

# **Volume 2B.**

## Rural Secondary Plans

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Official Plan



## Volume 2B – Rural Secondary Plans

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# 1 – Village of Carp Secondary Plan

## Section 1: Introduction

The purpose of this secondary plan is to provide guidance and direction for the growth and development of the Village of Carp. This secondary plan is Council's policy direction for municipal actions, particularly in the review of development applications and the undertaking of public works.

This secondary plan translates the key aspects of The Village of Carp Community Design Plan into Official Plan policy. This secondary plan sets out land use policies for the Village of Carp, as well as strategies for managing growth, protecting and enhancing the village core, road networks, and attracting visitors to the village.

## Section 2: Planning Area

The Village of Carp is located in Ottawa just west of the urban community of Kanata. It sits on the edge of the Carp Ridge, a geological fault that rises out of the Carp River Valley, creating an attractive vantage point for the village. The Carp Hills and the Carp River are features that form the village boundaries. Carp is located on the edge of the Carp Valley, which has some of the best farmland and farms in Ottawa. The village has been the service area for the rural and agricultural community since the 19th century.

The area affected by this secondary plan is shown on Schedule A – Designation Plan.

## Section 3: Planning Objectives

Carp is recognized as a village that is rich in heritage with a unique rural character; an attractive destination point; a great place to live with accessible services; a safe a healthy community; and one that is committed to sustainable development. The objectives of this secondary plan are to:

- Ensure that development respects and contributes to the village's unique landscape, rural heritage and built heritage
- Protect and enhance the Village Core.
- Maintain environmental integrity
- Improve access to the Carp River
- Improve active transportation access throughout the village, including sidewalks and recreational pathways
- Enhance mainstreets (Carp Road and Donald. B. Munro Drive)
- Preserve and protect the cultural heritage of the Diefenbunker site.
- Protect and enhance Carp Fairgrounds; define its role as the focus of the Village.
- Provide an opportunity for local businesses to thrive in an environment that provides opportunities for entrepreneurship, innovation, tourism and commerce.



- Provide a range of affordable housing opportunities.

## Section 4: General Policies

### 4.1 Growth Management

Carp is serviced by municipal water and wastewater systems. Water is provided by a communal well system and wastewater from Carp is directed into the City's central sanitary sewer system. There is a shortfall in long term sewer servicing capacity for the village. Development proponents must demonstrate sufficient servicing capacity for any proposal based on the public-private services, and the mix and intensity of dwelling types proposed.

#### **Policies**

- 1) All new development and redevelopment in the Village of Carp will only be approved on the basis of available public water and wastewater services.
- 2) The City will establish a plan to upgrade the water and wastewater services to provide for the full development of the Village of Carp.

### 4.2 Village Boundary

The Village of Carp is defined by its picturesque natural landscape. The designations in this secondary plan are closely related to the local landforms and natural features, like the Carp River and the Carp Hills, and the productive agricultural lands in the Carp river valley. The village boundary is formed in part by the natural boundary of the Carp Hills, designated Natural Environment Area in the Official Plan, following the Area of Natural and Scientific Interest (ANSI) boundary, established by the Ministry of Natural Resources and Forestry. The exact boundary of the Carp Hills ANSI may be refined by a detailed environmental study.

#### **Policies**

- 3) The village boundary is defined on Schedule A –Designation Plan, of this secondary plan. The precise location of the ANSI boundary for the Carp Hills will be interpreted based on environmental studies submitted to the satisfaction of the City.
- 4) Any changes to the village boundary will require an Official Plan Amendment.
- 5) The City will implement the Official Plan to ensure that development proposals adjacent to the village boundary, specifically on Lot 16 Concession II (Huntley) will be reviewed with respect to lot size, type of use and other characteristics to ensure that they do not adversely limit potential expansion of the village boundary.
- 6) To ensure that potential expansion of the village boundary will not be constrained by development proposals, the City will provide for opportunities to integrate roads and



services with possible future development of the lands adjacent to the village boundary.

#### 4.3 Environmental Protection

The Carp River Watershed / Subwatershed study and Village of Carp Environmental Management Plan (EMP) are Council-approved documents that inform environmental protection and management in the Village of Carp.

##### **Policies**

- 7) New development shall implement the recommendations of any Council-approved document, including the Carp River Watershed / Subwatershed study and Village of Carp EMP, as updated, relating to the management of stormwater drainage and protection of the natural environment.
- 8) An environmental impact statement shall be required for all new development, including new lot creation, within 120 metres of the Carp Hills ANSI.
- 9) Development applications shall be accompanied by an integrated environmental review statement demonstrating how all the studies in support of the application influence the design of the development with respect to effects on the environment and how it complies with the appropriate policies of the Official Plan, the Village of Carp EMP, and this secondary plan.
- 10) With development, any environmental or hazard lands along the Carp River corridor shall be dedicated into public ownership and recreational linkage opportunities explored.
- 11) Future development must not encroach on the Carp Hills Provincially Significant Wetland Complex. Where existing development does encroach, the rear yard of lots abutting the complex should be left in natural state.
- 12) Development will be required to help restore the Carp River system and enhance public access through creation of a trail.
- 13) The flood plain generally defines the development limit for lands adjacent to the Carp River through the village boundary.
- 14) Parking and drive aisles, and associated site alteration may be considered within the regulatory flood plain of the Carp River for the properties municipally known as 3725 (3719, 3715, 3711) Carp Road in order to permit redevelopment in accordance with this secondary plan. Measures will be taken to ensure existing impacts to the riparian corridor are improved to the satisfaction of the City of Ottawa and the Mississippi Valley Conservation Authority.
- 15) New development northeast of Charlie's Lane lies within 120 m of the Carp Hills Provincially Significant Wetland and will require an environmental impact statement.

This environmental report will document the impacts and mitigation required to protect the ecological function of the wetland and adjacent lands, and the headwater functions of Carp River tributaries.

16) Abutting the two major ravines (shown as Village Greenspace on Schedule A - Designation Plan) new development shall:

- a) Ensure protection of existing natural vegetation; and
- b) Encourage the natural regeneration of tree cover along ravine slopes; and
- c) Create a buffer of natural vegetation along the back of residential properties bordering on ravines to enhance stormwater protection for the Carp River watershed.

#### 4.4 Source Water Protection

The Village of Carp is serviced through municipal wells. The protection of municipal water supplies from contamination associated with certain land uses is important for securing a long-term potable water supply for existing residents and businesses and for future growth. The protection of the water supply of the Village of Carp is the responsibility of the City, the Mississippi-Rideau Source Water Protection Committee and every landowner and resident of the village.

The lands where surface and groundwater infiltrate to supply the municipal well in Carp are established by the by the Mississippi Rideau Source Water Protection Committee. in

#### **Policies**

17) Land uses that are determined to constitute a significant threat to municipal drinking water (as defined in the Source Water Protection Act) may be restricted. The basis and policy mechanism for restrictions will be in accordance with the Mississippi Rideau Source Water Protection Plan and the Official Plan.

#### 4.5 Street Network and Right-of-Way Protection

In approving development applications, the combination of road widening protected in Schedule C16 - Road Classification and Rights of Way Protection, to the Official Plan and building setbacks established in zoning should be balanced against negatively impacting the continuity of building setbacks or the character of front yards in the Village Core.

New roads should improve access to various destinations within the community, by creating a road pattern of cross-connected streets. Dead-end streets, cul-de-sacs and long looping streets will be discouraged, as they do not contribute to a network of streets that support access to the Village Core or to other community destinations.

## ***Policies***

### Streets in the Village Core

- 18) To improve the mainstreet character and provide sufficient space for the main users of the street, new streets in the village will be built to urban cross-sections with sidewalks and tree-lined boulevards.
- 19) The Official Plan identifies right of way widths for municipal roads or road widenings. Where required, lands will be taken at the time of development or redevelopment. However, consistent with the Official Plan, a reduction or waiving of the requirement to provide the full amount of land identified for Right-of-Way protection may be considered where it is necessary to protect the heritage character of the Village Core. For instance, the situation where infill buildings and additions may be aligned or set back the same distance as adjacent buildings.

### Roads in the wider Village

- 20) The 30-metre ROW protection for the segment of the Carp Road in front of 3911 Carp Road, the “Diefenbunker” property, from Craig Side Road to Charlie’s Lane, should be maintained and the corridor enhanced with avenue tree planting.

### Access Streets

- 21) The access street pattern will follow a grid or modified grid pattern where possible. Dead-end streets, long looping streets and cul-de-sacs will be discouraged.

## **Section 5: Designations**

The following designations and policies serve as a guide for the future development of all of the lands in the village and are shown on Schedule A – Designation Plan, of this secondary plan.

### **5.1 Village Core**

The boundary of the Village Core is shown on Schedule A – Designation Plan. The Village Core contains most of the buildings of heritage interest in the village. It is an area that expresses Carp’s character and identity. The area identified is also large enough to provide for expansion, through redevelopment.

The Village Core will be the primary focus of Carp’s economic activity, and the foundation of its local economy. Commercial, recreational, and institutional uses will be the predominant uses with residential being encouraged as part of a mixed-use development. The village’s retail uses will also be concentrated in the Village Core, to aid in ensuring this area continues to function as the community’s meeting place. The concept is to permit a compatible mix of uses, including a wide range of community-serving commercial uses as well as residential and public uses on properties within the Village Core.



### **Policies**

- 1) Commercial, retail, personal service, restaurants/bars, recreational, and institutional uses will be the predominant uses in the Village Core.
- 2) Highway commercial uses will not be permitted.
- 3) Residential apartments are permitted and will be encouraged above commercial businesses to provide for a mix of uses in the Village Core.
- 4) Residential Multi-Unit development may be considered if the predominant uses listed in Section 5.1, Policy 1) and 3) are not feasible.
- 5) The City may acquire key properties for public uses such as a park or community building to support the objectives for the Village Core.
- 6) The City will encourage property owners to provide open space and public plazas that improve or add to the public streetscape, when sites are redeveloped.
- 7) The height of the buildings within the Village Core should not exceed 3 storeys.
- 8) The height of buildings in the core will be sensitive to the historic viewshed and landscape characteristics of the village including the octagonal fairground exhibit hall, historic churches, cenotaph, and Diefenbunker lands. The uses permitted should be appropriately located and well designed so as to minimize nuisance or interference with existing or proposed uses of adjoining lands. Measures such as landscaping screening or buffering shall be used to reduce the impact of industrial uses on adjacent properties.

### **5.2 Village Residential**

One objective of this secondary plan is to strengthen residential neighbourhoods and maintain village character. In addition to residential uses, other uses that support and provide services to the neighbourhood are also permitted in residential areas. Commercial and retail uses will not be permitted, as they are to be directed to the Village Core.

