2 V of Carp	00/01/11 Complete as of 00/04/11 per Bill 20	38 SF	Under Circulation
15-99-SD29 06T-99029 Minto Dev Inc	Gloucester Pt Blk J; M-206 Bilberry Dr Quarry	00/03/21 Complete as of 00/06/20 per Bill 20	87 SF	Under Circulation
15-99-SD30 06T-99030 Gupta	Partly in the Cities of <u>Gloucester & Ottawa</u> 1520 Hunt Club Road	00/02/07 Complete as of 00/03/09 per Bill 20	23 SF 3 Blks for Commercial	Under Circulation

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00-SD03 06T-00003 1343480 Ontario Ltd. Beddoe Lane Homes	Gloucester 36 Beddoe Lane Blackburn Hamlet	00/05/15 Complete as of 00/05/15 per Bill 20	15 TH	Under Circulation
15-00-SD06 06T-00006 Swaita	Cumberland Pt Lot 2&3 Con 9 EUC Expansion Area	00/08/08 Complete as of 00/08/11 per Bill 20	230 SF 10 SD 57 TH 1 Blk for Commercial + 33 partial lots	Under Circulation
15-00-SD07 06T-00007 1394843 Ontario Inc (D Choo)	Ottawa Pt Lot N Con A(RF) 1241 Clyde Ave	00/04/17 Complete as of 00/05/24 per Bill 20	4 Blks SD 10 Blks TH	Under Circulation
15-00-SD09 06T-00009 South Nepean Dev Corp	Nepean Pt Lots 14 & 15 Con 1 Winding Way	00/05/29 Complete as of 00/06/14 per Bill 20	164 SF	Under Circulation
15-00-SD10 06T-00010 Minto Dev Inc	Kanata Blk 223 4M-744 Morgan's Grant	00/03/29 Complete as of 00/06/07 per Bill 20	31 TH	Under Circulation

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00-SD11 06T-00011 Campanale Homes	Gloucester Pt Lot 19 Con 1 4 Steel Street	00/08/18	15 SD	Pre-Consultation
15-00-SD12 06T-00012 Kanata Research Park Corp	Kanata Pt Lots 8-10 Con 4	00/07/14 Complete as of 00/07/24 per Bill 20	Golf Course & 2 Blks for Industrial	Under Circulation
15-00-SD13 06T-00013 1222158 Ontario Inc (Superior Roof Truss)	Gloucester Pt Lot 19 Con 4(RF) Leitrim	00/07/19 Complete as of 00/07/20 per Bill 20	140 SF	Under Circulation
15-00-SD14 06T-00014 City of Kanata Lands	Kanata Pt Lots 2 & 3 Con 2 & 3 Kanata Town Centre	00/08/09 Complete as of 00/08/14 per Bill 20	431 Apt on 4 Blks also with office & retail uses	Under Circulation
15-00-SD15 06T-00015 Conroy Road Dev Inc	Ottawa Blks 11-13 4M-997 Hunt Club Enclave	00/07/28 Complete as of 00/07/31 per Bill 20	142 SF 188 TH	Under Circulation
15-00-SD16 06T-00016 Sunset Lakes Dev Corp	Osgoode Pt Lot 3 Con 4 V of Greely	00/07/28 Complete as of 00/08/01 per Bill 20	11 SF	Under Circulation

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00-SD17 06T-00017 Sunset Lakes Dev Corp	Osgoode Pt Lot 3 Con 4 V of Greely	00/07/28 Complete as of 00/08/01 per Bill 20	23 SF	Under Circulation
15-99.SD27 06T-99027 1120919 Ontario Inc Phoenix Homes	Ottawa Part Lots 24 & 25, Con. 1 711-713 Montreal Rd.	99/11/18 Pre- consultation meeting	38 SF 42 SD 70 Row	Appealed to OMB 00/05/09
15-99.SD26 06T-99026 West Ridge Estates Phase 3B	Goulbourn Lot 22, Con. 11, Blk. 111 & 112 4M-1057	99/12/01 Complete as of 99/12/10 per Bill 20	133 SF	Appealed to OMB 00/07/17

