

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

COMMITTEE RECOMMENDATION AS AMENDED

That Council receive this report for information purposes and withdraw the Planning and Development Approvals Department's appeal of two severances as noted in Annexes V and VI.

DOCUMENTATION

1. Planning and Development Approvals Commissioner's report dated 18 Aug 99 is immediately attached.
2. An Extract of Draft Minute, 14 Sept 99, follows the report and includes a record of the vote.

REGION OF OTTAWA CARLETON
 RÉGION D'OTTAWA CARLETON

REPORT
RAPPORT

Our File/N/Réf. 05-99.0002

DATE 18 August 1999

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
 AND APPEAL OF HASBRON AND SCHOUTEN 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 two severances as noted in Annexes 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 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
 Hasbron Severance Appeal - See Annex V
 Schouten Severance Appeal - See Annex VI

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

The area municipalities have submitted 128 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 157 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 249 severance applications from the Regional Land Division Committee and the local Committees of Adjustment. Two decisions have been appealed (see Annexes 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)

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
Amendment No. 31 14-95.0006	Ottawa Riverside Park Area	“complete” as per Bill 20 98/11/09	Undisputed LOPA Approved by PDAD Comsr. 99/02/25 Appeal Period ends per Bill 20 on 99/03/17 & in effect 99/03/18 Implements Riverside Park Neighbourhood Plan
Amendment No. 30 14-98.0001	Ottawa Gladstone Ave	Prel. Subm. 98/01/27 Formal Subm. 98/10/19 “complete” as per Bill 20 98/12/14	Undisputed LOPA Approved by PDAD Comsr. 98/12/14 Appeal Period ends per Bill 20 on 99/01/03 & in effect 99/01/04 From: “Medium Profile Residential”, “Residential- Parking Medium” & “Local Commercial” To: “Low Profile Residential”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 43 14-98.0004	Kanata Kanata North Business Park 600 March Road	Prel. Subm. 98/02/11 Formal Subm. 98/04/24 “complete” as per Bill 20 98/04/07	Undisputed LOPA Approved by PDAD Comssr. 98/12/07 Appeal Period ends per Bill 20 on 98/12/27 & in effect 99/03/18 To create a “Minor Arterial Roadway” through the Kanata North Business Park
Amendment No. 44 14-98.0009	Kanata Pt Lot 30 Con 11 & all Flood Plain areas	Prel. Subm. 98/03/06 Formal Subm. 98/05/12 “complete” as per Bill 20 98/06/03	Undisputed LOPA Approved by PDAD Comssr. 98/10/16 Appeal Period ends per Bill 20 on 98/11/05 & in effect 99/11/06 New Flood Plain policies (Section 3.7.1)
Amendment No. 47 14-98.0023	Kanata Riddell Village Community East side of March Rd., North of Terry Fox Drive	Prel. Subm. 98/07/22 Formal Subm. 99/01/19 “complete” as per Bill 20 99/02/03	Undisputed LOPA Approved by PDAD Comssr. 99/02/18 Appeal Period ends per Bill 20 99/03/10 & in effect 99/03/11 From: Medium Density Residential To: Community Commercial

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 21 14-98.0031	Nepean Part of Lot 15, Conc. 5 1.9 ha (4.6 ac) 3217 Steeple Hill Cres.	Prel. Subm. 98/09/14 Formal Subm 98/11/17 “complete” as per Bill 20 98/11/20	Undisputed LOPA Approved by PDAD Comssr. 98/12/18 Appeal Period ends per Bill 20 on 99/01/07 & in effect 99/01/08 To amend Section 6.1.2, “Agricultural Housing and Severance Policies” to allow a site specific infill severance on this property as per ROP policies
Amendment No. 47 14-98.0023	Kanata Blk 12, 4M-777 March Rd & McKinley Dr Kanata North Business Park	Prel Subm 98/07/22 Formal Subm 99/01/22 “complete” as per Bill 20 99/02/03	Undisputed LOPA Approved by PDAD Comssr. 99/02/18 Appeal Period ends per Bill 20 on 99/03/10 & in effect 99/03/11 From “RM-Medium density Residential” To “Community Commercial”
Amendment No. 70 14-98.0037	West Carleton Lot 15, Conc. 10, Huntley	Prel. Subm. 98/10/16 Formal Subm 99/02/26 “complete” as per Bill 20 99/03/02	Undisputed LOPA Approved by PDAD Comssr. 99/03/31 Appeal Period ends per Bill 20 on 99/03/30 & in effect 99/03/31 From “High Priority Agricultural” To “Marginal Resource” to reflect change in new ROP, to permit severances

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 32 14-99.0004	Cumberland Urban Area Textual change	Prel. Subm. 99/01/27 Formal Subm. 99/02/24 “complete” as per Bill 20 99/02/25	Undisputed LOPA Approved by PDAD Comssr. 99/03/08 Appeal Period ends per Bill 20 on 99/03/28 in effect 99/03/29 To change the urban area Community Commercial policies to allow community scale shopping centres to include a department store as an <u>optional</u> use within the development.
Amendment No. 65 14-99.0005	Cumberland Rural Section 3325 10 th Line Rd. South of old CP Rail Line Pt Lot 9 Con 10	Formal Subm. 99/03/16 “complete” as per bill 20 99/03/22	Undisputed LOPA Approved by PDAD Comssr. 99/04/14 Appeal Period ends per Bill 20 on 99/05/04 in effect 99/05/05 From: “Market Garden Area” To: “Country Lot by Subdivision”
Amendment No. 65 14-99.0010	West Carleton Part SE ½ Lot 2, Concession 4 Torbolton 2988 Dunrobin Road, 0.8 ha	Prel. Subm. 97/08/07 & 99/03/11 Formal Subm. 99/04/12 “complete” as per bill 20 99/04/13	Undisputed LOPA Approved by PDAD Comssr. 99/04/16 Appeal Period ends per Bill 20 on 99/05/06 in effect 99/05/07 Site Specific OPA From: “Agriculture- High Priority” To: “Marginal Resource” to permit severance of an existing house

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 36 14-97.0016	Vanier Pt Lots 7 & 9, RP 52 283 sq metres 292 Palace St	Formal Subm 99/05/20 “complete” as per Bill 20 99/06/07	Undisputed LOPA Approved by PDAD Comssr. 99/06/09 Appeal Period ends per Bill 20 on 99/06/29 in effect 99/06/30 To permit residential use in the “Downtown Commercial District - West Sector”
Amendment No. 64 14-99.0016	Cumberland Part of Lots 22 & 23 Concession 1 (OS) fronting on Regional Road 174 (old Highway 17)	Prel. Subm. 98/11/06 Formal Subm. 99/06/15 “complete” as per bill 20 99/06/16	Undisputed LOPA Approved by PDAD Comssr. 99/06/17 Appeal Period ends per Bill 20 on 99/07/07 in effect 99/07/08 From “Rural Recreational Commercial” To: “Waterfront Residential” to create 3 single family lots of 0.4 ha each
Amendment No. 24 14-99.0003	Gloucester Pt. Lots 29/30 Con 2 Pt. Lots 26-30 Gore Con. Pt. Lots 26-30 Con 3 Pt. Lots 3-6 Con 6 Pt. Lots 1-5 Con 7 Pt. Lots 11-20 Con 7 Pt. Lots 10, 11 & 15 and all of lots 12, 13 & 14 Con 8 Pt. Lots 1-7 and all of lots 8, 9 & 10 Con 9 & 10	Prel. Subm. 99/01/15 Formal Subm. 99/04/14 “complete” as per Bill 20 99/04/21	Undisputed LOPA Approved by PDAD Comssr. 99/06/25 Appeal Period ends per Bill 20 on 99/07/15 in effect 99/07/16 From: “Agriculture” To: “Limited Development”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 22 14-98.0019	Gloucester Carlsbad Springs Trickle Water System	Prel. Subm. 98/06/12 Formal Subm. 98/07/14 “complete” as per Bill 20 98/09/21	Disputed LOPA 99/02/12 Doug Gadiant Appeal 99/02/16 Charlotte Greer Appeal To modify the Residential, Limited Development and Service restricted Constraints sections of the OP To define the potential growth and establish objectives for the Carlsbad Springs trickle-feed water system

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
14-99.0001 Amendment No. 48	Kanata Pt. Lot 29 Con 11 South of Hazeldean Road, east of Carp River	Prel. Subm. 98/09/16 & 99/01/25 Formal Subm. 99/05/15 “complete” as per Bill 20 99/05/15	From: “Medium Density Residential” To: “Neighborhood Commercial -Special Policy Area”
14-99.0002 Proposed Amendment	Ottawa Hintonburg Study Area Boundaries: (Scott St. to the North Parkdale/Holland Ave. to the West Queensway to the South and CPR tracks to the East)	Prel. Subm. 98/12/22	Hintonburg Planning Study: Assemble and Analyze Existing Neighborhood Conditions / Review Transportation and Servicing / Develop land use and zoning options / Preparation of land use and zoning recommendations