The need for affordable housing for families, seniors and young people is a priority in the village. Providing for a range of housing types, in a complete community is one way to help achieve this. Multiple unit dwellings should be located close to the Village Core, where they are closer to services and activity, with detached dwellings complementing existing neighbourhoods farther from the Village Core. Schedule A – Designation Plan, of this secondary plan, provides direction to be implemented in the Zoning By-law, regarding the location of different housing types. The development standards such as lot size and height set out in the Zoning By-law, will continue to maintain the rural character of the village.

### ***Policies***

- 9) The predominant use of areas identified as Residential Area shall be residential uses.
- 10) Appropriate institutional uses that support the residential area such as schools, day nurseries, churches, and parks will also be permitted.
- 11) Commercial and retail uses will generally not be permitted.
- 12) The density of development will generally follow the provisions established in the zoning by-law for the range of permitted dwelling types.

Residential designations are further sub-divided into Village Residential 1, Village Residential 2, Village Residential 3, where, in addition to Section 5.2, Policies 9) to 12), the following will apply:

#### **Village Residential 1**

The predominant type of housing in the village consists of single-detached dwellings. These areas are located farther away from the Village Core. The intent is to strengthen residential neighbourhoods and maintain the village character.

### ***Policies***

- 13) The uses permitted in the area identified as Residential 1 on Schedule A – Designation Plan may permit detached, semi-detached and duplex dwellings, including secondary dwelling units and coach houses.

#### **Village Residential 2**

Residential 2 provides an opportunity to have a greater range of housing choices in the village and a mix of housing types. These areas provide for detached, semi-detached, duplex, townhouse, linked-detached, and three-unit dwellings, but not apartment dwellings. Secondary dwelling units are also permitted per the Zoning By-law. These areas are close to the Village Core where there is access to services and activities in the village.

### ***Policies***

- 14) The area identified as Residential 2 on Schedule A – Designation Plan will permit detached, semi-detached, duplex, townhouse, linked-detached, and three-unit dwellings, including secondary dwelling units and coach houses.
- 15) The large area that is designated as Village Residential 2, west of Carp Road and south of the Diefenbunker site, shall provide for a mix of dwelling units with at least half of the units being detached, semi-detached and duplex dwellings.

#### **Village Residential 3**

One of the challenges in Carp is the lack of affordable housing in the village, particularly for seniors and young people. The objective of this secondary plan is to provide a range

of housing opportunities to accommodate the housing needs of the community. The area reserved for high-density residential provides areas for low-rise apartment buildings and a range of multi-unit and ground-oriented residential forms. These areas are located close to the Village Core, the medical centre or the seniors' residence, and close to services and activities in the village.

Providing more opportunities for seniors' accommodation, to meet the needs of the aging population, is a priority in Carp. There are sites within the village that would be attractive locations for seniors' accommodation, near the medical centre. The City will promote these sites, to the development community, as opportunities for seniors' housing.

### **Policies**

- 16) The area identified as Residential 3 on Schedule A – Designation Plan will permit retirement homes, low-rise apartment buildings, stacked dwellings, three-unit dwellings, linked-detached dwellings, townhouses, duplexes, semi-detached dwellings, and single-detached dwellings, including secondary units. Height should not exceed 3 storeys.
- 17) The City will promote seniors' housing on sites near supporting facilities such as the medical centre to the sector of the development community involved in seniors' housing.

### **5.3 Village Institutional**

Areas identified as Village Institutional on Schedule A – Designation Plan, recognize existing uses that are of a public nature.

### **Policies**

- 18) Village Institutional uses includes schools, parks, community centres, places of worship, senior citizen or day care centres and other similar uses of a public nature.
- 19) In addition to lands designated as Village Institutional, the Zoning By-law will permit new institutional uses within the village within the areas identified as Residential or Village Core on Schedule A –Designation Plan.

### **5.4 Transportation Corridor**

The former Beachburg rail corridor that goes through the village is owned by the City. The rail line will be protected as a transportation corridor for future public transit.

### **Policies**

- 20) The corridor will be protected for transportation purposes in the long term.



21) If the rail line ceases operation to Arnprior, recreation uses, recreational pathways will be considered as an interim use until the corridor is required for future transportation use.

### 5.5 Parks & Community Resources

The Village of Carp has a number of parks and recreation facilities that serve the local community. There are also two landmark sites in the village, the Diefenbunker, a National Historic Site, and the Carp Fairgrounds, that span institutional, recreational, and green space functions. This secondary plan provides policies specific to City park lands, and the two identified landmark sites. Uses in the Village Park designation, the Diefenbunker historic site and the Carp Fairgrounds will include recreational, institutional, open space, and parks uses.

#### Village Park

The park and recreation facilities, designated on Schedule A - Designation Plan, include the:

- W Erskine Johnston site (which includes the W Erskine Johnston arena, softball and baseball diamonds, outdoor rink, splash pad, tennis court, play structure and the Huntley Community Centre)
- Huntley Curling Club Agricultural Society Land
- Langstaff Soccer Fields
- Doug Rivington Park
- Hidden Lake Park
- Jensen Court Park

The Recreation Facility Infrastructure Standards will establish the service level provisions for community infrastructure requirements for facilities such as ice pads, pools and community centres.

#### Diefenbunker

In 1996 the Township of West Carleton acquired the Canadian Forces Station (CFS) Carp Lands. The site, which is approximately 34.5 hectares in size, includes the Diefenbunker. This facility, once the federal government's nuclear bomb shelter, is a national historic site. The village library, Huntley Mess Hall and community centre, and a baseball field are located on the lands owned/retained by the City, with the Diefenbunker operating as a museum and attraction to the village. The Diefenbunker Site is a unique cultural heritage resource that shall be preserved.

### ***Policies***

- 22) The integrity of the site must be maintained, including the open space and sight lines. Proposed changes or interventions in the landscape should respect the historic character. Sports/playing fields, an area for open-air concerts and naturalized areas are the most appropriate uses for the site.

#### **Carp Fairgrounds**

The Carp Fair and the Carp Agricultural Hall are important symbols that foster civic pride, provide identity to the village and enhance economic activity. The Carp Agricultural Hall is a unique piece of agricultural construction and stands out in the Carp area as an architectural focal point. The fairground is the home of the Carp Farmer's Market, and it is also an important meeting place in the community, where both local and urban residents come together.

The objective of this secondary plan is to ensure that there is sufficient land to address the long-term needs of the Carp Fair. Much of the vacant land in the village is used for parking for the Carp Fair. As this land is developed in the future, this parking for the Fair will not be available. The Carp Fair needs to address the fair's future parking requirements and evaluate alternative arrangements to provide access to this resource.

### ***Policies***

- 23) The views to the Carp Agricultural Hall from public roads and parklands, including views from beyond the village from Donald B. Munro Drive and the Carp Road will be protected by development or the design of public works.
- 24) The Carp Fair, the City and others will collaborate to develop a long-term parking plan for the Carp Fair.

#### **Scenic Entry Route & Pedestrian Pathways**

The Village of Carp is also on a proposed Multi-Use Pathway and Scenic Route. The pathway is proposed to approach the village, from Kanata, along the corridor created by the Carp River and railway (referenced under Section 5.4 Transportation Corridor), and leave the village as an on-road route following Donald B. Munro Drive to the west. The Transportation Corridor is shown on Schedule A - Designation Plan, to this secondary plan.

### ***Policies***

- 25) The City will ensure that development is linked to the existing or planned network of public sidewalks, recreational pathways and on-road cycle routes, which connect parks and other open spaces, and community services and facilities.

- 26) The City will encourage the restoration and improvement of the Carp River shoreline and provide access trails to the River, generally, and in association with development.
- 27) Laneways, public rights-of-way and public land that provide access to the Carp River, the fairgrounds, or to municipal woodlots in the Carp Hills shall be protected and made accessible.

### 5.6 Village Greenspace

The areas identified on Schedule A – Designation Plan, as Village Greenspace include open space areas and areas on other lands which may be used for pathway systems, drainage control areas such as flood plain, preservation of significant vegetation and access to other areas.

#### **Policies**

- 28) The Village Greenspace corridors are intended to be sufficiently wide so that proposed uses can be comfortably accommodated, taking into account the natural terrain and abutting uses. Additional recreational pathways intended to form part of the pathway network are outside of and abutting the Village boundary as shown on Schedule A. Pathways may be either publicly or privately owned. Where they remain in private ownership the City will use a variety of mechanisms such as leasing, rights-of-way or land trusts to ensure public access.
- 29) The flood plain along the Carp River will be used wherever possible for open space purposes. Efforts to restore and improve the Carp River shoreline and provide access trails to the River will be supported.