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.**

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-95-0017 06CDM95-501 El-Pine Homes	Kanata Blk 19; 4M-925 Robson Court	95/02/20	8 Apt	CC-619 Registered 99/12/30
15-97-CD02 06CDM97-502 McLean Manor Inc	Rideau Pt Lot 4 Con A(RF) V of Manotick	97/01/22 Complete as per Bill 20 97/02/17	4 TH	CC-620 Registered 00/01/05
15-99-CD01 06CDM99-501 Routeburn Properties Inc.	Ottawa 268 First Ave 211 Second Ave near Lyon St	99/01/21 Complete as per Bill 20 99/02/10	43 Apt	CC-621 Registered 00/02/16
15-96-CD11 06CDM96-511 Caisse Populaire Ste. Anne Laurier	Ottawa 450 Rideau at Chapel St.	96/09/20 Complete as per Bill 20 96/10/02	5 Commercial units	CC-622 Registered 00/03/21

OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00.CD01 06CDM-00-501 Studio Argyle Inc.	Ottawa Lot 16 & Part of Lot 15 RP 30 255 Argyle St.	00/01/04 Complete as per Bill 20 00/01/11	40 Apts	CC-623 Registered 00/04/18 (Received Draft Approval on 00/04/14)
15-89-02-456 06CDM89-518 Richcraft Homes Ltd.	Ottawa Blohm Drive Greenboro	89/11/22	12 TH	CC-624 Registered 00/05/09
15-95-0017 06CDM95-501 El-Pine Homes	Kanata Blk 15; 4M-925 Robson Court	95/02/20	8 Apt	CC-625 Registered 00/06/26
15-99.CD02 06CDM99-502 Moncton Place Home Owners	Ottawa 2642-2698 Moncton Rd	Received 00/06/08 Complete as per Bill 20 00/06/21	58 TH	Under Circulation
15-00-CD03 06CDM00-503 Arcol Dev. Inc.	Ottawa Lot 55; RP 15558 Gilmour St near Elgin St	Received 00/04/01 Complete as per Bill 20 00/04/10	5 Apt	Under Circulation

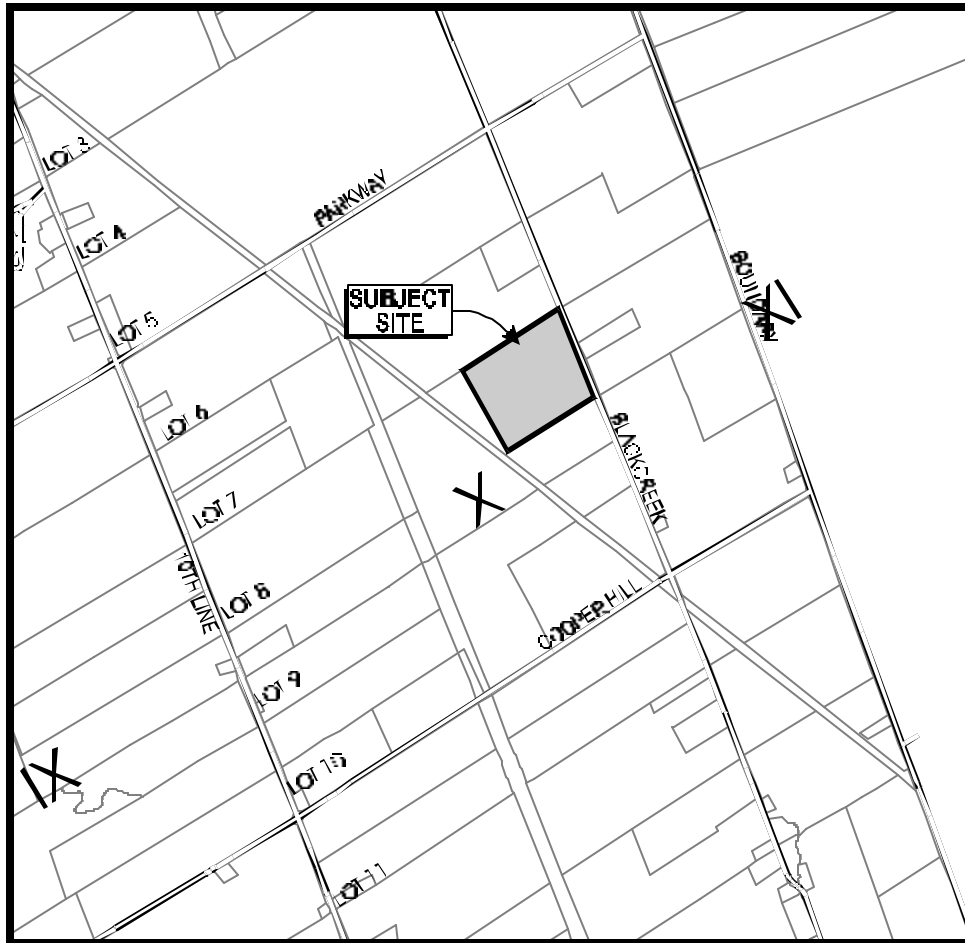
OWNER NAME RMOC FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOC	NO. AND TYPE OF UNITS	STATUS OF FILE
15-00-CD04 06CDM00-504 South Nepean Dev Corp	Nepean Pt Lot 14 & 15 Con 1 Davidson Heights	Received 00/06/20 Complete as per Bill 20 00/06/29	56 Apt in 6 Buildings	Under Circulation
15-00-CD05 06CDM00-505 Biltmore Ltd	Ottawa N-E Corner of St Patrick & Cumberland	Received 00/07/31 Complete as per Bill 20 00/07/31	24 Apt	Under Circulation