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99.0003 Amendment No. 24	Gloucester Pt. Lots 29/30 Con 2 Pt. Lots 26-30 Gore Con. Pt. Lots 26-30 Con 3 Pt. Lots 3-6 Con 6 Pt. Lots 1-5 Con 7 Pt. Lots 11-20 Con 7 Pt. Lots 10, 11& 15 and all of lots 12, 13 &14 Con 8 Pt. Lots 1-7 and all of lots 8,9&10 Con 9&10	Prel. Subm. 99/01/15 Formal Subm. 99/04/14 “complete” as per Bill 20 99/04/21	From: “Agriculture” To: “Limited Development”
14-99.0004 Amendment No. 32	Cumberland Urban Area Textual change	Prel. Subm. 99/01/27 Formal Subm. 99/02/24 “complete” as per Bill 20 99/02/25	To change the urban area Community Commercial policies to allow community scale shopping centres to include a department store as an <u>optional</u> use within the development.
14-99.0005 Amendment No. 65	Cumberland Rural Section 3325 10 th Line Rd. South of old CP Rail Line Pt Lot 9 Con 10	Formal Subm. 99/03/16 “complete” as per bill 20 99/03/22	From: “Market Garden Area” To: “Country Lot by Subdivision”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99.0006 Amendment No. 51	Kanata The proposed regional shopping centre located north of the interchange of Terry Fox Dr & Highway 417	Prel. Subm. 99/04/15 Formal Subm. 99/06/29 “complete” as per bill 20 99/07/09	To set out policies for the proposed regional shopping centre located north of the interchange of Terry Fox Dr & Highway 417
14-99.0007 Amendment No. 50	Kanata Blk 6, M 310 On Hearst Way, immediately south of the east bound off- ramp at Eagleson Rd & Highway 417	Prel. Subm. 99/02/19 Formal Subm. 99/06/21 “complete” as per bill 20 99/07/16	To: amend “Low Density Employment Area” to allow hotel and suites hotel as permitted uses
14-99.0008 Proposed Amendment	Ottawa 971 Richmond Road	Prel. Subm. 99/02/24	From: “Residential” To: “Commercial”
14-99.0009 Proposed Amendment	Gloucester Part of Lots 28 & 29 Con BF between River Road & Spratt Road	Prel. Subm 99/03/11	From: “Agricultural” To: “Limited Development”

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
Amendment No. 65 14-99.0010	West Carleton Part SE ½ Lot 2, Concession 4 Torbolton 2988 Dunrobin Road, 0.8 ha	Prel. Subm. 97/08/07 & 99/03/11 Formal Subm. 99/04/12 “complete” as per bill 20 99/04/13	Site Specific OPA From “Agriculture- High Priority” To “Marginal Resource” to permit severance of an existing house
14-99.0011 Proposed Amendment	Nepean Baseline/Woodroffe area	Prel. Subm. 99/03/19	Baseline/Woodroffe Secondary Plan
14-99.0012 Amendment No. 71	West Carleton Pt Lot 26 Con 3(F) 50 acres	Prel. Subm. 99/04/01 Formal Subm. 99/07/22 “complete” as per bill 20 99/07/26	To permit an expansion of the Madawaska golf course along Hwy. 417 realignment area and amend the text for “Agricultural Resource” .
14-99.0013 Amendment No. 33	Ottawa City of Ottawa Textual changes	Prel. Subm. 99/04/06 Formal Subm. 99/06/07 “complete” as per bill 20 99/06/07	Revision of City of Ottawa’s rental conversion policy

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99.0014 Proposed Amendment	Ottawa Mud Lake & Britannia woods	Comments Copy 99/04/09 Prel. Subm. 99/07/02	From “Environmentally Sensitive Area” To “Significant Wetland” To implement the Provincially Significant Wetlands Policy re: Deferral 22
14-99.0015 Amendment No. 26	Gloucester Ogilvie Road at Aviation Parkway 0.4 ha	Prel. Subm. 99/05/17 Formal Subm. 99/07/09 “complete” as per bill 20 99/07/09	From “Open Space” To “Institutional” to permit a church.
14-99.0016 Amendment No. 64	Cumberland Part of Lots 22 &23 Concession 1 (OS) fronting on Regional Road 174 (old Highway 17)	Prel. Subm. 98/11/06 Formal Subm. 99/06/15 “complete” as per bill 20 99/06/16	From “Rural Recreational Commercial” To “Waterfront Residential” to create 3 single family lots of 0.4 ha each
14-99.0017 Amendment No. 25	Gloucester Textual changes	Prel. Subm. 99/05/11 Formal Subm. 99/06/25 “complete” as per bill 20 99/07/08	To allow 18m ROW’s for local streets

MUNICIPAL OFFICIAL PLAN AMENDMENT No. and RMOC FILE No.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED	PURPOSE OF AMENDMENT
14-99.0018 Proposed Amendment	Kanata Blk 223, 4M-744 NW corner Goulbourn Forced Rd & Terry Fox Dr Morgan's Grant	Prel. Subm. 99/06/03	From "Neighbourhood Commercial" To "Medium Density Residential"
14-99.0019 Amendment No. 23	Nepean Textual changes	Formal Subm. 99/06/09	To update policies dealing with noise
14-99.0020 Proposed Amendment	West Carleton Lot 5 Con 9(F)	Prel. Subm. 99/06/25	From "Agriculture" To "General Rural"
14-99.0023 Proposed Amendment	Ottawa 4160 Riverside Dr	Prel. Subm. 99/07/05	Future study area possibly as part of the Hunt Club Neighbourhood Plan
14-99.0024 Proposed Amendment	Ottawa Ottawa MacDonald- Cartier International Airport	Prel. Subm. 99/07/02	To establish policies on Airport noise
Amendment No. 5 14-98.0033	Osgoode Potential Shopping Centre outside the Village of Greely 8.16 ha (20 ac) Pt Lot 6 Con 5 SE corner Parkway & Reg Rd 31	Prel. Subm. 98/09/23 Formal Subm. 99/06/30 "complete" as per bill 20 99/07/13	From "Agricultural Resource" To "CC-1 Community Core - Special Policy Area" to permit a shopping centre on Regional Road 31, & to expand the Village boundary, & to amend policies

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
Queenswood Land Associates 15-94.1410 (R2) O6T-94045	Cumberland Pt Lots 1&2 Con 10 EUC	99/03/16 “complete” as per 1990 Planning Act 99/03/17	180 SF 90 TH other Blks for future development in Core area	Under Circulation (Processing resumed per owner)
Claridge 15-98.SD17 O6T-98017	Ottawa Station Boulevard	99/02/15 “Complete” as per Bill 20 99/02/18	50 Row	Under Circulation
Genstar Development Co. 15-93.1808(R1) O6T-93035	Kanata Pt. Lots 6&7 Con3. Kanata Lakes	93/12/22 Pre-Bill 163	38 SF	Under Circulation (Processing resumed per owner)
Genstar Development Co. 15-93.1809(R1) O6T-93036	Kanata Pt. Lot 6 Con 2&3 Kanata Lakes	93/12/22 Pre-Bill 163	52 SF	Under Circulation (Processing resumed per owner)

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
VJ Land Ltd 15-98.SD25 06T-98025	West Carleton Pt Lots 13 & 14 Con 1 (H)	98/12/01 “complete” as per Bill 20 99/02/16	33 SF	Under Circulation
Longwood Building Corporation 15-99.SD01 06T-99001	Nepean Eleanor Place Skyline Community	99/03/18 “complete” as per Bill 20 99/03/18	36 TH	Under Circulation
Canada Lands 15-99.SD02 06T-99002	Ottawa Part Lot 15 Junction Gore 363 Smyth Road	99/02/10 “complete” as per Bill 20 99/02/26	18 SF 6 SD 99 TH	Under Circulation
Ashcroft Homes- Central Park Inc. (Clyde Avenue Holdings Inc.) 15-99.SD03 06T-99003	Ottawa Pt Lots M & N Con A (RF) 1199 Clyde Ave	99/03/11 “complete” as per Bill 20 99/06/01	177 SF 60 SD 154 TH	Under Circulation
South Nepean Development Corp. 15-99.SD04 06T-99004	Nepean Pt Lot 15 Con 2(RF) Chapman Mills	99/03/05 “complete” as per Bill 20 99/03/19	14 Commercial Blks	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
1292025 Ontario Inc. 15-99.SD05 06T-99005	Nepean Pt Lot 20 Con 2 (RF) Longfields Barrhaven	99/03/12 "complete" as per Bill 20 99/03/15	10 SD	Under Circulation
South Nepean Development Corp. 15-99.SD06 06T-99006	Nepean Pt Lots 12-14 Con 1 (RF) Area B	99/03/15 "complete" as per Bill 20 99/03/15	731 SF 164 TH 240 Apts. 298 Stacked TH	Under Circulation
LeBlanc 15-99.SD07 06T-99007	West Carleton Lots 8 & 9 Con 3 Huntley	99/04/09 Pre- consultation meeting	64 SF	Preliminary Discussion
Kelly 15-99.SD08 06T-99008	Gloucester Pt Lot 1 Con 2(OF) & Blks 61-63 4M-643 EUC	99/06/04 "complete" as per Bill 20 99/06/21	4 SF	Under Circulation
Rivington 15-99.SD09 06T-99009	West Carleton V of Carp Pt Lot 18 Con 2 (H)	99/06/16 Pre- consultation meeting	26 SF	Preliminary Discussion
Bravar 15-99.SD10 06T-99010	Rideau Pt Lot 13 Con 1 (NG)	99/06/15 Pre- consultation meeting	45 SF	Preliminary Discussion