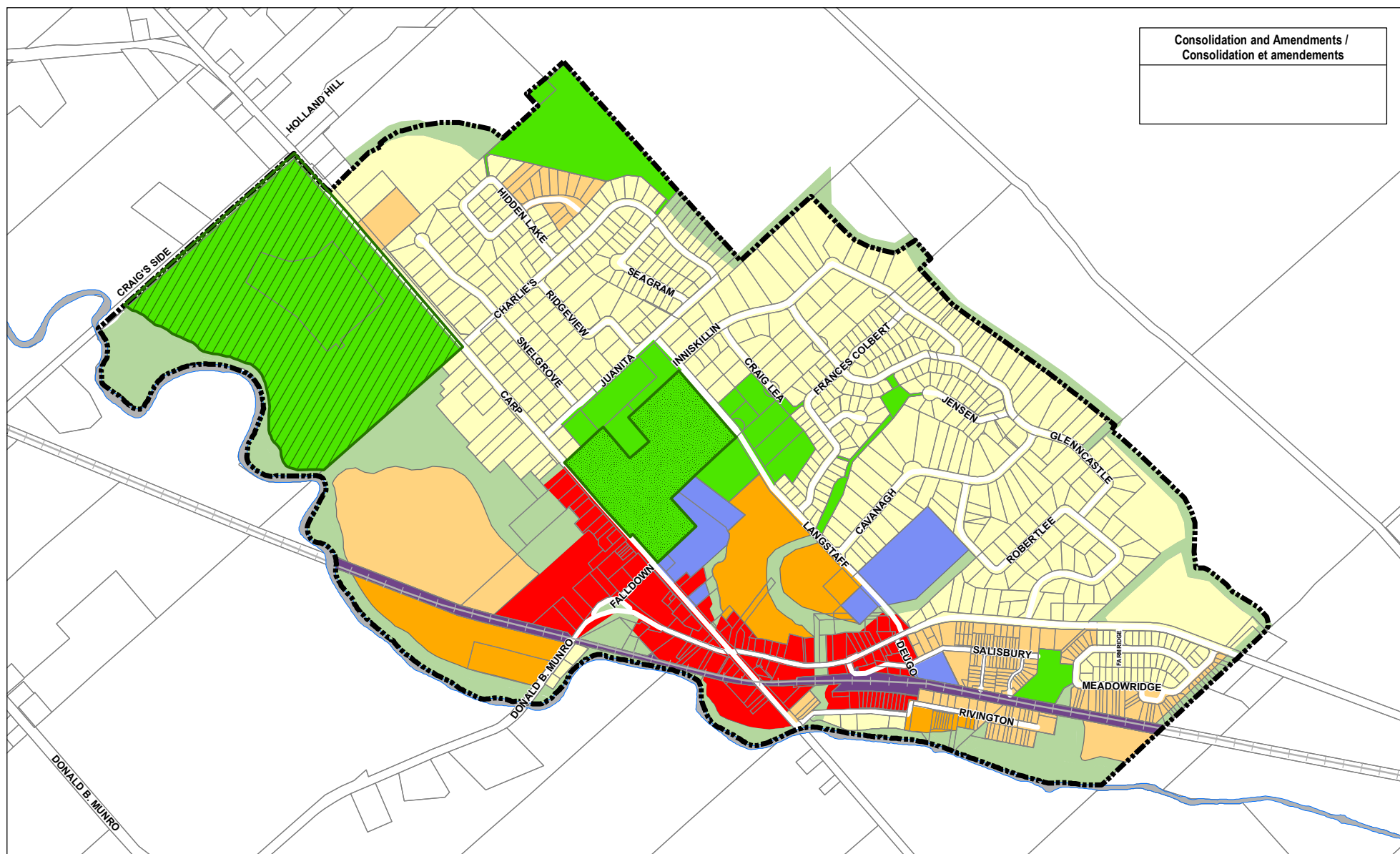
### Schedule

Schedule A – Designation Plan

Schedule B – Road Network

Schedule C – Pedestrian Pathway System





# VILLAGE OF / VILLAGE DE Carp

## SECONDARY PLAN - VOLUME 2 Schedule A - Designation Plan

## PLAN SECONDAIRE - VOLUME 2 Annexe A - Plan de désignation

### DESIGNATION / DÉSIGNATION

- |   |  |
|---|--|
| Village Core / Centre du village                        | Transportation Corridor / Couloir de transport |
| Village Residential 1 / Zone résidentielle du village 1 | Village Greenspace / Espaces verts du village  |
| Village Residential 2 / Zone résidentielle du village 2 | Village Park / Parc du Village                 |
| Village Residential 3 / Zone résidentielle du village 3 | Diefenbunker                                   |
| Village Institutional / Zone institutionnel du village  | Fairgrounds / Parc d'expositions               |

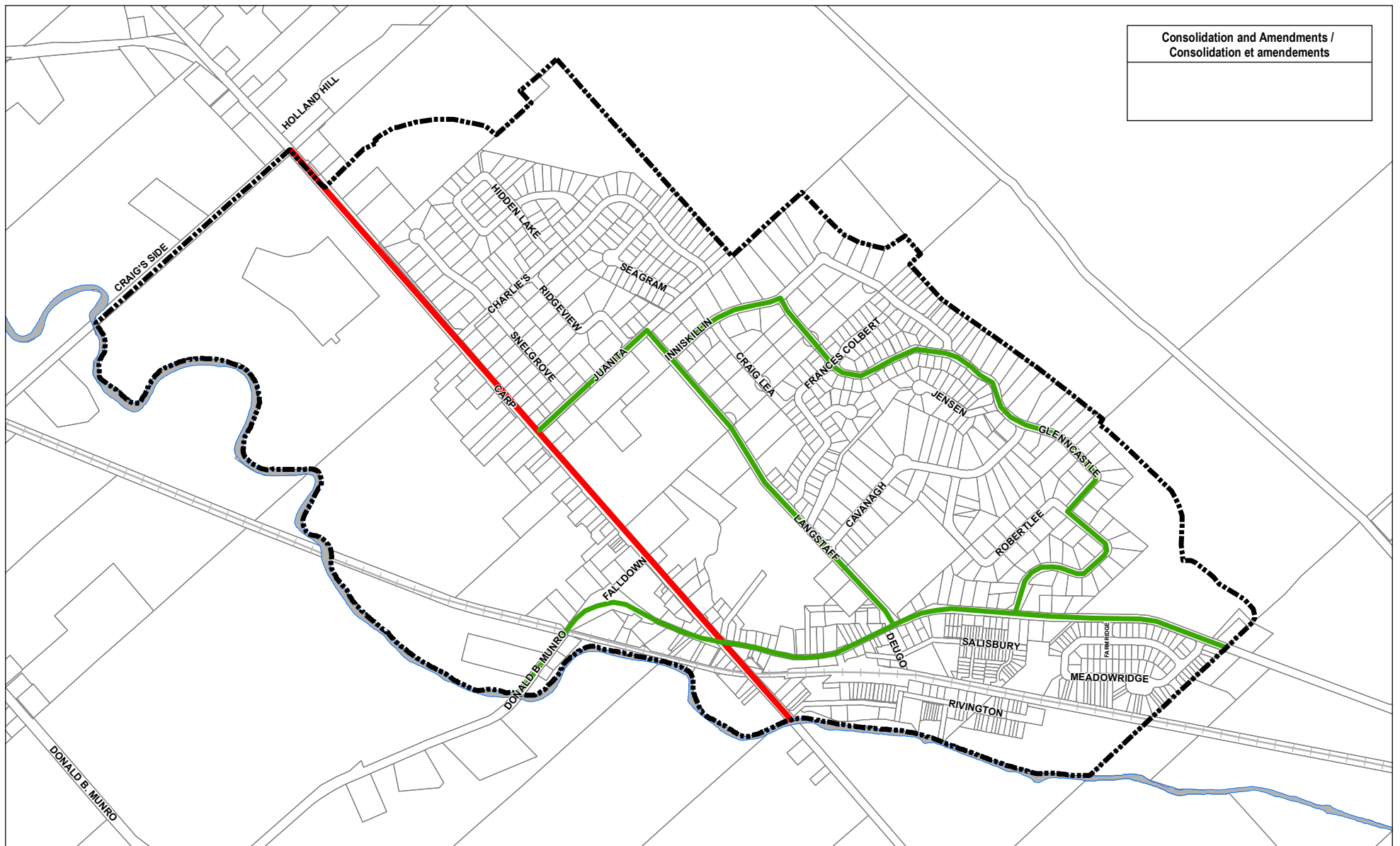


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# VILLAGE OF / VILLAGE DE Carp

SECONDARY PLAN - VOLUME 2  
Schedule B - Road Network

PLAN SECONDAIRE - VOLUME 2  
Annexe B - Réseau routier

- Existing Arterial / Artère établie
- Existing Collector / Collectrice établie
- Village Boundary / Limite du village

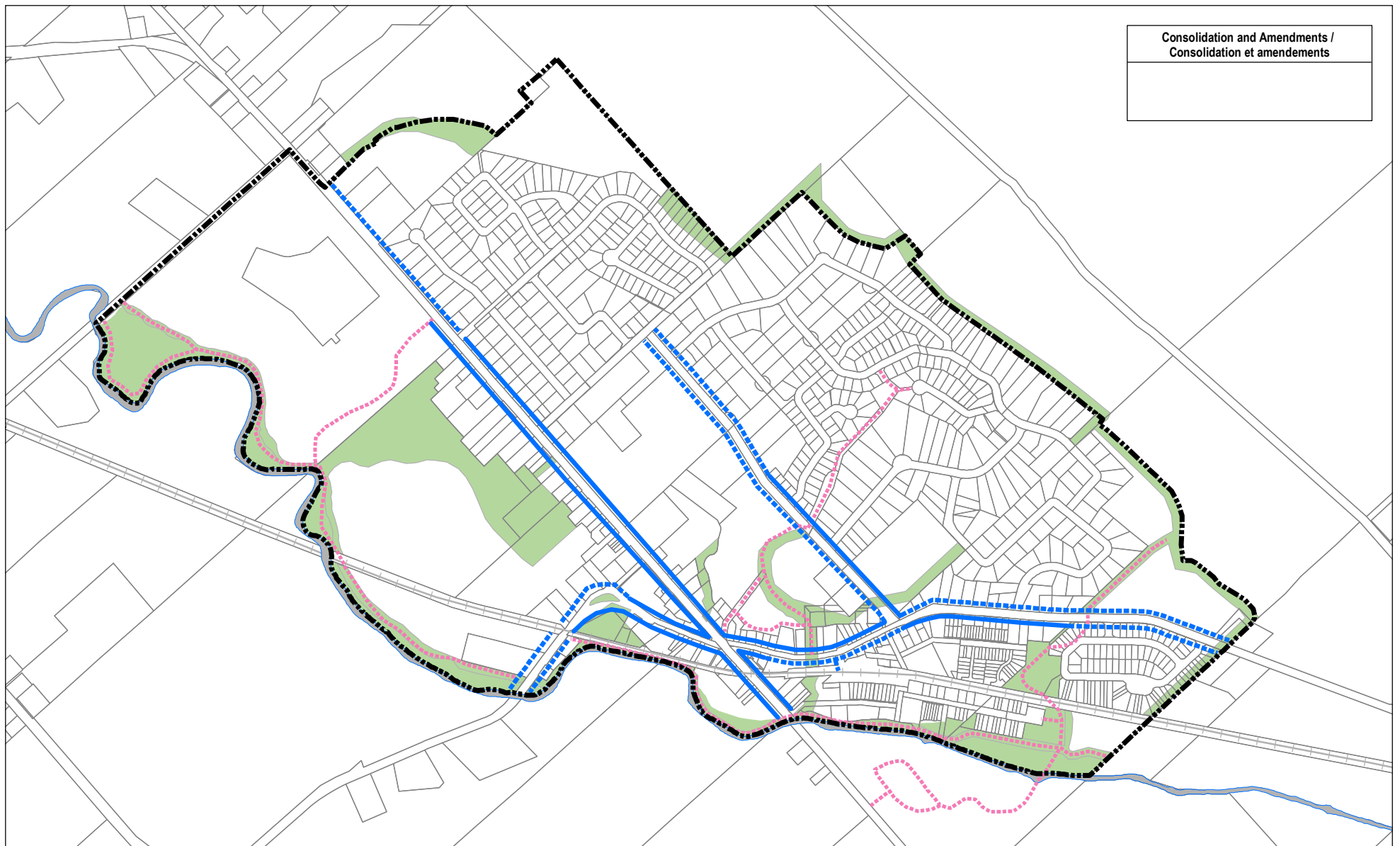


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VILLAGE OF / VILLAGE DE  
**Carp**

SECONDARY PLAN - VOLUME 2  
**Schedule C - Pedestrian Pathway System**

PLAN SECONDAIRE - VOLUME 2  
**Annexe C - Sentiers piétonniers**

- Existing Sidewalk / Trottoir
- - - Future Sidewalk / Futur trottoir
- . . . Future Pathway (conceptual) / Futur sentier (conceptuel)

- Village Boundary / Limite du village
- Village Greenspace / Espaces verts du village



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## 2 – Village of Constance Bay Secondary Plan

### Section 1: Introduction

Constance Bay is situated on the Ottawa River in the former Township of Torbolton (later amalgamated with Huntley and Fitzroy to form the Township of West Carleton). Constance Bay has experienced significant change as the community has evolved from a seasonal population, occupying seasonal dwellings to a community of year-round residents. The ongoing evolution of Constance Bay now presents an opportunity for it to evolve into a rural 15-minute community.