APPEAL SUMMARY REPORT

DATE: 25 August 2000

SUBJECT: **APPEAL TO OMB
DECISION BY RURAL ALLIANCE SEVERANCE
COMMITTEE RA 105/2000 AND RA 106/2000
(STEWART JAMES)**

LOCATION:



SUMMARY OF THE APPEAL

The Rural Alliance Severance Committee has granted applications RA105/2000 and RA 106/2000 (Lot 8 Con X Osgoode). These applications were to create two lots of 2.2 hectares

each for county lot residential purposes in an area designated “Agricultural Resource Area” in the Regional Official Plan.

The reasons for the appeal follow.

1. The proposed consents are located in an “Agricultural Resource Area” designation in the Regional Official Plan and “Agriculture Resource” in Osgoode Township’s Official Plan and are contrary to both Official Plans. The lands are zoned “Rural” in Osgoode’s Zoning By-law 16-1971 as amended. The proposed applications would not be permitted by this “Rural” zoning which requires a 10 hectare minimum lot for residential purposes.
2. The only lot creation permitted within an “Agricultural Resource” designation is for bona fide farm related residential uses complying to very specific criteria. Non-farm uses introduce potential conflicts with the farm operation and also reduce the amount of land dedicated for agricultural purposes.
3. During the most recent review of the Regional Official Plan, all agricultural holdings were subjected to the Land Evaluation for Agriculture (LEAR). This parcel was given a rating of 160 to 170 (Good Agricultural Potential).
4. The applicant’s entire holding forms part of a larger agricultural area which is characterized by entirely Class 3 soils (Ontario Institute of Pedology mapping) and as such does not meet a fundamental requirement for consideration under the “poor pockets” policy which applies only to soils Class 4 or poorer.

The severances would therefore violate a fundamental objective of the Regional Official Plan which is:

“to ensure uses that would result in conflicts with agricultural operations are not established in productive farming areas.”

The focus is not just on the severance parcel itself but its relationship to surrounding soils and activities.

Osgoode Township Council also instructed its staff to initiate an appeal.

RECOMMENDATION

That Planning and Environment Committee recommend that Council confirm the Planning and Development Approval Department’s appeal of severance Numbers RA 105/2000 and RA 106/2000.