OWNER NAME RMOc FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOc	NO. AND TYPE OF UNITS	STATUS OF FILE
Huntley Developments 15-99.SD11 06T-99011	West Carleton V of Carp Pt Lot 19 & 20 Con 2 (H)	99/06/16 Pre- consultation meeting	100 SF 30 TH	Preliminary Discussion
Campanale 15-99.SD12 06T-99012	Ottawa Woodroffe Ave at Richmond Rd (former CP Railway row)	99/07/07	18 SF	Preliminary Discussion
Hiawatha River 15-99.SD13 06T-99013	Gloucester Blks 238 & 239 RP 288 Roslyn Ave EUC	99/06/04 Pre- consultation meeting	12 SF	Preliminary Discussion
Bourne 15-99.SD14 06T-99014	Gloucester Pt Lot 15 Con 8 (OF)	99/06/17 Pre- consultation meeting	32 SF	Preliminary Discussion
Beaver Road Builders Ltd 15-98.SD22 06T-98022	Rideau V. of Manotick	98/10/01 Complete as of 98/10/07 per Bill 20	43 TH	Appealed to OMB 99/05/12
Richcraft Homes 15-97.SD02 06T-97002	Gloucester Pt Blk 3&4 4M-648 Ogilvie Walk	97/01/28	108 TH Phase 2	P&DA Comsrr. Draft Approved 99/01/13

OWNER NAME RMOc FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOc	NO. AND TYPE OF UNITS	STATUS OF FILE
Claridge Building Corp. 15-98-SD09 06T-98009	Ottawa 340 Industrial Avenue	98/07/13	5 Blks for 90 TH 1 Blk Commercial 1 Open Space Blk	P&DA Comsrs. Notice of Decision 99/02/09 Draft Approved 99/03/03 after Appeal period ended per Bill 20
Relocatable Homes 15-97.SD10(R2) 06T-97010	Goulbourn Lot 27 Conc. 11 Stittsville	98/01/19	420 SF 24 Blks for TH 2 Park Blks 2 Blks Commercial 1 School Blk	Appealed to OMB 98/10/22 Draft Approved by OMB 99/03/10
Meliambro & 561650 Ont. Inc. 15-98.SD02(R2) 06T-98002	Goulbourn Part Lot 22 Conc. 10 Stittsville	98/05/08	177 SF	Appealed to OMB 98/10/26 Draft Approved by OMB 99/03/10
1048219 Ont Inc & Argue Holdings Inc 15-98.SD03(R2) 06T-98003	Goulbourn West Ridge Estates- Phase 3 Stittsville	98/07/02	117 SF 1 Park Blk Phase 3	Appealed to OMB 98/10/29 Draft Approved by OMB 99/03/10
Richcraft Homes Limited 15-02.381(R2) 06T-86080	Ottawa 1900 Hunt Club Road Pt Lot 6 Con 4(RF)	86/12/31	2 Blks for TH	P&DA Comsrs. Draft Approved 99/04/01

OWNER NAME RMOc FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOc	NO. AND TYPE OF UNITS	STATUS OF FILE
Urbandale 15-94.1406 06T-94021	Cumberland Pt. Lot 1 Conc.9 EUC	94/09/16	5Blks for TH Phase 3	P&DA Comsrr. Draft Approved 99/04/14
Genstar Development Co. 15-93.1808(R2) 06T-93035	Kanata Pt. Lots 6&7 Con3. Kanata Lakes	93/12/22 Pre-Bill 163	38 SF	P&DA Comsrr. Draft Approved 99/04/20
Marchvale Developments Ltd. 15-98.SD13 06T-98013	Kanata Pt Lots 14 &15 Con 1 & Lot 15 Con 2	98/06/02	39 SF 1 Blk for temporary parkland	P&DA Comsrr. Draft Approved 99/05/05 after Appeal period ended per Bill 20
Trim Road Inc. (The Regional Group) 15-98.SD16 06T-98016	Cumberland Pt. Lot 2 Con.9 EUC Expansion Area	98/09/02	148 SF 53 TH	P&DA Comsrr. Draft Approved 99/03/02 after Appeal period ended per Bill 20
Signature Ridge Developments Inc. 15-98.SD18 06T-98018	Kanata Heritage Hills Pt. Blks 17, 19. 20 & 27 and Blks 21-23, 25 & 26 4M-790	98/08/28	148 SF 10 Blks for 43 TH 2 Park Blks Phase 2	P&DA Comsrr. Draft Approved 99/03/09 after Appeal period ended per Bill 20
Barry Hobin In Trust 15-98.SD19 06T-98019	Nepean Pt. Lot 16 Con 3 Acres Rd	98/10/30	2 Blks for 30 SD & TH units	P&DA Comsrr. Notice of Decision 99/06/04 Draft Approved 99/05/21 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
Joyce Rampton In Trust 15-30.89 06T-89009	West Carleton Lot 2&3 Con 6	89/08/23	56SF	Draft Approval Extended to 2001/01/28
McCooye (Patterson) 15-12.90 06T-86072	Osgoode Pt Lot 16&17 Con 8	86/11/17	33 SF	Draft Approval Extended to 2002/02/26
Timberwood Development Corp. 15-31.92 06T-87047	Goulbourn Stittsville Pt. Lots 22&23 Con 12	87/09/23	388 SF 105 TH 3 Blks Commercial 9 Park Blks	Draft Approval Extended to 99/06/10
Rideau Forest Development Ltd. 15-93.1201 06T-93004	Osgoode Pt Lot 2 Con 3	93/02/16	50 SF	Draft Approval Extended to 2002/02/09
591441 Ontario Ltd. (Bell) 15-94.3101 (R3) 06T-94007	Goulbourn Pt Lot 23 Con 9 Stittsville	94/03/02	103 SF 1 School Blk 3 Park Blk	Draft Approval Extended to 2002/05/21
Urbandale 15-93.1806(R4) 06T-93023	Kanata Pt Blks C-F, M-184 & Pt Lots 28 & 29 Con 6(RF)	93/07/27	1 School Blk 1 Park Blk Phase 5E	Draft Approval Extended to 2001/05/26
Minto 15-05.285 06T-87045	Gloucester Chapel Hill Pt Lot 6 & 7 Con 3(OF) EUC	87/07/13	54 Lots & 37 Blks for SF Phase 8	Draft Approval Extended to 2001/10/13

OWNER NAME RMOc FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOc	NO. AND TYPE OF UNITS	STATUS OF FILE
CCH-Central Canada Holdings 15-18.158(R1) O6T-87026	Kanata Bridlewood Pt Lot 32 Con 6(RF)	87/05/12	107 SF 1 Park Blk	Draft Approval Extended to 2002/07/23
Cedarstone 15-31.114(R3) O6T-89036	Goulbourn Lot 24 Con 6 V of Richmond	89/08/08	205 SF 1 Apt Blk	Draft Approval Extended to 2006/07/26
Pynecliff 15-30.71 O6T-87041	West Carleton Pt Lot 2 Con 1 (T)	87/07/28	36 SF	Draft Approval Extended to 2000/07/07
W.L. Interests Ltd. 15-97.SD07 O6T-97007	Ottawa Pt Blks G & H Pt Lot 282, RP 605 Bathurst Ave	97/07/07	9 SF 10 TH Blks	4M-1027 Registered 99/01/07
Urbandale 15-94.0513(R1) O6T-94046	Gloucester Pt Lot 20 Con 1(RF) South Urban Centre	95/07/06	13 SF Phase UB1	4M-1028 Registered 99/01/27
Dominic Licari 15-90.1206 O6T-90046	Osgoode Pt Lot 13 Con 5	90/11/27	27 SF	4M-1029 Registered 99/03/08
Canada Lands Company Ltd. 15-90.0216 O6T-90039	Ottawa Carson Grove Pt. Lots 24 & 25 Con 1	90/08/14	29 SF 12 Blks	4M-1030 Registered by OMB 99/03/25