Constance Bay is a unique community with river views and a streetscape, dominated by large oak trees, with houses and cottages set far back from the road. Older parts of the village were developed by plan of subdivision. Smaller lots (some less than 0.1 ha in size) characterize these older areas, located on both sides of Bayview Drive and Baillie Avenue area. The defining characteristic of the residential development in Constance Bay has been the preservation of mature trees. One of the objectives of this secondary plan is to ensure that new development proceeds in a manner that is compatible with the existing village character.

### Section 2: Objectives

- Recognize the rich rural character and history of Constance Bay while maintaining the view of the river
- Improve road, bicycle, pedestrian connections both inside and outside of the Village
- Maintain access points to the river, a unique feature of the community
- Preserve and protect the Torbolton Forest
- Protect the groundwater, the source of drinking water in the community
- Ensure that development occurs in a safe, responsible, and compatible manner

### Section 3: General Policies

#### 3.1 Growth Management

Focusing growth in villages provides residents with better access to community facilities and services. Potential for development exists in Constance Bay where there is vacant land within the village boundary and where seasonal residences could be converted to



permanent dwellings in the future. The village boundary includes vacant lands to the north and west of Constance Bay Road, that shall be the site of a new access road into the community, connecting with Kilmaurs Side Road. The road, to be built through the subdivision process, will provide a second access into the village, in case of an emergency. Currently, Constance Bay Road provides the only access in and out of the village.

There are limited development opportunities in Constance Bay. The Ottawa River and the Natural Environment Area of the Constance Bay Sand Hills Area of Natural and Scientific Interest (ANSI) border the community on three sides. The ANSI, located in the centre of the peninsula, is designated by the Province to be protected in the long term. As a result of these features, the development area is limited to the ribbon of land between the Ottawa River and the Constance Bay Sand Hills ANSI. Future development shall occur in two ways:

1. In the existing developed area where existing cottages will be replaced by new homes;
2. On undeveloped land in the village which will develop by plan of subdivision.

New development and redevelopment in Constance Bay should be compatible with existing development and the unique character of Constance Bay should be maintained.

There are about 116 gross hectares of undeveloped land in the village, which can accommodate new development. The undeveloped land and existing vacant lots in the village have most recently been forecast to be able to accommodate a further 132 dwelling units, assuming one dwelling per lot (Rural Residential Land Survey 2017-2018 Update).

### 3.2 Infrastructure

Constance Bay is serviced solely by individual water supply and sewage systems.

#### **Policies**

- 1) Hydrological studies to support new development within the village will take into account the observed build-up of nitrates in the overburden sand aquifer and will provide measures to minimize additional nitrate loading.

### 3.3 Transportation

#### Village Road Network

The arterial roads include Constance Bay Road, Bayview Drive, Allbirch and Torbolton Roads. The existing right-of-way (ROW) is generally 20 metres and this width is protected in the Official Plan. Local streets carry less traffic and provide direct access to the neighbourhoods.



### ***Policies***

- 2) The pattern of local access streets will follow a grid or modified grid pattern. Dead-end streets, long looping streets, and cul-de-sacs shall be avoided.
- 3) A second access connecting Allburch Street and Kilmaurs Side Road will be built through the subdivision process as referenced throughout this secondary plan.

### **Active Transportation in Constance Bay**

There are no sidewalks in the community. Paving the shoulder along the mainstreet in the community, Bayview Drive, would serve a dual function and be used by both cyclists and pedestrians. New development should be connected with the existing pathway system in the Torbolton Forest and along Bayview Drive.

### ***Policies***

- 4) When undertaking any roadwork or resurfacing of Bayview Drive and Constance Bay Road, the shoulder of the road shall be paved and marked to provide for pedestrians and cyclists.
- 5) When approving new developments, the City will seek opportunities to provide connections to the existing pathway system.

### **Public Access to the Ottawa River**

There are 39 road allowances in Constance Bay that lead to the waterfront. These road allowances range from 20m in width (66 feet) to 3m (10 feet) and provide access to the Ottawa River for the whole community. These water access points were created by the plans of subdivision that developed the waterfront starting in 1927. They are viewed as part of the community's heritage, to be preserved, protected and shared with all the residents of Constance Bay, who do not want to see them sold, as they provide:

- Views to the river and to the Gatineau Hills and Buckham's Bay
- Access to the water and beach area

Some of the road allowances are very accessible and are used extensively by the community, while others are not used and are not easily accessible, as they are not identified as public road allowances. Of the 39 water access points, there are four locations that provide most of the water access to the community – the Point, Auger's Beach, the Boat Launch at Ritchie Street, and Wicken's Beach.

### ***Policies***

- 6) The public accesses shall be maintained as a heritage resource in the community and shall not be sold.

- 7) The City will review sign needs, where required, to identify public accesses to the water.
- 8) The City will continue to work with the Constance and Buckham's Bay Community Association, to identify encroachments on City road allowances, and notify adjacent owners who may be inadvertently or intentionally encroaching on City property.

## Section 4: Land Designations

### 4.1 Village Residential

#### General

Residential uses comprised of single dwellings are the predominant use of land in the village. Secondary dwellings, group homes, rooming houses, shelter accommodation, retirement homes, care facilities, garden suites and coach houses, home-based businesses, public utilities, and wireless communication facilities will be permitted.

#### ***Policies***

- 1) The use of lands shown as Village Residential, In Schedule A - Designation Plan, will be residential, predominantly detached dwellings. Appropriate institutional uses that support the residential area such as day nurseries, home-based businesses and parks will also be permitted.
- 2) The Zoning By-law will require lot coverage to reflect the low building-to-lot relationship where necessary to ensure that there is sufficient space on the lot to provide for servicing, landscaping and setbacks from the street and the water.

#### New Residential

New development shall proceed in a manner that is compatible with the existing village character. Trees are an important part of the character of Constance Bay, and should be both preserved and incorporated into development proposals. The part of Constance Bay Road that is within the village should be developed as a tree-lined street. This can be achieved by requiring new development to preserve a vegetation buffer along Constance Bay Road, in existing treed areas, and by requiring trees to be planted along the road where no trees currently exist.

#### ***Policies***

- 3) Development shall proceed on the basis of the Council-approved Constance Bay Environmental Management Plan.
- 4) Development shall be supported by a tree conservation report as required by the Official Plan. As much natural vegetation as possible should be retained. For the



treed areas along Constance Bay Road, a buffer of mature trees should be maintained.

- 5) In areas where there is no tree cover (at the entrance to Constance Bay) on Constance Bay Road, tree planting with native species (preferably oak trees where feasible) shall be required as a condition of approval. The intent is to make the part of Constance Bay Road that is within the village, a tree-lined street.
- 6) In order to protect groundwater resources in the village, new development will be supported by a hydrological study.
- 7) Zoning and subdivision plans should allow a buffer of vegetation between the road and dwellings.
- 8) Minimum lot areas for new development will be determined through soil testing and servicing studies which are required at the time of development application.

#### 4.2 Natural Environment Area

The Torbolton peninsula was formed from the sands carried in the enormous volumes of glacial meltwater flowing into the Champlain Sea. Over thousands of years, a forest environment developed on sands deposited by this meltwater. The Ministry of Natural Resources has identified the forest and the sand dunes as an Area of Natural and Scientific Interest (ANSI).

The ANSI is designated as a Natural Environment Area in the Official Plan and on Schedule A - Designation Plan of this secondary plan. This land use identifies sensitive areas where development could unduly stress ecological functions and where careful management, restoration, and enhancement are required. Development is not generally permitted in Natural Environment Areas although owners can build a house on an existing lot that fronts on a public road. While the majority of the Natural Environment Area is owned by the City (203 hectares), the land use extends beyond the publicly owned Torbolton Forest to land that is privately owned (60 hectares). Where the property is in private ownership, the City will consider land acquisition at the request of the landowner and a price will be negotiated based on an independent market value assessment as set out in Section 11.6 of the Official Plan.

#### **Policies**

- 9) The Natural Environment Area is shown on Schedule A - Designation Plan. Permitted uses include uses which do not adversely affect the natural characteristics of the area, such as open-air recreation; scientific, educational, or conservation uses associated with the features of the environmental area; existing agriculture operations; or forestry as defined by the Forestry Act.





- 10) Where the area with a Natural Environment Area is in private ownership, the City will consider acquisition in accordance with the policies in the Official Plan.

#### 4.3 Village Park

Over the years, a wide range of community facilities have been added to the community centre and park in the village on Len Purcell Drive, making it a focal point. The park now includes a community centre, library, softball and soccer fields, outdoor skating rink, skateboard park and playground.

##### **Policies**

- 11) The Village Park on Len Purcell Drive, designated on Schedule A - Designation Plan, shall be developed as a passive and active park with recreational and sport facilities serving the needs of the Constance Bay community in a manner that harmonizes with the natural setting.
- 12) The cash in-lieu of parkland dedication for development within the areas of the village, yet to be developed, will be used to provide land for a Future Village Park identified on Schedule A - Designation Plan.

#### 4.4 Village Commercial

There are two principal locations where commercial development would be a benefit in realizing Constance Bay as a more complete, 15-minute community. The first is the undeveloped Village Commercial site on Constance Bay Drive at Willand Lane, which is located at the entrance to the village. This location provides the best location for a new shopping area. The other is the core area of the Village.

The Village Commercial area is intended to provide a location for new commercial development as well as providing space for community facilities such as a medical centre and day care, which should be recognized in the Zoning By-law.