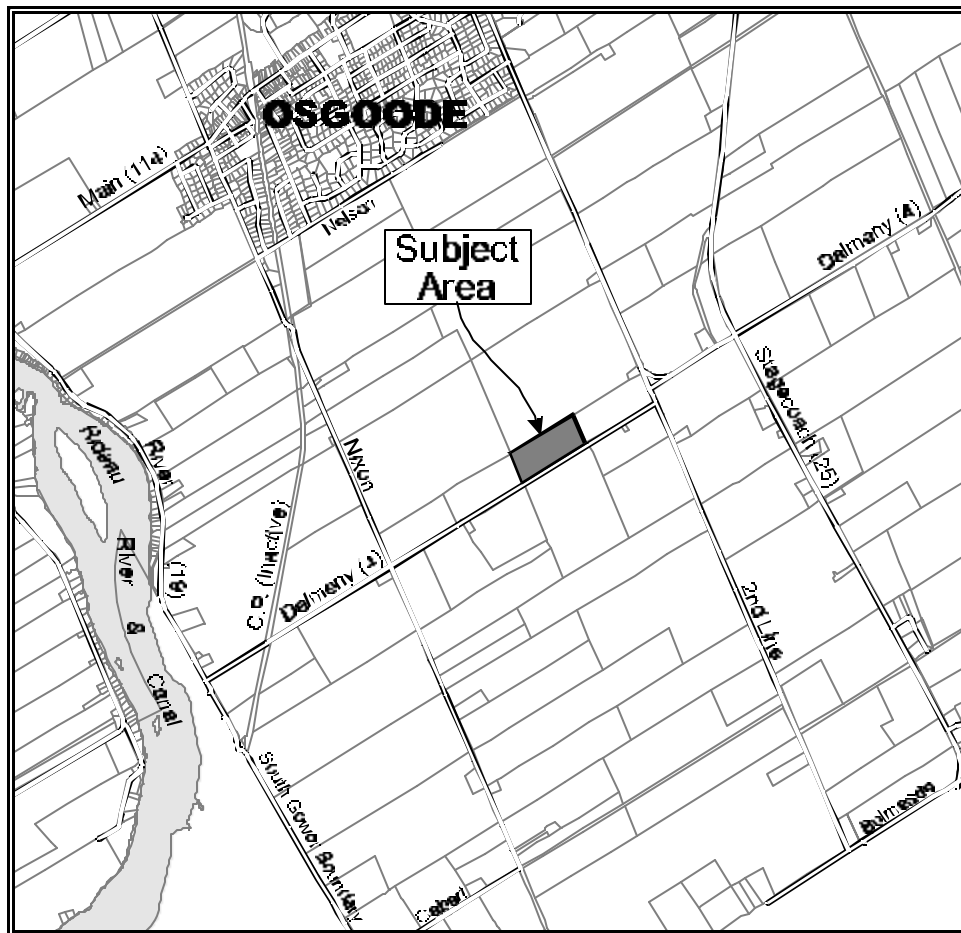
APPEAL SUMMARY REPORT

DATE 25 August 2000

SUBJECT: **APPEAL TO OMB
DECISION BY RURAL ALLIANCE SEVERANCE
COMMITTEE RA 64/00 (LOHMAN)**

Location:

KEY MAP



SUMMARY OF THE APPEAL

The Rural Alliance Severance Committee has granted application RA 64/00. This application was to create a non-farm residential lot of 2.2 hectares from a 10.49 hectare holding (Lot 35 Concession I Osgoode).

The reasons for the appeal are:

1. The proposed consent is located in an “Agricultural Resource Area” designation in the Regional Official Plan and “Agriculture Resource” in Osgoode Township’s Official Plan and is contrary to both Official Plans. The lands are zoned “Rural” in Osgoode’s Zoning By-law 16-1971 as amended. The proposed application would not be permitted by this “Rural” zoning which requires a 10 ha minimum lot for residential purposes.
2. The only lot creation permitted within an “Agricultural Resource” designation is for bona fide farm related residential uses complying to very specific criteria. Non-farm uses introduce potential conflicts with the farm operation and also reduce the amount of land dedicated for agricultural purposes.
3. During the most recent review of the Regional Official Plan, all agricultural holdings were subjected to the Land Evaluation for Agriculture (LEAR). This parcel was given a rating of 150 to 160 (Good Agricultural Potential).
4. The applicant’s entire holding forms part of a larger agricultural area which is characterized by mostly Class 3 soils (Ontario Institute of Pedology mapping) and as such does not meet a fundamental requirement for consideration under the “poor pockets” policy which applies only to soils Class 4 or poorer.

The severance would therefore violate a fundamental objective of the Regional Official Plan which is:

“To ensure uses that would result in conflicts with agricultural operations are not established in productive farming area.”

The Focus is not just on the severance parcel itself but its relationship to surrounding soils and activities.

Osgoode Township Council also instructed its staff to initiate an appeal.