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
Canada Lands Company Ltd. 15-90.0216 O6T-90039	Ottawa Carson Grove Pt. Lots 24 & 25 Con 1	90/08/14	99 SF 1 Blk	4M-1031 Registered by OMB 99/03/25
Canada Lands Company Ltd. 15-90.0216 O6T-90039	Ottawa Carson Grove Pt. Lots 23-25 Con 1	90/08/14	4 Blocks	4M-1032 Registered by OMB 99/03/25
Bradley Subdivision 15-93.3107 O6T-93028	Goulbourn Ridge View Estates Pt. Lot 21 Con 9	93/08/09	20 SF	4M-1033 Registered 99/04/08
Caldwell 15-91.3004 O6T-91019	West Carleton Pt Lot 14 Con 1	91/06/10	15 SF	4M-1034 Registered 99/04/08
Coscan Brookfield Homes 15-95.0016 O6T-95008	Gloucester Fallingbrook South Phase 5A	95/03/14	160 SF	4M-1035 Registered 99/04/20
Braebury Homes Corp. 15-98.SD11 O6T-98011	Ottawa 3085 Dumaurier Ave. Pt. Lot 19 Con 2(OFF)	98/04/06	54 SF	4M-1036 Registered 99/05/04
Urbandale Realty Co. Ltd. 15-18.147 O6T-86047	Kanata Bridlewood Pt. of Lots 28-31 Conc. 6	86/08/06	41 SF Phase 3K	4M-1037 Registered 99/05/05

OWNER NAME RMOc FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOc	NO. AND TYPE OF UNITS	STATUS OF FILE
Springfield Heights 15-93.3108 O6T-93032	Goulbourn Pt Lot 23 Con 11 Stittsville	93/10/20	30 TH on 2 Blks	4M-1038 Registered 99/05/17
Urbandale 15-94.1804 O6T-94019	Kanata Town Centre Pt Lots 2 & 3 Con 3	94/07/15	18 SF Blks to be Part lotted Phase 1B	4M-1039 Registered by OMB 99/05/20
Signature Ridge 15-98.SD18 O6T-98018	Kanata Pt Blks 17, 19, 20 & 27 and Blks 21-23, 25 & 26; 4M-790	98/08/28	148 SF plus 11 Blks to be Part lotted Phase 2	4M-1040 Registered 99/05/25
South Nepean Development Corp. 15-97.SD12 O6T-97012	Nepean Pt Lot 14 & 15 Con 2(RF) Longfields	97/11/27	24 SF plus partial lots	4M-1041 Registered 99/05/26
Marchvale Developments Ltd. 15-98.SD13 O6T-98013	Kanata Pt Lots 14 & 15 Con 1 & Lot 15 Con 2	98/06/02	41 SF	4M-1042 Registered 99/06/11
Richcraft Homes 15-97.SD02 O6T-97002	Gloucester Pt Blk 3&4 4M-648 Ogilvie Walk	97/01/28	108 TH Phase 2	4M-1043 Registered 99/06/25
Dawn Firestone 15-94.3001 O6T-94001	West Carleton Pt Lots 1 & 2 Con 4 & 5(T)	94/01/05	14 SF	4M-1044 Registered by OMB 99/06/30

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 RMOF FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOF	NO. AND TYPE OF UNITS	STATUS OF FILE
Redevelopment Group Ltd 15-98.CD10 O6CDM98-510	Ottawa Pt Lots 15 & 16 RP 42 174 Stanley Ave	98/12/31 "complete" per Bill 20 99/01/28	11 Apt	P&DA Comssr. Draft Approved 99/06/08 after Appeal period ended per Bill 20
Joe Novak 15-98.CD07 O6CDM98-507	Vanier Lot 29 RP 502 416 Blake Blvd	98/12/16	8 - 2 bedroom conversion	suspended by owner 99/03/29
Routeburn Properties 15-99.CD01 O6CDM99-501	Ottawa Lots 88-90, 106- 108 RP 97429 268 First Ave. 211 Second Ave.	99/01/21 "complete" per Bill 20 99/02/10	43 Apt	P&DA Comssr. Draft Approved 99/07/14 after Appeal period ended per Bill 20
Peart 15-99.CD02 O6CDM99-502	Ottawa 2642-2698 Moncton Rd	Pre- Consultation meeting 99/06/25	58 TH	Preliminary Discussion
351189 Ontario Ltd. 15-98.CD02 O6CDM98-502	Ottawa 1250 Pinecrest Road	98/03/25	75 unit stacked apts.	Draft Approved 99/01/14

OWNER NAME RMO FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMO	NO. AND TYPE OF UNITS	STATUS OF FILE
Richcraft Homes Ltd. 15-97.CD15 06CDM97-515	Nepean Blk 6 4M-825 Westpointe Cres Centrepointe	97/12/12	34 Stacked TH	CC-606 Registered 99/01/11
Richcraft Homes Ltd. 15-02.456 06CDM89-518	Ottawa Pt Blk 260 4M-554 Blohm Dr	89/11/22	10 Apt Phase 6	CC-607 Registered 99/03/16
Richcraft Homes Ltd. 15-96.CD01 06CDM96-501	Gloucester Pt Blk 4 4M-648 Ogilvie Walk Harper Ave	96/01/24	16 Stacked TH Phase 2	CC-608 Registered 99/03/29
Parkside Mews Inc. 15-98.CD03 06CDM98-503	Ottawa Pt Lots 34 & 35 RP 43586 515 Rideau St	98/03/27	6 Apt	CC-609 Registered 99/04/13
John Doran, in trust, Robert Eberts and Linejac Investments Ltd 15-93.0202 06CDM93-503	Ottawa Pt Lots 15 & 16 RP 42482 109-121 Clarence St. & Dalhousie	93/04/26	Mixed use building consisting of 18 Apt and ground floor commercial	CC-610 Registered 99/04/13
El-Pine Homes 15-95.0017 06CDM95-501	Kanata Blk 16 4M-925 Robson Ct	95/02/20	8 Apt	CC-611 Registered 99/04/26

OWNER NAME RMOF FILE NO. PROV. FILE NO.	MUNICIPALITY AND SITE LOCATION	DATE RECEIVED BY RMOF	NO. AND TYPE OF UNITS	STATUS OF FILE
Urbandale 15-97.CD14 O6CDM97-514	Kanata Pt Blk 27 4M-975 Colchester Square	97/12/03	12 Apt	CC-612 Registered 99/06/22

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.**

OWNER NAME AND RMO FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Ashcroft Homes- Central Park Inc. 13-98.0030	Ottawa 1260 Merivale Rd Pt Blk 2 4M-970	188-98	98/09/14 99/01/05	14 TH
Emmet McNamara 13-98.0038	Ottawa 289-297 Beechgrove Ave.	230-98	98/10/27 99/02/10	5 TH
Claridge 13-98.0053	Nepean Bruntwood Ave Longfields Lots 1-4, 4M-918	87-98	98/09/11 99/02/03	7 SF
Routeburn Properties Inc. 13-99.0001	Ottawa 237-239 Second Avenue Lots 109-112 RP 97429	302-98	99/01/05 99/01/12	4 Semi-Detached and 6 TH
Minto Development Inc. 13-99.0002	Gloucester Forest Ridge Place & Rivercrest Dr Pt Blks 2,3 &4 4M-808	77-99	99/02/12 99/03/01	14 SF

OWNER NAME AND RMO FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Tamarack 13-99.0003	Kanata Lots 1,3,4,5 & 7 to 15 4M-1025 Waterthrush Cres Bridlewood	10-99	99/01/14 99/01/15	87 TH Phase 4C
Valecraft Homes Ltd. 13-99.0004	Kanata Lots 54-90, 132- 155, 165-191 4M-803 Yoho Dr Bridlewood	6-99	99/01/15 99/02/08	99 SF
Sienna Properties Inc. 13-99.0005	Ottawa 825, 829 & 833 Grenon Ave. Lots 10-12 4M- 457	9-99	99/01/26 99/02/03	16 TH
Ashcroft Homes- Central Park Development Inc. 13-99.0006	Ottawa 1252 Merivale Rd Lot 47 4M-1008	10-99	99/01/26 99/01/26	1 SD (2 units)
Tamarack Dev. 13-99.0007	Gloucester Hot Springs Way/ Bittersweet Place SUC Lots 1-13 4M-1028	24-99	99/02/10 99/02/10	26 SD units
Minto 13-99.0008	Kanata Blocks 92 4M-1007 Meadowbreeze Dr Bridlewood	44-99	99/02/08 99/07/15	17 TH