##### **Policies**

- 13) The Zoning By-law will permit areas with commercial and service uses to serve the village and surrounding community. Single-use residential, and large-scale highway commercial uses (such as automobile dealerships, building supply stores) will not be permitted.
- 14) Parking lots will be located at the side or rear of buildings so that buildings front onto Constance Bay Road.
- 15) The individual lots shown as Village Commercial will be zoned for commercial uses in the Zoning By-law to recognize existing uses.

#### 4.5 Village Core

Development of commercial and community facilities in Constance Bay has been scattered throughout various locations in the village. The existing congregation of businesses along Constance Bay Road, east of Woods Road is designated Village Core. The intent of this land use is to build on this focal point to allow it to gradually develop into an area that has a mainstreet atmosphere, similar to other villages.

##### **Policies**

- 16) The Zoning By-law will permit a range of uses in the Village Core including commercial, institutional, and residential uses. Existing residences will continue to be a permitted use.
- 17) The range of uses will be appropriate to the scale, character, and servicing constraints of the village.
- 18) The type and intensity of uses will account for limitations identified in a hydrological analysis where required by a development application.
- 19) New development will be consistent with the village's character, and will specifically:
  - a) orient buildings to face Constance Bay Drive
  - b) ensure windows and entries occupy the majority of the ground-floor façade.
- 20) Parking requirements may be reduced in consideration of the small size of existing lots. On-street or shared parking will be considered to meet parking requirements.
- 21) New commercial development will be located in such a way as to be pedestrian accessible, to encourage local residents to walk or ride bicycles to facilities, and to situate vehicular parking to the rear or side of buildings.

#### 4.6 Institutional

The intent of this land use is to recognize existing institutional uses in Constance Bay. The Royal Canadian Legion is an important meeting place that is the centre for a number of community activities such as BBQs, suppers, darts, cards, bingo, etc. The other site is Saint-Gabriel Church, the only church in the community. The intent of this land use area is to have these uses recognized in the Zoning By-law.

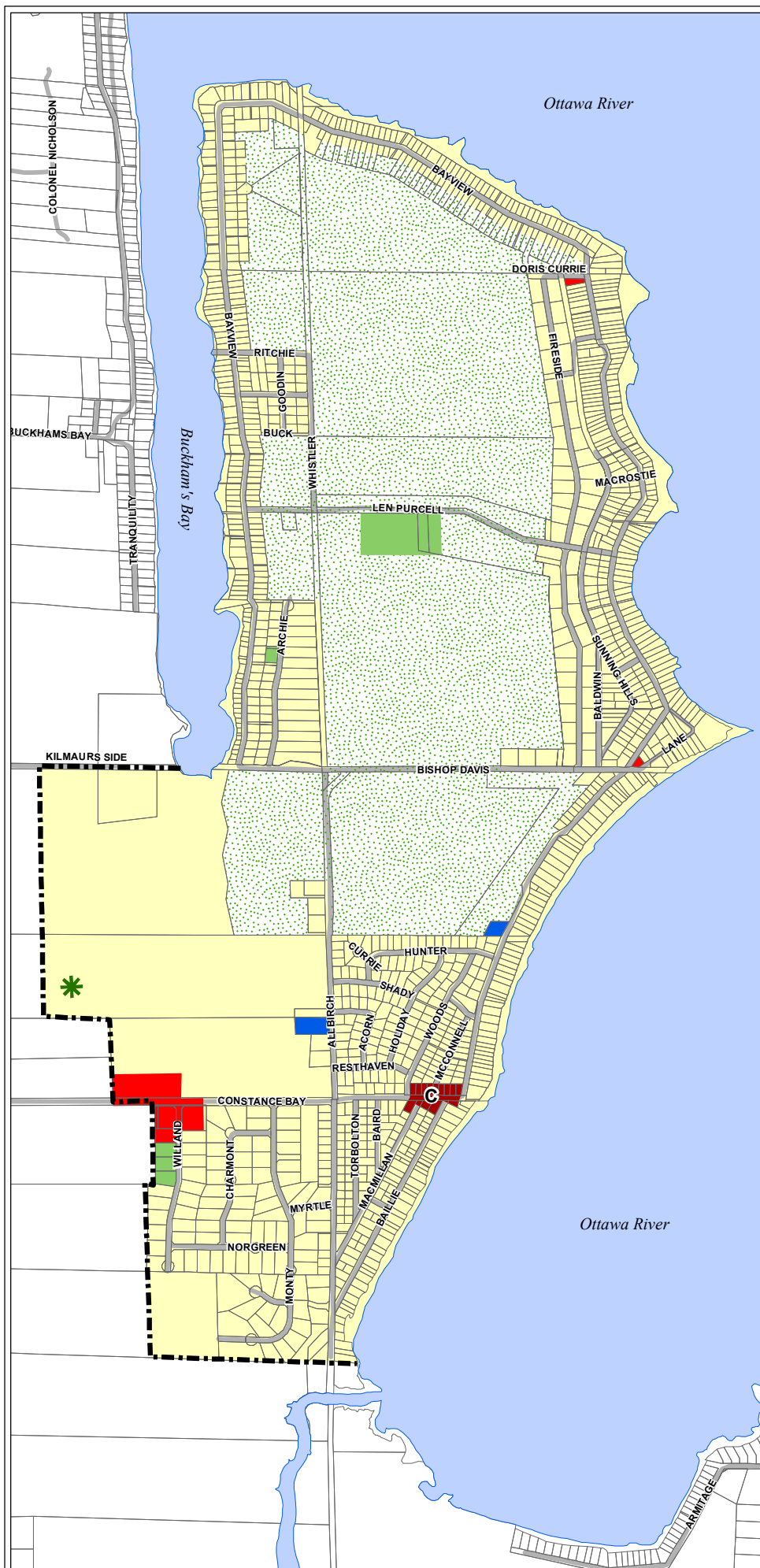
##### **Policies**

- 22) Areas shown as Institutional will be zoned for institutional uses in the Zoning By-law.
- 23) New institutional uses may be established by amendment to the Zoning By-law.

## Schedule

### Schedule A – Designation Plan





# VILLAGE OF / VILLAGE DE Constance Bay



## SECONDARY PLAN - VOLUME 2 Schedule A - Designation Plan

## PLAN SECONDAIRE - VOLUME 2 Annexe A - Plan de désignation

### DESIGNATION / DÉSIGNATION

- Village Boundary / Limite du village
- Village Residential / Zone résidentielle du village
- Village Institutional / Zone institutionnel du village
- Village Commercial / Quartier commercial du village
- Village Core / Centre du village
- Village Park / Parc du village
- Future Park / Futur parc
- Natural Environment Area / Zone écologique naturelle

Consolidation and Amendments /  
Consolidation et amendements



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Services de la planification, de l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

## 3 – Village of Greely Secondary Plan

### Section 1: Introduction

Greely is a rural village located in the southern end of the City of Ottawa. It is one of the largest of the City's rural villages in both population as well as land area. Greely's rural character and proximity to the City's urban area have contributed to making it the fastest growing rural village in Ottawa. Unlike other rural villages in the City, Greely lacks traditional elements that are characteristic of a rural village, such as a central main street, cohesion amongst residential neighbourhoods, and a historical identity. The goal of this secondary plan is to set the foundation for a development framework that connects development throughout the village and moves the community towards being a diverse, walkable, 15-minute village.

#### 1.1 Vision and Objectives

The vision for the village of Greely is to enhance the rural village setting by concentrating opportunities for small-scale retail uses and services in a village core area that is connected to other areas of the village by multi-modal infrastructure. The village of Greely will become a complete village that has amenities for all ages and life stages such as parks and recreational facilities, employment, and services. The following goals guide the policies of this secondary plan:

1. Provide for active and passive recreation activities in village parks and greenspaces, while also protecting the natural environment.
2. Provide linkages through an interconnected system of public sidewalks and trails that connect neighbourhoods, natural areas, parks and the outlying rural areas with the core area for easily accessible services
3. Ensure health and sustainability by protecting the village's surface and groundwater resources and ensuring that new development can be adequately serviced.
4. Support diversity by providing for a range of housing types and commercial opportunities, to accommodate people as they move through life stages, while maintaining the rural village character.

### Section 2: General

#### 2.1 Water and Wastewater Servicing

Although some areas within the village are serviced by communal water and sanitary services, development is predominantly serviced by private, individual water supply and sanitary sewage systems that will continue to be the case through the life of this secondary plan.





- 1) All development in the village will be on the basis of private, individual water supply and sanitary sewage systems.
- 2) Notwithstanding Section 2.1, Policy 1), residential uses on lands legally known as Concession IV, Lots 8 and 9 shall be serviced by public communal water and sanitary systems. Commercial and institutional uses on lands designated Village Core, located on Village Centre Place may be serviced by private communal sanitary services.
- 3) The type and intensity of proposed development will be determined by a hydrogeological and terrain analysis prepared according to the Official Plan and must conform to the requirements of the hydrogeology and terrain analysis approved as part of any planning application.

## 2.2 Roads, Connectivity, and Gateway Features

A well-connected village ensures the ability for residents to conveniently access employment, services, and leisure activities. The ability to do so through active means such as walking or cycling is essential to health and environmental resilience as it reduces dependence on automobiles. To achieve the City's goal of creating 15-minute neighbourhoods and thriving villages, the following policies are intended to ensure that the village supports multi-modal transportation.

- 4) Schedule B – Connectivity Plan identifies road, pathways, and other public linkages. The locations of future roads or public linkages may change, as may the location of gateway features as determined by capital work or planning application processes.
- 5) Bank Street is identified as a Scenic Route in the Official Plan and any development proposed on this street must comply with the Scenic Route policies of the Official Plan.
- 6) New collector streets shall have sidewalks on at least one side to provide safe pedestrian access throughout the village.
- 7) New local streets will be designed as a modified grid pattern and according to the policies of the Official Plan and the Transportation Master Plan.
- 8) New development located at the edge of the village boundary will be designed with consideration for the potential of future village expansion. All development must be contained within the village boundary.
- 9) Where the opportunity exists, development shall provide for active transportation such as multi-use pathways as identified on Schedule A – Designation Plan. Subdivisions shall be designed to accommodate pedestrian and cycling connections.



- 10) The provision of public trails or sidewalks along any hydro corridor should be considered during the development review process, in the interest of connecting different areas of the village and connecting the village with other parts of the City.
- 11) Where roads are designated as Scenic Route in the Official Plan, the policies of the Official Plan apply. In addition to the policies of the Official Plan, the following policies apply in order to identify the village to the travelling public:
  - a) Buildings located at gateways identified on Schedule A – Designation Plan, shall address the street with features such as porches, entrances, windows, and other architectural treatments, and shall be a minimum height of 2 storeys; and
  - b) Community signs, consistent with the character of a rural village, should be installed at the gateways to the community; and
  - c) The rear lot lines of commercial properties fronting Meadow Drive should be significantly landscaped so as to screen parking and loading areas from Bank Street.