RECOMMENDATION

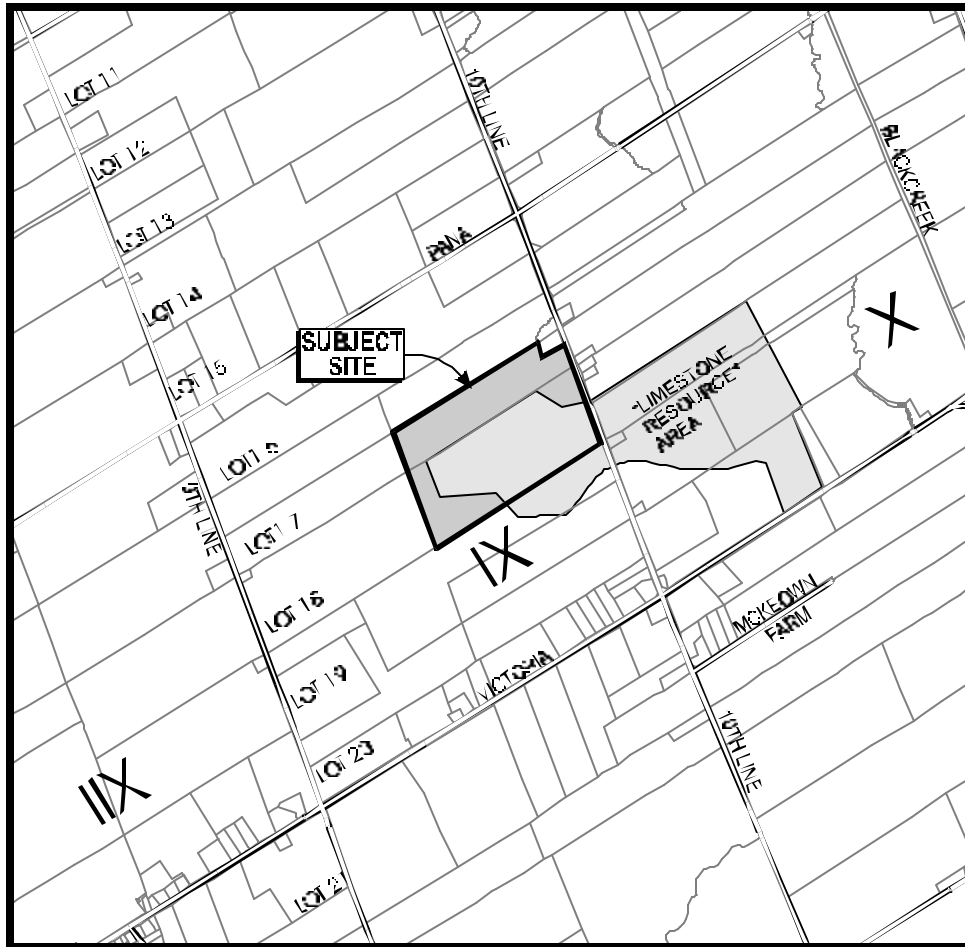
That Planning and Environment Committee recommend that Council confirm the Planning and Development Approval Department’s appeal of severance No. RA 64/00.

APPEAL SUMMARRY REPORT

DATE 25 August 2000

SUBJECT **APPEAL TO OMB
DECISION BY RURAL ALLIANCE SEVERANCE
COMMITTEE RA 101/2000 (EARL AND RON
STANLEY)**

LOCATION:

**SUMMARY OF THE APPEAL**

The Rural Alliance Severance Committee has granted application RA101/2000 (Lot 17 Concession IX Osgoode). This application was to create a 19 hectare lot immediately adjacent to an area designated Limestone Resource in the Regional Official Plan.

The reasons for the appeal follow.

The Regional Official Plan states:

“When reviewing applications for non-aggregate development affecting land within 450 metres of a Limestone Resource Area ... ensure that the opportunity to extract aggregates will not be restricted by the proposed development. Council may impose conditions to ensure adequate buffering and/or separation.”

The applicant indicated that the proposed use of the land was “Farm-Related Residential-in future.” An additional residence, be it farm or non-farm, would be a detriment to potential extractive operations on the retained lands, but as a quarry does not exist it is not possible for the applicant to demonstrate that a house would not adversely affect an extractive operation whose characteristics are not yet known.

The Committee granted the consent without addressing the potential impact this severance could have on the future extraction of mineral resources in the area designated “Limestone Resource Area”, and as such the consent is contrary to the provisions of the Regional Official Plan.

Osgoode Township Council also instructed its staff to initiate an appeal.

RECOMMENDATION

That Planning and Environment Committee recommend that Council confirm the Planning and Development Approval Department’s appeal of severance No. RA 101/2000.

Extract of Draft Minute
Planning and Environment Committee
26 September 2000

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

- Planning and Development Approvals Commissioner's report dated 06 Sep 2000

Councillor van den Ham noted the staff report indicates staff are appealing to the Ontario Municipal Board, a decision by the Rural Alliance Severance Committee on an application by Stewart James. The Councillor indicated he had a motion directing staff to withdraw their appeal in this regard. He said having seen this piece of land, he believed it to be a poor pocket of land and not suitable for agricultural operations.