OWNER NAME AND RMO FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Richcraft 13-99.0009	Gloucester Owl Valley Drive Lots 112, 128, 129, 132, 138, 139, 136, Blk 142, 145 4M-951 Blk 105, Pt 101 4M-952 SUC	23-99	99/02/02 99/02/18	16 Semi-Detached units
Ashcroft Homes 13-99.0010	Ottawa 1230 Merivale Rd	xx	99/02/11 no decision yet	Mixed use- Commercial/ residential
Thunderbird Cove- Landriault Subdivision 13-99.0011	Osgoode Lot 7 4M-960	4-99	99/02/23 99/03/09	Two SF created from one lot
Minto Developments Inc. 13-99.0012	Kanata Morgan's Grant Community Lots 1-13 4M-1017	26-99	99/02/15 99/02/25	26 Semi-Detached units on 13 lots
DCR/ Phoenix Group of Companies 13-99.0013	Ottawa 410 Lorry Greenberg Drive Pt. Blk CS & 26, 4M-237 Pt. Lot 5 Con 4(RF)	34-99	99/03/08 99/03/09	60TH
Minto Development Inc. 13-99.0014	Kanata Morgan's Grant Lots 34-40, 48-54 4M-1024	75-99	99/03/03 99/06/05	Want to increase width of lots to include two car garages equals a loss of 2 SF units (14 lots to 12 lots)

OWNER NAME AND RMOC FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Minto Development Inc. 13-99.0015	Nepean Blks 80,81 & Pt79 4M-1022 Southpointe Ave Longfields	39-81	99/03/12 99/03/15	24 TH
Minto Development Inc. 13-99.0016	Gloucester Upper Hunt Club (Phase 4) Lots 48 & 49 4M-1010 Apple Hill Dr	78-99	99/03/25 99/04/26	To create 3 single family lots
Minto 13-99.0017	Gloucester Chapel Hill South Apple Leaf Way/ Longleaf Drive Lots 56,57& 58 4M- 1001	113-99	99/06/03 99/06/04	Three single family dwelling lots realigned, no new lots
1120919 Ontario Inc. 13-99.0018	Nepean Boulder Way / Saffron Court Lot 44 & Pt 45 4M-889 Longfields	39-81	99/04/06 99/04/12	4 Semi-detached units
EQUUS Group 13-99.0019	Gloucester 1740-1850 Stonehedge Cres 4299-4345 Meadowvale Lane at Innes Rd Blocks A,D M-242	203-98	98/10/26 99/04/99	103 existing row houses, a rental conversion to condominium no change in units
Signature Ridge Developments Inc. 13-99.0020	Kanata Pt Blocks 2,3,4&7 4M-790	45-99	99/04/22 99/07/12	To create 53 SF units

OWNER NAME AND RMO FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Signature Ridge Developments Inc. 13-99.0021	Kanata Pt Blocks 2,3,&7 4M-790	46-99	99/04/22 99/07/12	To create 88 SF units
Claridge Homes Limited 13-99.0022	Ottawa 1140 Meadowcroft Crescent	xx	99/04/28 no decision yet	46 singles 44 townhouses
Ashcroft Homes Central Park Inc. 13-99.0023	Ottawa 1252 Merivale Rd Lots 45, 48-50 4M-1008	64-99	99/04/28 99/05/26	4 SD (8 units)
Minto Development Inc. 13-99.0024	Kanata Whithorn Ave. & Spalding Ave. Lots 151-173 4M-1024	122-99	99/05/10 99/07/15	From 23 homes to 20 SF to meet the demand for 2 car garages
Ashcroft Homes Central Park Inc. 13-99.0025	Ottawa 1254 Merivale Rd Blk 6 4M-970	95-99	99/05/13 99/06/02	10 town houses and mixed- use commercial
South Nepean Development Corp. 13-99.0026	Nepean Pt Block 79 4M-1022 Longfields	056-99	99/06/23 99/06/25	5 TH
Signature Ridge Development Inc. 13-99.0027	Cumberland 4M-1035 Lots 10-27	44-99	99/06/24	12 lots to be divided into 24 semi-detached units

OWNER NAME AND RMOC FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Ashcroft 13-99.0028	Cumberland Blks 68-70 4M-990 Duplante Ave & Stojko St	xx	99/07/09	20 TH
Ashcroft 13-99.0029	Ottawa 1252 Merivale Rd Lots 6,7,40,55,56 &57 4M-1008	xx	99/06/08	no new units, only lot line adjustments
Claridge/ Richcraft 13-99.0030	Ottawa Johnston & Conroy Rd. Blocks 7&8 4M-997	147-99	99/06/23 99/06/30	115 single family homes
Minto 13-99.0031	Gloucester Blks 8, 9, 11, 12 & 17 4M-919 Glendale Chapel Hill	xx	99/06/11	for extension of Part Lot
Luigi Mion in Trust 13-99.0032	Nepean Mion Court Lots 1-3 4M-859 Hearts Desire	053-99	99/06/18 99/07/12	Reduce from three single lots to two single lots
Habitat for Humanity 13-99.0033	Nepean Lots 1-3 4M-1020 Kevin Ave	xx	99/06/22	3 SD (6 units)

OWNER NAME AND RMO FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Richcraft South Growth Inc. 13-99.0034	Gloucester Cove Island Terrace Blks 95 - 98 4M-1013 SUC	152-99	99/06/22 99/06/24	To create 56 free hold townhouses
The Redevelopment Group 13-99.0035	Ottawa 174 Stanley Ave. Lots 15&16 Block 14 RP-42	xx	99/07/12	to create 4 townhouses
The Regional Group 13-99.0036	Ottawa 3085 Dumaurier Ave. Lots 1-54 Blks 55-59 4M-1036	170-99	99/07/13 99/07/14	42 semi detached dwellings (for 84 units)
Ashcroft Homes 13-99.0037	Ottawa 1252 Merivale Rd. Lots 6, 7, 40, 55,56& 57 and Pt Blk 63 4M-1008	169-99	99/07/13 99/07/14	detached housing
Minto Development Inc. 13-99.0038	Kanata Block 94 4M-1007 Summitview Drive, Emerald Meadows	89/99	99/07/13 99/07/15	to create 7 single detached dwellings

OWNER NAME AND RMOF FILE NO.	MUNICIPALITY AND SITE LOCATION	BY-LAW NUMBER	DATE RECEIVED AND DATE APPROVED	PURPOSE OF PART LOT CONTROL BY-LAW
Tartan 13-99.0039	Nepean Blks 48, 49, 51-56 & Pt Blk 57 4M-979 Redpath, Knowlton & Stoneway Drives Davidson Heights	xx	99/007/05	50 SF

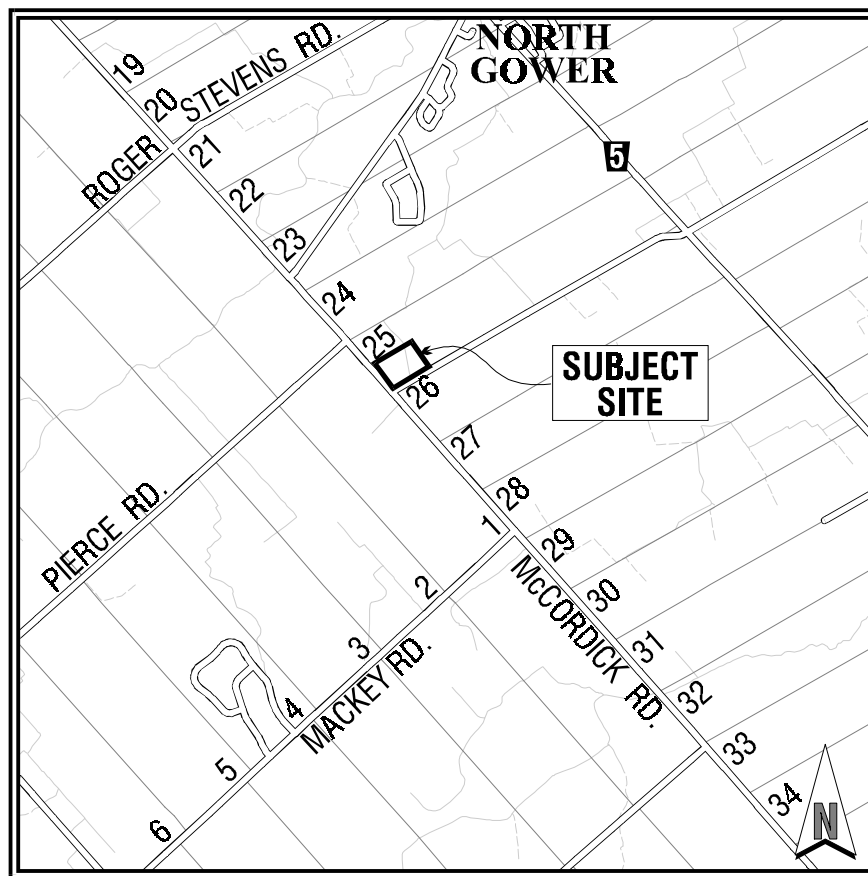
APPEAL SUMMARY REPORT

DATE: 18 August 1999

FILE: 22-99-0002

SUBJECT: **APPEAL TO OMB
REGIONAL LAND DIVISION COMMITTEE
APPLICATION B21/99 - APPLICANT - HASBRON**

LOCATION:



SUMMARY OF THE APPEAL

On 12 May 1999 the Regional Land Division Committee approved an application to sever a parcel of 2 ha (5 acres) from an overall holding of 3.6 ha (9 acres).