### Section 3: Designations

The following land designations are identified on Schedule A – Designation Plan.

#### 3.1 Village Core

Greely's Village Core is noticeably different from core areas in other rural villages across the Province as it lacks an identifiable main street, commercial and institutional services, and heritage buildings that typically provide a village with a sense of cultural identity.

The following policies apply to lands designated as Village Core on Schedule A – Designation Plan and are intended to ensure Greely's Village Core area develops as a centre with a clear focus and distinct identity, that includes a mix of uses that provides for diversity in the village.

- 1) On lands designated as Village Core the following uses are permitted:
  - a) Ground-oriented residential dwellings and low-rise multi-unit dwellings subject to compliance with servicing requirements; and
  - b) Small scale commercial and services uses such as restaurants, hotels, retail, banks medical facilities, and personal services; and
  - c) Institutional uses such as schools and places of worship; and
  - d) Parks and recreation facilities
- 2) Highway commercial and other car-oriented uses such as automobile service stations, drive-thru operations, and storage and warehouses are prohibited.



- 3) Where development is proposed on lands municipally addressed as 1420 Old Prescott Road, a pedestrian connection to the pathway network located south and east of the site shall be provided.

#### Urban Design in the Village Core

The intent of these urban design policies is to ensure that all development within the village core is cohesive and contributes to creating a distinct identity through a mix of built form and vibrant streetscape elements.

#### Built Form

- 4) The following Built Form policies apply to lands designated as Village Core located west of Bank Street. For lands located east of Bank Street, Design Guidelines for Rural Villages are applicable and are also a tool to guide development throughout the village as a whole.
  - a) Development within the Village Core shall be characteristic of a rural village. This could be achieved through the use of materials and plantings that complement the surrounding context; and
  - b) Development shall seek to achieve a minimum building height of two storeys; and
  - c) Garages and parking areas must be located behind or beside a building; and
  - d) On corner lots, elements such as porches, entrances, or windows, should be used to enhance the building treatment as it addresses the streets; and
  - e) The maximum front yard setback will be closely similar to the setbacks of buildings on adjacent properties to provide for a defined and consistent street edge; and
  - f) Trees and pedestrian amenities such as benches should be provided to animate the street edge and provide shade to the public realm; and
  - g) In the case of commercial or service uses, display signs shall be consistent with the character of a rural village; and
  - h) Street building façades shall primarily consist of windows and entries.

#### Streetscape

- 5) During any road reconstruction project, street furniture such as garbage receptacles, benches and streetlight standards should be consistent with the character of a rural village.
- 6) Parking within the Village Core should be provided through a combination of on-street and on-site parking located in the rear of properties and be designed to mitigate impacts on adjacent residential properties.

- 7) A direct link for pedestrians between the public sidewalk and the front face of a building should be provided.
- 8) Tree plantings are required to provide shade and support the City's tree canopy target.

### 3.2 Village Residential

Detached dwellings are the prominent residential use in the village, however, multi-unit dwellings and institutional uses may also be possible at ideal locations. The following policies apply to lands designated as Village Residential on Schedule A – Designation Plan.

- 9) On lands designated Village Residential, only detached dwellings are permitted.
- 10) Notwithstanding Section 3.2, Policy 9), multi-unit ground-oriented dwellings may also be permitted provided that:
  - a) The multi-unit developments are dispersed throughout village, with the exception of lands legally described as Concession IV Lots 8 and 9 which are permitted to develop on communal water and sanitary services; and
  - b) The development meets the infrastructure and servicing policies of the Official Plan, which may include limitations on the number of dwelling units; and
  - c) Are not within the interior of a subdivision; and
  - d) Are permitted through an amendment to the Zoning By-law to permit the use. The Zoning By-law amendment will identify the minimum required lot size.
- 11) Notwithstanding Section 3.1, Policy 1), institutional uses such as places of worship, schools, or any generally permitted uses identified in the Official Plan, are permitted provided that:
  - a) The development is designed to be compatible with adjacent buildings and surrounding context; and
  - b) The proposed development is designed to ensure privacy of adjacent uses. Landscaping and fencing can be used to buffer or screen the development and should use materials that are complementary to rural character; and
  - c) The development meets the infrastructure and servicing policies of the Official Plan; and
  - d) Where the use proposes a high volume of traffic, that development be located along, preferably, a collector or arterial road as identified in the Official Plan.
- 12) The minimum lot size for a residential use is 0.4 hectares although it will be greater if hydrogeological conditions require larger lots.



- 13) The preferred method for residential lot creation is through a plan of subdivision, however, infill severances, where such severances would not restrict access to lands designated for residential development, are permitted.
- 14) Semi-detached and townhouse dwellings are permitted and are intended to be concentrated at the lands on Concession IV, Lot 8 and 9, based on a connection to the approved, ultimately City-owned and operated, communal water supply and sanitary sewage systems for the “Shadow Ridge Estates” subdivision. In the event that studies required during the subdivision approval process indicate that such a connection to this system is not workable and/or economically viable, then only low-density residential development will be permitted.

### 3.3 Village Commercial

In order to ensure a thriving Village Core, commercial uses are meant to be small-scale and walkable, however, in some cases there are commercial uses that require large parcels of land or need to provide for automobile services. These large-scale automobile-oriented uses will be limited and located at strategic locations along Bank Street to serve the travelling public and to ensure Village Core areas maintain walkability.

On lands designated Village Commercial on Schedule A – Designation Plan, the following policies apply.

- 15) Permitted uses are; automobile repair and service stations, automobile rental and dealership, animal care and kennels, motels, landscaping and storage, retail store, heavy equipment repair and sales, and warehouse.
- 16) Institutional uses may be permitted where they require large land sizes.
- 17) Residential uses are prohibited, except where a dwelling unit is ancillary to the commercial use and can be serviced adequately.
- 18) No single commercial use may exceed a gross leasable floor area of 2500 square metres.
- 19) Multi-occupant shopping centres containing one or more freestanding buildings are prohibited except on the lands at the southwest corner of Mitch Owens Road and Bank Street and on the lands at the southeast corner of Bank Street and Parkway Road, and where the following policies also apply:
  - a) Shopping centre shall have a maximum gross leaseable floor area of 10,000 square metres; and
  - b) Shall be accessible to pedestrians with connections from the street edge and nearby uses such as parks, residential neighbourhoods, and other commercial uses; and





- c) Shall be designed with characteristics of a rural village, including any signage used.

### 3.4 Village Industrial

Industrial lands provide employment opportunities within the village. Operations on these lands may take advantage of proximity to arterial roads, such as Bank Street, for movement of goods through the City, however, without nearby access to a major 400 series highway, these lands should not be used for large-scale warehousing or distribution.

The following policies apply to lands designated as Village Industrial on Schedule A – Designation Plan.

- 20) The Zoning By-law will identify permitted general light industrial uses. These uses may include; automobile service stations and repair, heavy equipment and vehicle sales, rental, or servicing, manufacturing, assembling, processing, fabricating, storage yard, and small-scale retail accessory to light industrial uses.
- 21) Access to Parkway Road is limited: lots shall be accessed via local roads within an industrial subdivision.
- 22) Signage should be in keeping with the character of a rural village.
- 23) Any effluent or emissions discharged, or waste disposed, must be approved by the Province.
- 24) Developments must be adequately screened on all sides to mitigate impacts to adjacent uses, particularly residential development, and the public realm.

### 3.5 Village Park

Parks and greenspace are important elements for complete communities as they provide opportunities for active and passive recreation which are essential to health and well-being. Lands designated as Village Park are shown on Schedule A – Designation Plan and the following policies apply to lands designated as Village Park and Future Park.

- 25) Permitted uses for lands designated as Village Park include recreational facilities, sports fields, and other uses ancillary to a park.
- 26) The locations identified as Future Park are conceptual and may change.
- 27) Village Parks shall be acquired and designed according to the policies of the Official Plan.

### 3.6 Future Development

The land designated future development on Schedule A – Designation Plan is a former gravel pit. These lands are intended to be developed according to the following policies:

- 28) An Official Plan Amendment is required to establish permitted uses and policies that will guide the development of these lands.
- 29) Proposed development must be compatible with surrounding land uses.
- 30) Proposed development must be adequately serviced without negative impacts to surrounding uses.
- 31) Proposed development must be suitable for location on a major road and have minimal accesses to Mitch Owens Road.

## Section 4: Natural Heritage and Environmental Protection

In the early 2000s, the City undertook several studies to inform the long-term sustainable development of the village and the recommendations of these studies have been incorporated into policies of this secondary plan in order to protect the natural environment and the interconnected network of natural heritage features.

- 1) Any development within the village will have consideration for the recommendations of the Shields Creek Subwatershed Study and adhere to the natural heritage system policies in the Official Plan.
- 2) For lands designated as Village Greenspace and Village Greenspace Overlay on Schedule A – Designation Plan, the following policies apply in addition to those related to Natural Heritage Systems in the Official Plan:
  - a) Lands identified as part of a watercourse setback under the policies of the Official Plan shall be dedicated to the City as part of the process for a plan of subdivision and will not be considered as required parkland dedication; and
  - b) Stormwater management plans and studies submitted as part of a planning application must include an evaluation of the tributaries of Shields Creek, not referred to in the policies of this secondary plan, to determine their function. Appropriate Official Plan policies will apply according to the findings of those plans or studies.
- 3) Village Greenspaces owned by the City will be protected according to the Shields Creek Subwatershed Study and managed for conservation and passive leisure activities. Public access via trails may be permitted where the natural characteristics of these areas and their ecosystem services are not adversely affected.



- 4) Where lands designated as Village Greenspace are accessible to the public, road access to the feature should be minimal. Development in the surrounding area should be designed with single loaded roads to minimize disruption.

#### 4.1 Significant Wetland

- 5) Lands designated as Significant Wetland are subject to the policies of the Official Plan. No development or site alteration is permitted within the Significant Wetland designation except as defined by the Official Plan.