Cathy James and Michael Chinkiwsky Mr. Chinkiwsky advised he was the solicitor representing Mrs. James and her husband, who are the applicants. He expressed support for Councillor van den Ham's position that the parcel is a poor pocket of land - it is treed and it is not possible to drain this parcel of land economically. He noted the staff report deals specifically with the failure of the applicant to meet the criteria of Class 4 or lower farmland, stating this is Class 3 farmland. Mr. Chinkiwsky stressed the Regional Official Plan uses the word "predominantly" for the requirement that the land fall into Class 4 land and it contemplates that some parcels may fall into other categories.

Mr. Chinkiwsky offered his opinion that this parcel of land meets all of the other criteria for a poor pocket. It is treed, it meets the requirements for size (i.e. at least 2 acres) and is on a travelled road. He pointed out on this three mile section of Black Creek Road, running from Mitch Owens Road south, there are 23 houses on this road and this proposal would add only two more houses to this area.

In conclusion, Mr. Chinkiwsky stated it would not be economically feasible to turn this piece of land into farmland as it would require very expensive equipment to drain it. However, it could easily and economically be filled for residential use. He felt the proposed use was a better alternative than just letting the land sit idle.

In response to questions from Chair Hunter, Mr. Chinkiwsky advised each of the two lots is approximately 10 acres and is part of a larger holding (over 90 acres), going halfway to the Tenth Line Road.

Responding to questions from Councillor Legendre, Nigel Brereton, Senior Project Manager, Development Approvals Division, advised the parcels of land are 10 acres in size and soil mapping does not map anything smaller than 25 acres. He explained staff are not disputing that

Extract of Draft Minute
Planning and Environment Committee
26 September 2000

this is low lying land but the reason they filed the appeal, is to avoid a proliferation of non-farm uses in a farming area. He agreed the ROP policy allows poor pockets of land in prime agricultural areas to be used for non-farm residential, however, if every 10 acre parcel that was poor for farming was split into a residential lot or two, there would be a much greater proliferation.

Councillor van den Ham noted the Official Plan does not speak to a minimum size. He felt if it is the intent to be more specific, then the policy should be amended to read “nothing less than 25 acres need apply”. He felt this policy should be reexamined to provide clearer guidelines. With respect to staff’s comment concerning the proliferation of non-farming houses in a farming area, he pointed out the possibility of these severances could be used by applicants’ children in the administration of a farm. He asked that the Committee support his motion.

Moved by R. van den Ham

That staff withdraw the appeal of the decision by the Rural Alliance Severance Committee RA 105/2000 and RA 106/2000 (Stewart James).

CARRIED

YEAS: M. Bellemare, B. Hill and R. van den Ham.....3
NAYS: J. Legendre and G. Hunter.....2

The Committee then turned their attention to the staff appeal of another Rural Alliance severance for Earl and Ron Stanley.

Mr. Brereton advised in this instance, staff are concerned about protecting a small area of limestone resource. He noted the subject site is approximately 150 acres and the applicant is proposing that the northerly third (just on the boundary of the limestone resource area) be severed and that the 100 acres to the south be retained. Mr. Brereton noted once a lot is created, the next thing you can expect is a house and he suggested it would not be a great situation, if at some point in the future someone tries to open up a quarry to the south. He noted the Regional Official Plan, calls for a separation distance of 450 metres between limestone resource areas and residential development. It is impossible to do an impact study in a situation like this, because the house does not yet exist. Mr. Brereton stated in order to protect the whole of the limestone area, staff are recommending this severance not be approved.

Committee Chair Hunter noted in many instances, where there is potential for impact (e.g. airport noise, farm related operations, etc), a notice is registered on title that there is a potential for impact. He asked if such a registered notice could not be considered in this instance. Mr.

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26 September 2000

Brereton advised such a notice would not restrict a homeowner from their legal rights to object to the quarry.