The property is legally described as Part South Half of Lot 25, Concession 4 (North Gower) Township of Rideau. The property is designated “Agricultural Resource Area” in the Regional Official Plan and “Agriculture Resource” in the Rideau Official Plan. The land is further designated “A2 General Rural Zone” in the Township Zoning By-law.

The only severances permitted in areas designated as such are limited farm-related lot creation, infill or areas of poor land. This application is not a farm-related, there is no opportunity for an infill lot and the parcel under review has not been identified as an area of poor land.

This application does not conform to the policies of the Regional and local official plans.

Section 7 of the Regional Official Plan states:

“ 7.1 OBJECTIVES

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

Although the land in question can not be considered as a viable farm operation it is located within an area designated agriculture and where the predominate uses are farm related. Creating non farm-related residential lots in these areas will impact on the surrounding uses.

As this application does not conform to the official plans, Regional staff recommend that it not be supported and further that its approval now be appealed to the Ontario Municipal Board.

RECOMMENDATION

That the Planning and Environment Committee recommend Council confirm Regional staff’s appeal to the Ontario Municipal Board of the Regional Land Division’s approval of application B21/99 described above.

Attach:

Copy of Regional Staff Comments to Regional Land Division Committee (12 May 99)

Copy of Regional Land Division Committee Decision Notice (19 May 99)

Copy of Letter of Objection to the Ontario Municipal Board (8 June 99)

B21/99

Hashron, Joseph & Diane

The proposed severance is located in an area designated "Agricultural Resource Area" by both the Regional Official Plan as well as the Rideau Official Plan.

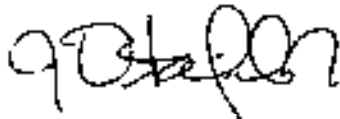
The applicant proposes to sever 5 acres while retaining 4 acres to be used as a "Farm Retirement Lot".

Farm retirement lots under section 7.3.1 (a) of the Regional Official Plan may be created for those whose primary occupation consists of working on a farm and has owned and operated a farm in Ontario for at least 20 years, as well, they shall be retiring or have recently retired from farming (in the last three years).

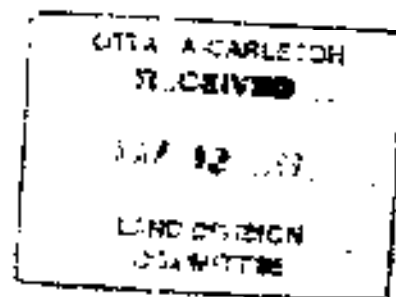
However, the applicants did not include with their application a farm data sheet nor do we believe the applicants to be bonified farmers as defined in the above paragraph.

At this time what we believe the applicant is attempting to do is to create two rural estate lots. However, the creation of estate lots is not in compliance with the predominate surrounding land use of agricultural operations.

As there are no other policies that would permit this type of lot creation this application should be denied.



Jeff Ostafichuk
Planning and Development Approvals



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



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

Office of Land
Division Committee
Tel. (613) 569-1221
Fax. (613) 569-6006

Bureau du Comité
des Intendants
Tel. (613) 569-1221
Téléfax (613) 569-6006

May 19th, 1999

Mr. & Mrs. Joe Hasbron
2593 Lockheed Road West
North Gower, Ontario
K0A 1T0

Dear Applicant:

Re: Application for Severance E21/99

Attached herewith please find a copy of the decision of the Land Division Committee on your application for severance. Should you wish to appeal against the decision or against any condition imposed, notice of appeal, setting out written reasons, must be filed by **June 8th, 1999** with:

Ms. Gwen Wilson, Asst. Secretary-Treasurer
Land Division Committee
Planning & Development Approvals Dept.
Reg. Mun. of Ottawa-Carleton
111 Lisgar Street, 2nd Floor
Ottawa, Ontario K2P 2L7

The Ontario Municipal Board Act has set a fee of \$125.00 for a primary appeal and \$25.00 for each related appeal. Cheques or Money Orders are to be made payable to the "Minister of Finance".

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent 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 group.

You will be notified should an appeal be filed by any of the agencies or persons to whom a notice of the decision has been sent.

If additional information is required, please contact this office between the hours of 8:00 a.m. and 4:00 p.m..

Yours sincerely

Gwen Wilson
Assistant Secretary-Treasurer
Land Division Committee

copy to: B. Humphrys, Twp. of Rideau
J. Ostefchak, Regional Planner

LAND DIVISION COMMITTEE DECISION

Application for Severance B21/99

Pursuant to Subsection 17 of Section 53 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended, your application for consent, to split your holding into 2 lots, as defined in Subsection 50(1), has been granted by Land Division Committee.

The following conditions must be complied with on or before May 19th, 2000, failing which the application consent shall be deemed to have been refused as set out in Subsection 53(41) of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Conditions Precedent:

That executed deeds transferring title be submitted, in triplicate, to the office of the Land Division Committee or before the above mentioned 2000 date.

That 2 original copies of a reference plan, duly signed by the Registrar, be filed with the office of the Land Division Committee when deeds are submitted for endorsement. The plan shall conform substantially to the one filed with the severance application.

That the applicant file confirmation from the Twp. of Rideau that cash-in-lieu of parkland charges have been paid & that the subject property has been rezoned with all levels of appeal exhausted.

The applicant must provide certification to the RMOC of the following:

- a) that the well has been constructed in accordance with MOEE guideline "Water Wells and Ground Water Supplies in Ontario",
- b) that the quality of the water meets the MOEE "Ontario Drinking Water Objectives" and
- c) that there is sufficient quantity for the intended use.

The certification must be prepared by a Professional Engineer. (This condition applies to all vacant parcels resulting from the severance application.)

NOTE: Should you not wish to proceed with the drilling of the well at this time, an Agreement with the RMOC may be entered into and registered on title.

That the title transfer deeds contain the following notice on "Schedule S" where the Certificate of Consent is placed: "This property is located in an agricultural area and may, therefore, be subjected to noise, odours and other nuisances associated with the agricultural industry."

Ontario Municipal Board

IN THE MATTER of an appeal by the The Regional Municipality of Ottawa-Carleton in respect of the decision by the Regional Land Division Committee in application B21/99, Township of Rideau

NOTICE OF APPEAL

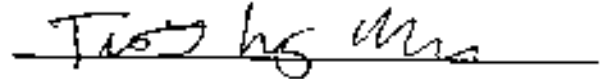
The Regional Municipality of Ottawa-Carleton hereby appeals the decision of the Regional Land Division Committee to grant a consent to sever in application B21/99 to Mr. and Mrs. Joe Hasbroun in respect of the lands legally described as Part South Half Lot 25, Concession 4 (North Gower) in the Township of Rideau.

This appeal is based on the following grounds:

1. The proposed severance is not in conformity with the policies of the Agricultural Resource Area designation in the Regional Official Plan;
2. The proposed severance is not in conformity with the policies of the Agricultural Resource designation in the Rideau Official Plan;
3. The applicants do not qualify as farmers within the meaning of the Regional Official Plan, clause 7.3.1(a);
4. The proposed severance does not have regard to the *Planning Act*, section 2 and the Provincial Policy Statement;
5. The proposed severance is not consistent with the principles of good planning; and

6. Such further and other grounds as the Ontario Municipal Board may allow.

Dated June 8, 1999



Regional Municipality of Ottawa-Carleton
Legal Department
111 Lisgar Street
Ottawa, Ontario K2P 2L7

Timothy C. Marc
Solicitor for the Appellant

(613) 560-2056
(613) 560-1383

TO: Secretary-Treasurer
Land Division Committee of the
Regional Municipality of Ottawa-Carleton