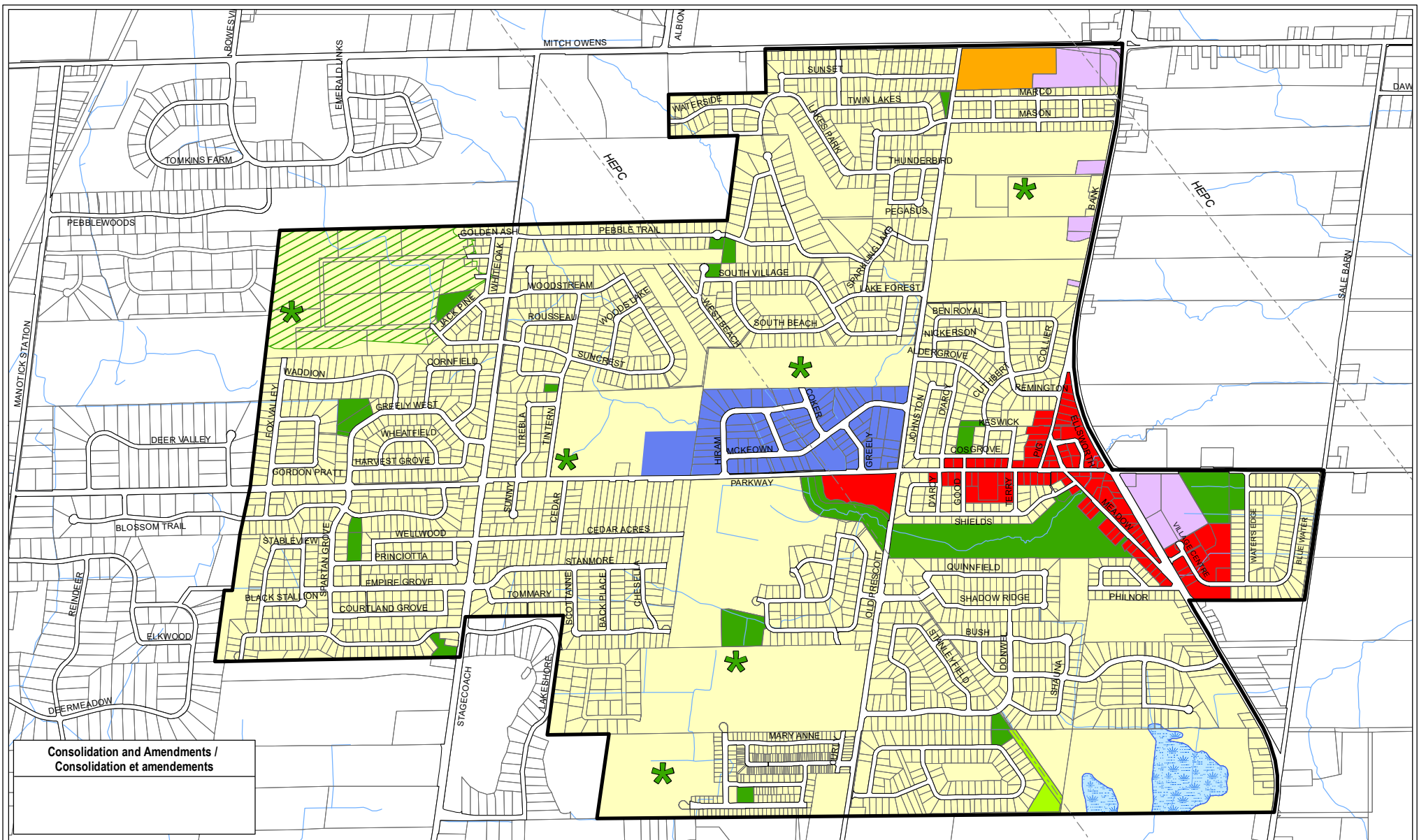
### Section 5: Area-Specific Policies

- 1) In order to recognize local context, on lots with frontage on both Cedar Acres Drive and Stanmore Street, the City may permit new lots for residential purposes on private services. The new lots may not be less than 0.2 hectares in size, applications must demonstrate that adequate private services can be established and maintained in the long term and, that there is technical evidence that cumulative effects will not create an adverse effect to public health or the environment.

### Schedules

Schedule A – Designation Plan

Schedule B – Connectivity Plan



Consolidation and Amendments /  
Consolidation et amendements

## VILLAGE OF / VILLAGE DE Greely

SECONDARY PLAN - VOLUME 2  
Schedule A - Designation Plan

PLAN SECONDAIRE - VOLUME 2  
Annexe A - Plan de désignation

### DESIGNATIONS / DÉSIGNATIONS

- Village Boundary / Limites du village
- Village Residential / Zone résidentielle du village
- Village Commercial / Quartier commercial du village
- Village Core / Centre du villages
- Future Development / Aménagement futur
- Village Industrial / Zone industrielle du village
- Village Park / Parc du village
- Village Greenspace / Espaces verts du village
- Village Greenspace Overlay / Affectation supplémentaire - Espaces verts du village
- Significant Wetland / Terres humide d'importance
- Future Park / Futur parc

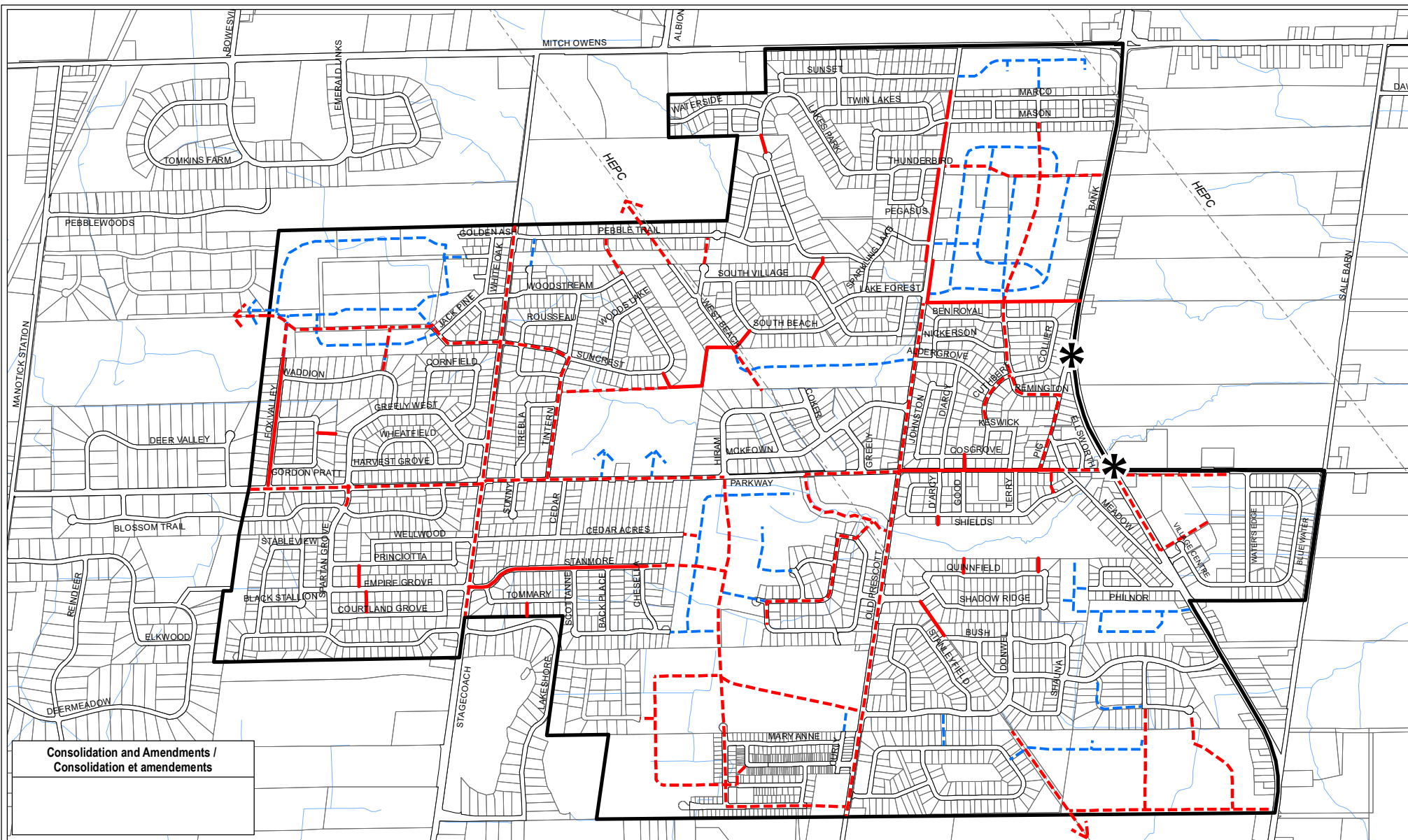


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

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VILLAGE OF / VILLAGE DE  
**Greely**

SECONDARY PLAN - VOLUME 2  
**Schedule B - Connectivity Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe B - Plan de Connectivité**

-  Village Boundary / Limites du village
-  Gateway - Porte d'entrée

-  Existing Public Linkage / Sentier public actuel
-  Future Public Linkage / Futur sentier public
-  Future Road / Future route



Scale / Echelle 1:25,000 approx.

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## 4 – Village of Manotick Secondary Plan

### Section 1: Community Vision

The vision for Manotick is to maintain a village atmosphere, in a growing inclusive community, that respects Manotick's historic beginnings, where the daily needs of residents are met and where visitors are welcomed in a pedestrian-oriented commercial core. In Manotick, people will be able to easily access a network of sidewalks, bicycle routes and multi-use pathways to reach the village's amenities, natural areas, parks and the Rideau River.

#### 1.1 Goals and Objectives

The goal of the Village of Manotick Secondary Plan is to provide a policy framework that supports and implements the vision for the village. These goals and objectives are as follows:

- 1) Maintain and enhance Manotick's village character.
- 2) Develop Manotick as a vibrant, walkable and cycle friendly community that is an attractive place for residents and visitors.
- 3) Ensure that the Village Core is a focus of commercial and community activity.
- 4) Address local parking and traffic issues in the Village Core.
- 5) Ensure that residential development, located outside of the Village Core, consists primarily of detached dwellings, with the exception of the Mahogany Community and lands designated Residential (Medium Density), where a broad range of housing choices will be provided on public services.
- 6) Maintain Manotick's natural areas while enhancing access to the Rideau River.
- 7) Improve connectivity that provides ways for residents and visitors to easily travel throughout the village, including connections to the core, schools, parks, natural areas, Rideau River, and neighbourhoods.
- 8) Protect the natural environment and ensure sustainability.
- 9) Provide a strategy for the extension of public water and wastewater services.

### Section 2: Land Designation and Design

This secondary plan sets out a broad range of land designations within the village. Each of these designations may also include overlaying designations each having their own policies.



The boundaries of the village to which this secondary plan applies are identified on Schedule A – Designation Plan and Schedule B – Village Core Character Areas. Any changes to these two schedules will require an amendment to this secondary plan.

