

**EXTRACT OF DRAFT MINUTES 13
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
MARCH 5, 2020**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 13
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
LE 5 MARS 2020**

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT FOR 6139 AND
6143 PERTH STREET

ACS2020-PIE-PS-0024

RIDEAU-GOULBOURN (21)

- 1. That Agriculture and Rural Affairs Committee recommend Council:**
 - a. Approve the proposed modifications to the Official Plan for 6139 and 6143 Perth Street to permit future parcel or lot creation serviced by the existing private communal water system that is owned and operated by one owner as detailed in Document 2;**
 - b. Approve the proposed amendment to the Zoning By-law for 6139 and 6143 Perth Street to rezone from Village Mixed Use Subzone 4 – VM4 to Village Mixed Use Subzone 4 rural exception xxx – VM4[xxxxr] and to amend the exceptions zones for Village Residential Third Density Subzone 3 rural exception 858 - V3E[858r] and Village Residential Third Density Subzone 3 rural exception 859 with a holding provision - V3E[859r]-h to permit a planned unit development and that all of the site be considered one lot for zoning purposes as detailed in Document 3 and shown in Document 4.**
- 2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public**

Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 25 March 2020 subject to submissions received between the publication of this report and the time of Council's decision.

Cheryl McWilliams, Planner III, gave a brief PowerPoint presentation on the report before the Committee. A copy of the presentation is held on file with the City Clerk's office.

Following the presentation, the members heard from the following delegations:

1. Walter Neutel – He is an owner of one of the condominium units. He is neither in favour or opposed to the report but concerned with time element and the fact that they have no say in what happens. He noted that 70% of the owners have no say which is not right since they may have to pay \$270,000 into a trust fund for common elements. He wants greater clarity. Wants the decision deferred. Councillor Moffatt, Ward Councillor, has asked for a meeting with Silver Maple Holdings.
2. Bill Holtzman, for the applicant and Aaron Kyle for Silver Maple Developments – Stated that City wants to deal with 1 owner but nothing else has changed. It is 1 property and causes problems and this creates different blocks of land. This has been ongoing since 2010. The various owners will be protected in perpetuity. Aaron Kyle wants to move the development forward. There are 92 life lease holders and wants to discuss with them but at the moment Silver Maple is sole owner.

Councillor Moffatt noted that this has been a long time in the making. It was a bad scenario with a building partially completed.

The Agriculture and Rural Affairs Committee CARRIED the recommendations as presented.