Ontario Municipal Board
1500 - 655 Bay Street
Toronto, ON M5G 1E5

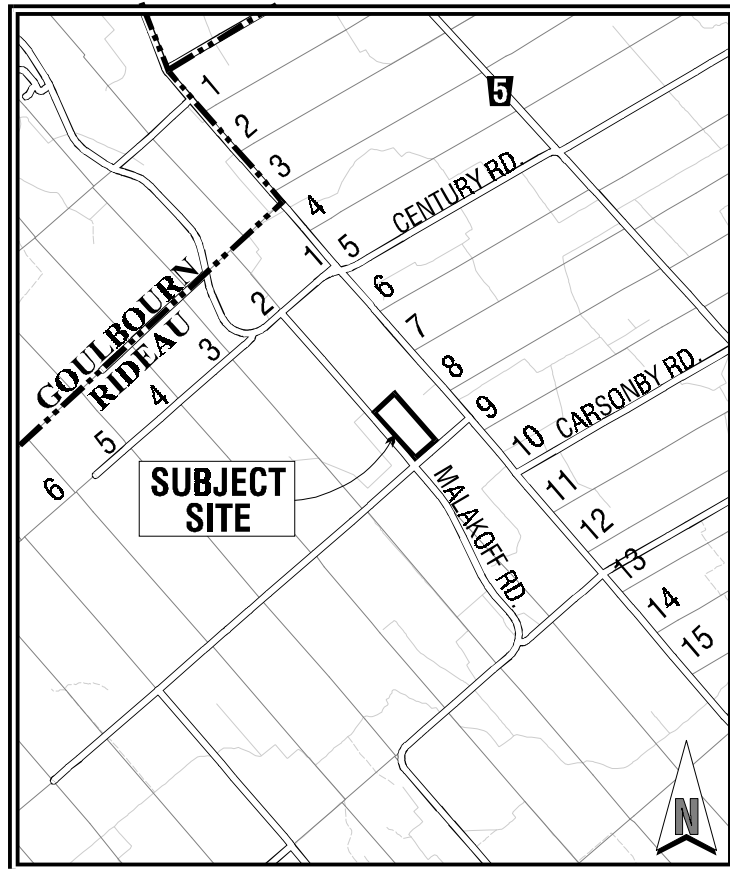
APPEAL SUMMARY REPORT

DATE: 18 August 1999

FILE: 22-99-0007

SUBJECT: **APPEAL TO THE OMB
REGIONAL LAND DIVISION COMMITTEE
APPLICATION B36, 37, & 38/95 - APPLICANT - SCHOUTEN**

LOCATION:



SUMMARY OF THE APPEAL

On 12 July 1999, the Rural Alliance Severance Committee approved an application to create three 2 ha (5 ac.) lots from an overall land holding of 18.6 ha (46 acres) leaving a remnant parcel of 12.5 ha (31 acres).

The property is legally described as Lot 1, Concession 9 (Marlborough) Township of Rideau. The lands are designated “Agricultural Resource Area” in the Regional Official Plan and “Agricultural Resource” in the Rideau Official Plan. The lands are further designated “A2 General Rural Zone” in the Township Zoning By-law.

Lot creation in areas designated for agriculture is permitted under very limited circumstances.

Farm related severances may be permitted as follows:

- Farm retirement lot
- Farm consolidation (surplus dwelling)
- Surplus dwelling (two residential dwellings existing on the same property)

The subject applications are not farm-related.

If certain criteria are met, the following severances may be permitted:

- Infill
- Areas of poor land

This is not an infill situation as there is no development in the immediate area.

This is not an area of poor land as the predominate soil classification is 2 and 3.

The approved consent applications do not conform to the official plan policies of the Regional and local plans.

Creation of non farm-related lots will not only conflict with surrounding operations but will remove the opportunity of this parcel being actively farmed.

As these applications do not conform to the official plans, Regional staff recommend that it not be supported and further that its approval now be appealed to the Ontario Municipal Board.

RECOMMENDATION

That the Planning and Environment Committee recommend Council confirm Regional staff's appeal to the Ontario Municipal Board of the Rural Alliance Severance Committee's approval of applications B36, 37 & 38/95 described above.

Attach:

Copy of Regional Staff Comments to Rural Alliance Severance Committee (12 May 99)

Copy of Rural Alliance Severance Committee Decision Notice (29 July 99)

Copy of Letter of Objection to the Ontario Municipal Board (18 August 99)



Severance Office
6049 Perth Street, Richmond, Ont.
K0A 2Z0
(813)838-3337 / fax (813)838-3338

29 July 1999

Messrs. Adrian & Arnold Schouten
A. & A. Schouten Limited
R.R. 3
Richmond, Ontario
K0A 2Z0



Dear Applicants:

Re: Applications for Severance B36, 37, 38/95

Pursuant to Subsection 5 of Section 53 of The Planning Act, R.S.O. 1990, your applications for consent as defined in Subsection 50(1) have been granted by the Rural Alliance Severance Committee.

Should you wish to appeal against the decisions or against any condition imposed, notice of appeal, setting out written reasons, must be filed by August 28th, 1999 with:

Ms. Gwen Wilson, Office Administrator
Rural Alliance Severance Committee
6049 Perth Street, Box 550
Richmond, Ontario K0A 2Z0

You will be notified should an appeal be filed by any of the agencies or persons to whom a notice of the decision has been sent.

The applicant is hereby notified that Municipal and/or Regional development charges may be applicable at the building permit stage of development.

The following conditions must be complied with prior to July 29th, 2000 failing which the application for consent shall be deemed to have been refused as set out in Subsection 53(20) of The Planning Act, R.S.O. 1990.

Conditions Precedent:

That executed deeds transferring title be submitted, in triplicate, to the Rural Alliance Severance Office on or before the above mentioned 2000 date.

That 3 original copies of a reference plan, duly signed by the Registrar, be filed with the Rural Alliance Severance Office when deeds are submitted for endorsement.

That the applicant file confirmation from the Twp. of Rideau that cash-in-lieu of parkland charges have been paid. (\$750.00 per application)

That the applicant file confirmation from the Twp. of Rideau that the subject lands have been rezoned with all levels of appeal exhausted.

That the title transfer deeds contain the following notice on "Schedule S" where the Certificate of Consent is placed: "This property is located in an agricultural area and may, therefore, be subjected to noise, odours or other nuisances associated with the agricultural industry."

Sincerely Yours

Gwen Wilson, Office Administrator
Rural Alliance Severance Committee

cc: Brian Humphrys, Twp. of Rideau
J. Ostafichuk, Planner @ RMOC

B36, B37 & B38/95

Schouten

The proposed severance is located in an area designated "Agricultural Resource Area" in the Regional Official Plan and "Agricultural Resource" in the Rideau Official Plan. The lands are further zoned "A2 General Rural" in the Township zoning by-law.

In 1995 the applicant requested to sever three 2 ha. (5 ac.) lots for farm help purposes. As this form of consent is not permitted the applicant has revised his application removing the purpose of the lot creation. The applicant now wishes to sever these lots for non-farm related residential use.

Both the Regional and Rideau Official plans do not permit this type of lot creation. The predominate uses surrounding the subject lands are agricultural and have a soil classification of 2 and 3. This classification is further supported by the Land Evaluation Study which identifies this area as "Good Agricultural Potential - 160 plus".

The Planning and Development Approvals Department request that applications B36, 37 and 39/95 be denied as they do not conform to the Regional Official Plan, the Rideau Official Plan and the Township Zoning By-law.



Jeff Ostafichuk



ONTARIO MUNICIPAL BOARD

IN THE MATTER OF three appeals by The Regional Municipality of Ottawa-Carleton in respect of decisions by the Regional Land Division Committee in applications B36/95, B37/95 and B38/95, Township of Rideau.

NOTICE OF APPEAL

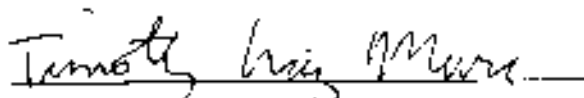
The Regional Municipality of Ottawa-Carleton hereby appeals the decisions of the Regional Land Division Committee to grant applications for consent in applications B36/95, B37/95 and B38/95 to Messrs. Adrian and Arnold Schouten in respect of lands legally described as Part Lot 1, Concession 9 (Malborough) in the Township of Rideau.

These appeals are based on the following grounds:

- 1 The proposed severances are not in conformity with the policies of the Agricultural Resource Area designation in the Regional Official Plan;
2. The proposed severances are not in conformity with the policies of the Agricultural Resource designation in the Rideau Official Plan;
- 3 The proposed severances do not comply with the provisions of the Rideau Zoning By-law, By-law 84-77, as amended;
4. The proposed severances would introduce non-farm related residential uses which conflict with agricultural uses in the area;
- 5 The subject lands for the proposed severances have been identified as having good agricultural potential;
- 6 The proposed severances do not have regard to the *Planning Act*, section 2, the Provincial Policy Statement and the Foodland Guidelines;
- 7 The proposed severances are not consistent with the principles of good planning; and

8. Such further and other grounds as the Ontario Municipal Board may allow.

Dated: 18 August 1999



The Regional Municipality
of Ottawa-Carleton
Legal Department
111 Lisgar Street
Ottawa, ON K2P 2L7

Timothy C. Marc
Solicitor for the Appellant

(613) 560-6025(1444) (Tel.)
(613) 560-1383 (Fax)

TO: Secretary-Treasurer
Land Division Committee of the
Regional Municipality of Ottawa-Carleton

Ontario Municipal Board
1500-655 Bay Street
Toronto, ON M5G 1E5

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Planning and Environment Committee
14 September 1999

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

- Planning and Development Approvals Commissioner's report
dated 18 Aug 99

Jeff Ostafichuk provided Committee with an overview of the staff report on the Hasbron appeal.