Councillor van den Ham noted the policy regarding mineral resource areas was changed in the last Official Plan. He asked if this was the first example of an application coming forward under this new policy. Lesley Paterson, A/Senior Project Manager, Development Approvals Division, advised this situation has occurred once before in West Carleton but the difference was that the quarry was in operation. It was the first time in applying the policy and staff assisted the applicant in doing the required study. It was fortunate in that instance because the quarry had built-in separation area from the adjacent land which was sufficiently distant to mitigate any impacts. Ms. Paterson also brought to the Committee's attention the concern about a private well in the vicinity of the quarry operation. Because the quarry was in operation, the depth was known and experts advised there would not be much of an impact. She said in the matter before Committee, the quarry is not in operation and the house is not built, making it much more difficult to assess the impacts.

Councillor van den Ham noted he had copies of consents granted by Osgoode along this same road before this new policy came in. The Councillor felt the severance should be granted and suggested if it is, if a mineral extraction operation is ever to get in there, then it would be of such a size that they would likely buy the entire parcel of land in order to perform their operation, hence removing any potential conflicts. He said he agreed with the Committee Chair that a warning on title would safeguard the situation.

At Committee Chair Hunter's request, Tim Marc, Manager, Planning and Environment Law advised if the warning were to be registered on title on its own, the Ministry of Consumer and Commercial Relations might not allow it. However, these warnings are usually contained within broader agreements and are allowed to be registered.

Mr. Brereton stated it would be his understanding that such a warning would be allowed in this instance, only if it were part of the agreement of purchase and sale.

The Committee then heard from Earl Stanley and Ron Stanley. Mr. Earl Stanley advised it was not their intention to build a house on this lot. He explained the 47 acre severance would be used to diversify their farming operation, called Stanley's Old Maple Lane Farm. He indicated he would be looking after the public operation, while his brother would be farming livestock and crops. He said the amount of livestock they have (i.e. 30 horses and 11 bred for next spring) creates a liability when dealing with the public. He said the 50 acres of marginal farmland that is proposed to be severed, is zoned rural. Mr. Stanley stated he would be in agreement with registering a warning as suggested by the Committee Chair. He pointed out that last September

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26 September 2000

he had severed two other parcels on Lot 19 (right on the mineral limestone resource) and neither the Region nor the Township objected to these. He also stated they had no intention of allowing their land to become a quarry.

Responding to questions from Councillor Legendre, Mr. Earl Stanley advised his operation, Stanley's Old Maple Lane Farm, hosts weddings, corporate picnics, provide educational environmental studies, rodeos, sugar bush, etc. He explained his brother will own the severed 50 acres and will farm the livestock (to be moved from the area open to the public).

Councillor Legendre stated he could not understand why a severance was necessary. Mr. Earl Stanley advised it was necessary for business and financial reasons, personal reasons and to address the liability situation. He said he was not seeking the severance to build a house, however, the severance would provide them with options for the future.

Through the Chair, Mr. Brereton asked if the applicants would be willing to accept a condition that a zoning be enacted that would preclude the construction of a house on the severed portion. Mr. Earl Stanley replied they would rather not lock themselves into such a situation, when they really do not know what will happen in the future.

Councillor Hill stated it would be unfair to force the applicants to agree that a house could never be built on the property.

Committee Chair Hunter stated although he would not be putting forward such a motion, he felt that a warning on title regarding the possibility of a future quarry operation would be sufficient. Nick Tunnacliffe, Commissioner, Planning and Development Approvals suggested that a caveat also be added that should a house be built that it be built on the most northerly edge of property, away from the limestone resource.

Mr. Earl Stanley stated he would agree to this, noting it is the northerly frontage that has roadway access in any event.

Councillor van den Ham indicated he would be moving such a motion.

Councillor Legendre advised he would not be supporting the motion as he felt staff were correct in the position they had taken. He likened this situation to that which exists in the vicinity of the airport currently.

The Committee then considered Councillor van den Ham's motion.

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Planning and Environment Committee
26 September 2000

Moved by R. van den Ham

That staff withdraw the appeal to the Ontario Municipal Board of the Stanley severances subject to the applicant placing the appropriate warning of the mineral resource area on title and that any residence be situated as far from the mineral resource as possible.

CARRIED
(J. Legendre dissented)

The staff recommendation as amended was then approved.

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 the severance as noted in Annex V, and;

- 1. That staff withdraw the appeal of the decision by the Rural Alliance Severance Committee RA 105/2000 and RA 106/2000 (Stewart James), and;**
- 2. That staff withdraw the appeal to the Ontario Municipal Board of the Stanley severances subject to the applicant placing the appropriate warning of the mineral resource area on title and that any residence be situated as far from the mineral resource as possible.**

CARRIED as amended