Councillor Hill indicated she would be moving a motion that the appeal against the Hasbron severance be withdrawn. The Councillor went on to say the land in question is not in a large agricultural area; there is considerable development in the area, including a small subdivision. The parcel is only 9 acres and would not be a viable agricultural entity. She stated it was unfortunate, with the Regional Official Plan (ROP), the only way to obtain a severance in the rural area, is by way of a farm retirement (having farmed for 20 years) or a surplus home. She said the only option left to the landowners is at the political level.

Councillor Legendre noted the staff report did not indicate what the rationale of the Land Division Committee was in granting this severance. He asked if staff were able to respond. Mr. Ostafichuk stated it was his understanding the Land Division Committee was of the opinion this parcel of land was in an area of poor agricultural land. He confirmed for the Councillor there were no studies to support this.

Councillor van den Ham observed from the aerial photographs, the subject lot would appear to be totally treed. Mr. Ostafichuk confirmed the parcel of land the applicant would like to sever is treed.

Councillor van den Ham advised he would be supporting Councillor Hill's motion. He said although he understood staff had no option but to recommend the severance be appealed pursuant to the policies of the ROP, the Councillor noted severing the subject property would have no impact on agricultural operations. Councillor van den Ham suggested the ROP could use some minor modifications to deal with these small parcels of land.

Committee Chair Hunter had questions concerning the history of this parcel of land, noting it would likely have been part of the 200 acres that made up the concession. He asked if staff, in taking a position to oppose the severance, examined previous severances. Mr. Ostafichuk advised staff do look at adjacent properties and try to establish when they

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were created. He said the Department's computer records go back to 1986 and there has only been one in-fill lot created north of Pierce Road. The remaining lots may have been existing lots of record prior to Regional Government.

The Chair then asked Joseph Hasbron, the owner of the subject property, how his 9 acre parcel came to be. Mr. Hasbron advised he was not a party to the creation of the lot. He noted he bought the lot in 1972 and built his home on one portion of it. His intent was to use the other portion of the lot for small animal ranching, however, this did not work out. He explained there was a by-law that required the grass in the whole area to be cut and because the grass was of such poor quality and could not be used by farmers for hay and he could not afford to keep the grass cut himself, Mr. Hasbron planted trees in this area.

Mr. Hasbron went on to explain he is now 65 years old and retired and the purpose of the severance was to create additional income for his retirement. He explained the lot is divided naturally along an existing ditch and he felt this would be a good dividing line for the severance; the severed parcel would be five acres and the retained lot would be four acres.

Councillor Legendre stated although he could understand why the applicant was coming forward, he felt staff were correct in appealing the severance, as the policy is clear. He said if the policy is not supported, agricultural land would not be protected and he indicated he would be voting against Councillor Hill's motion

Moved by B. Hill

That the appeal to the Ontario Municipal Board of the Hasbron severance be withdrawn.

CARRIED

YEAS: D. Beamish, M. Bellemare, B. Hill, P. Hume and R. van den Ham...5

NAYS: J. Legendre, A. Munter and G. Hunter....3

The Committee then turned their attention to the portion of the staff report dealing with the appeal of the Schouten severance. Mr. Ostafichuk gave a brief overview of the staff report.

Councillor Hill advised she was putting forward a motion to withdraw the appeal on this severance as well. She indicated Mr. Adrian Schouten, the applicant was present to answer any questions the Committee might have. The Councillor noted this case was the

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same as the Hasbron severance, in that in accordance with the ROP policies, staff have no choice but to appeal these severances.

Committee Chair Hunter noted the lots proposed to be severed appear to be tree covered and not good agricultural land. He said it would seem the owner of the lands was being careful not to sever land that is under active cultivation. Mr. Ostafichuk stated although the lands are not under active cultivation, they have been in the past.

Councillor Hill commented the Chair was correct in that the proponents have chosen land that is not productive. She noted the land owners farm 2000 acres and they do not want to take any good land out of production. The Councillor advised this is the second generation in this family farming the land and between them (Adrian and Arnold Schouten) they have five sons. She explained the family is severing these three lots in the hopes that eventually the sons will build houses and remain to farm the land. She pointed out the applicants applied for these severances in 1995 when the ROP allowed farm help or son/daughter severances to help work the farm. When the Land Division Committee of the Region was cleaning out their files, they came across these files and asked the Schoutens if they wished to pursue it or drop it.

Adrian Schouten one of the owners of the land, advised the subject property has been a hay field for as long as he could remember. He said the land is very unproductive, with a very stony, gravelly type of soil. The previous owners felt there was no income to obtain from it as evidenced by the fact they left it in old pasture and that is the way it remains. In the area where the lots have been applied for, the land is stony and has always been treed.

Responding to questions from Councillor van den Ham, Mr. Schouten advised in 1995, (although the lots were not needed at that time), the family applied for the severance because the Province was doing away with farm help lots. The Land Division Committee advised the applications should be submitted and when the time came that they were needed the family could proceed. He confirmed he was not in need of farm help at this time, as they have three full-time employees as well as the family members. However, because the Land Division was changed to the Rural Alliance, these applications had to be dealt with and because the family had paid the fee, they decided to proceed with them in anticipation of the five sons needing the lots at some point in the future. Mr. Schouten advised the family chose the lots to be severed carefully and felt of all the land owned by the family this was the best location.

Councillor van den Ham indicated he would be supporting Councillor Hill's motion. He said it would be reasonable to expect that people who farm in excess of 2000 acres would need help and approving this severance would encourage the viability of farming. The

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Councillor felt, since the Province had removed the possibility of obtaining a severance for farm help, they should be the ones objecting to this.

Councillor Legendre asked for a legal opinion on whether not objecting to this severance would set a precedent. Tim Marc, Manager, Planning and Environment Law advised each application is reviewed by the Land Division Committee and, if appealed, by the Ontario Municipal Board, on its own merits. However, should Regional Council withdraw this appeal but appeal something similar in the future, he was certain that party would bring up these appeals in front of the Board. Consistency in actions and appeals is something the Board does consider in making their decisions.

Councillor Legendre said he suspected this to be the case. He said he would not be supporting Councillor Hill's motion.

Nick Tunnacliffe, Commissioner, Planning and Development Approvals Department, referencing comments made with respect to the Province being the appropriate body to object to this severance, advised under the Memo of Understanding agreed to by Council and the Province, the Province has delegated the function of upholding policy statements to Council.

Responding to questions from Councillor van den Ham, Mr. Ostafichuk advised the Province would not likely be aware of consent applications because they are not circulated; the Region is delegated the authority to monitor agricultural resource areas. He said if the Province were aware of it, they could, through the Ministry of Municipal Affairs and Housing, appeal if they were strongly against this severance.

Committee Chair Hunter asked the delegation if he owned the land around the subject property (bordered by Malakoff, McCordick and Harbison). Mr. Schouten advised his family owns a dairy farm approximately 2 miles south on Malakoff, but does not own the land directly to the east of the subject property. He said the property had been a 50 acre parcel for as long as he could remember and most of the land in the area is not good agricultural land

Responding to questions from Councillor Bellemare, Mr. Ostafichuk confirmed this application was made in 1995, prior to Bill 163 (which prohibits the creation of Farm Help lots). Councillor Bellemare felt rather than establishing a precedent, the severances should be grandfathered under the previous policy. He indicated he would be supporting Councillor Hill's motion.

Councillor Legendre had questions concerning the circumstances under which the Province would be advised of a severance or would intervene. Mr. Ostafichuk replied if

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the Region continued to approve lots in an Agricultural Resource Area, the Ministry would likely become aware of it. He noted under the Memo of Understanding, there was to be a monitoring process put in place and the Province would periodically (e.g. every three or four years) review the various planning activities. Mr. Ostafichuk stated previously the Department had provided the Province with a quarterly report, however, he could not say with certainty whether this was still being done.

Councillor Legendre asked that staff clarify this situation and as well, that Council be provided with a summary of the decisions made in this regard over the years (i.e. a cumulative report). Chair Hunter asked if this information would be readily available to staff. Mr. Ostafichuk advised a record of severance is kept by application but not by approval.

Councillor Hill expressed concern with the suggestion that the Province be involved in such matters, as this is the Regional Official Plan and Council should be making the decisions with respect to the policies.

Moved by B. Hill

That the appeal to the Ontario Municipal Board of the Schouten severance be withdrawn.

CARRIED
(J. Legendre and A. Munter
dissented)

The Committee then considered the staff recommendation, as amended.

That the Planning and Environment Committee and Council receive this report for information purposes and withdraw the Planning and Development Approvals Department's appeal of two severances as noted in Annexes V and VI.

CARRIED as amended