The maps and illustrations identified as annexes provide further information and details to guide future development. They are conceptual and can be changed or modified without an amendment to this secondary plan. Any changes to policies related to the elements described by those annexes will require an amendment to this secondary plan.

## 2.1 General

### Policy

- 1) Development in Manotick will be low rise with building heights limited to three storeys to reinforce its village character.

## 2.2 Village Core

The Village Core is the focus of non-residential and residential uses. It is comprised of five character areas: Main Street, Bridge Street, Historic Village, Mews and Gaps, as shown on Schedule B – Village Core Character Areas. There are specific policies attributed to each character area and the following general policies apply to all five character areas identified on Schedule B. In addition to these policies, the Official Plan also provides applicable urban design policies for development in within villages. Where there is an inconsistency in the application of these policies, the policies within this secondary plan prevail. The following policies are intended to maintain and enhance the overall character of the Village Core.

### Policies

- 2) A broad range of uses are permitted in the Village Core. The list of permitted uses is not exhaustive and additional complementary and compatible uses will be permitted through amendments to the Zoning By-law. Low-rise apartment dwellings are only permitted in the Bridge Street, Gaps, and Mews character areas.
- 3) The design priority areas consist of the Main Street, Bridge Street and the Historic Village character areas. Design review will focus on achieving streetscape improvements and high design standards for both public and private sector development projects.
- 4) The Main Street and Historic Village character areas are areas of heritage interest. There are properties designated Heritage in some of these areas. Development within 30 metres of a designated property or the Rideau River may require a Heritage Impact Assessment prepared according to the Official Plan policies. For development near the Rideau River, the assessment must demonstrate how

development will contribute to and complement the Rideau River and respect its designation as a UNESCO World Heritage site to the satisfaction of the City and Parks Canada.

- 5) Development in the Village Core will contribute to a lively pedestrian-oriented environment.
- 6) Development shall adhere to the Official Plan's natural hazard policies due to the floodplain and slope stability issues within the character areas. Unstable slopes are identified in Schedule C15 – Environmental Constraints in the Official Plan.

### **Built Form**

- 7) New buildings will be designed to be pedestrian oriented, which includes providing entrances and clear windows that face the street.
- 8) New development at the intersection of Manotick Main Street and Bridge Street shall be designed to enhance this intersection with distinctive architectural design and enhanced landscape treatment.
- 9) During the development process, owners of property on Manotick Main Street, between Maple Avenue and Beaverwood Road, that have a secondary access on Ann Street will be encouraged to close their driveway access to Manotick Main Street. The resulting space could be used for outdoor amenity areas, such as patios or other uses which support pedestrian activity and contribute to street animation.
- 10) New development and additions should be of their own time and reflect existing heritage and rural character by using design elements, colours and materials inspired by buildings in the village, such as clay brick, stone, wood or high-quality modern materials which complement existing elements in the area.
- 11) Building walls visible to the public should be articulated and designed to enhance the public realm, and not be left blank.
- 12) Signage should be located and designed to enhance a building's design and scale.
- 13) Rooftop mechanical equipment should be screened from public view, where possible.
- 14) Longer buildings should have articulated facades that break up the mass of the building and complement the small storefronts of existing businesses within the Village Core.

### **Landscape/Streetscape Design**

- 15) New development and capital projects will include the creation of attractive public- and semi-public outdoor amenity areas such as courtyards, outdoor cafes and seating areas, where possible.



- 16) New development will use soft landscaping to screen parking areas and define property limits, particularly in areas such as the Historic Village, where trees are one of the defining features of the area.
- 17) Where new plantings are required, the City will pursue recognized arboricultural best management practices and support new technologies that will maximize the potential for long-term survival of the planted tree.

### 2.3 Main Street

The Main Street character area is the commercial spine in the village. This area supports non-residential and mixed-use development focussing on pedestrian-oriented uses.

#### **Policies**

- 18) Permitted uses in the Main Street character area will include a variety of commercial uses such as retail, office and personal service uses, and institutional uses.
- 19) Residential uses are only permitted as part of a mixed-use development and must be located above grade. Existing residential uses are permitted, however no new residential-use buildings are permitted.

### 2.4 Bridge Street

The Bridge Street character area complements the Main Street character area. It supports a variety of uses including institutional, commercial, residential and mixed-use development.

#### **Policies**

- 20) Permitted uses in the Bridge Street character area will include a variety of commercial, retail, office, mixed-use buildings and institutional uses.
- 21) New development within permitted uses in the Bridge Street character area will include a variety of commercial, retail, office, mixed-use buildings, residential buildings, and institutional uses.

### 2.5 Historic Village

The Historic Village character area encompasses the oldest part of the village, including the historic Manotick Mill Quarter. Council recognizes this area as a pedestrian-oriented cultural tourist hub which hosts complementary community cultural events.

#### **Policies**

- 22) Permitted uses within the Historic Village character area include a variety of commercial, retail, office, institutional, and mixed-use development.

- 23) New development will contribute to the creation of a multi-modal network with elements such as cycling, multi-use pathways, and sidewalks that complement the existing streetscape work as shown in Annex 9 – Village Connectivity. Improvements may also include special paving stones, landscape treatment and signage as determined through the planning application process.
- 24) Through road construction projects in the road right-of-way, the City will assist in the improvement of the pedestrian environment and enhance wayfinding to complement the existing streetscape work in the Historic Village. A description of the existing pedestrian surface and potential improvements are described in Annex 8 – Points of Historic Interest
- 25) Development shall have consideration for views to and from the Rideau River as well as identified buildings and structures of heritage value, including but not limited to the Watson's Mill and the Mill Quarter.
- 26) This secondary plan encourages urban forest renewal through the planting of trees to complement the tree canopy identified in Annex 3 – Historic Village - Street Tree Inventory. Protection measures for street and private trees shall be provided during the development review process. If a street tree must be removed as a result of development on a site, the property owner must replace it with the largest tree possible, in consultation with the City.
- 27) Development Guidelines for the Manotick Mill Quarter prepared by Lalonde Doyle, February 2012, apply the development of the following properties: 1125 Clapp Lane, 1127 Mill Street, 1128 Mill Street, and 1131 Mill Street.

## 2.6 Mews

The Mews constitutes the village's local shopping plaza which is adjacent to the Main Street character area.

### Policies

- 28) Permitted uses in the Mews character area include a variety of commercial, retail, office, personal service businesses and institutional uses that provides products and services for residents and visitors.
- 29) Complementary multi-unit residential uses are permitted to provide for this character area to evolve into a mixed-use area. Detached and semi-detached dwellings are not permitted.
- 30) When a significant development is proposed, including expansion of or addition to the existing shopping plaza, a development concept plan is required at the time of a development application. The concept plan will identify uses, built form, internal pedestrian and cycling networks and facilities connecting the shopping centre to the





surrounding area. The submission of this development concept plan is required to deem a development application complete.

- 31) Non-residential development is limited to a maximum gross leaseable area of 11,000 square metres.

## 2.7 Gaps

The Gaps is a transition area between the Main Street and Mews character area and the residential neighbourhood west of the Village Core and is comprised of a mix of non-residential and residential uses.

### Policies

- 32) Permitted uses in the Gaps character area include a variety of uses that provide office, commercial, institutional, retail and residential uses that will create a transition between the commercial spine along Manotick Main Street and the nearby established residential neighbourhood.
- 33) A low-rise apartment building is permitted at 1178 Maple Avenue, 5544 Scharfield Road, 1185 Beaverwood Road, 5581 Doctor Leach Drive, and 5512 Manotick Main Street.

## Section 3: Residential Areas

The predominant form of housing in Manotick is the detached dwelling. Where public water and wastewater are available, housing may be provided at higher densities.

### 3.1 Residential - Detached (Estate)

This designation applies to the area generally located west of Manotick Main Street as shown on Schedule A – Designation Plan.

#### Policy

- 1) Residential use is limited to detached dwellings built at a minimum density of 2.5 units per gross hectare to a maximum of five units per gross hectare.

### 3.2 Residential - Detached (Low Density)

This designation applies to the majority of lands on Long Island and in the vicinity of the Village Core, as shown on Schedule A – Designation Plan.

#### Policies

- 2) Residential use is limited to detached dwellings built at a minimum density of five units per gross hectare to a maximum of 12 units per gross hectare.

- 3) Notwithstanding Policy 2) above, development on Nicolls Island will be restricted to uses in existence March 3, 2016 due to slope stability, poor road connectivity, and limited water and wastewater services.

### 3.3 Residential (Medium Density)

The Residential (Medium Density) designation allows for a broad range of dwelling types that include ground-oriented multiple-unit dwellings.

#### Policies

- 4) Permitted uses include detached dwellings, semi-detached dwellings, and townhouse dwellings at a minimum density of 12 units per gross hectare to a maximum of 20 units per gross hectare. Detached dwellings are limited to no more than 50% of the total number of dwelling units. Low-rise apartment dwellings are not permitted.
- 5) All new development must be serviced by public water and wastewater services.
- 6) New development will be designed to reflect Manotick's village character and integrate into the surrounding context.
- 7) For the lands located at the north-west corner of Bankfield Road and Rideau Valley Drive, a development concept plan is required at the time of a development application. The concept plan will show uses including a park (with its size and configuration determined in consultation with City staff), built form, internal pedestrian and cycling networks and facilities connecting the site to the surrounding networks. Detached dwellings will generally be located along the west side of the site abutting the existing estate homes. Development must maximize and contribute to improved connectivity for pedestrians and cyclists as shown on Annex 9 – Village Connectivity. Where possible, development must improve traffic flows into and out of the Village Core. As a condition of subdivision approval, there will be a pedestrian connection on these lands linking Millers Point Park to the intersection of Bankfield Road and Rideau Valley Drive.
- 8) For the lands designated Residential (Medium Density), located north of Kelly Marie Drive, abutting the Rideau River, a development concept plan will be submitted at the time of development application. The development concept plan will be developed in accordance with the Official Plan regarding River and Canal Corridors in support of the Rideau Canal's National Historic Site designation, UNESCO World Heritage Site designation and other relevant policies in consultation with Parks Canada. The development concept plan will show public access to the Rideau River in accordance with the Official Plan and improve connectivity for pedestrians and cyclists to the surrounding area.

- 9) Development of the property located off Antochi Lane will be developed according to Official Plan policies for River and Canal Corridors, in support of the Rideau Canal as a National Historic Site and UNESCO World Heritage Site designation. Development review will be undertaken in consultation with Parks Canada.

### 3.4 Special Design Area

The Special Design Area designation is applied to lands located west of Mud Creek as shown on Schedule A – Designation Plan.

#### Policies

- 10) Detached dwellings are permitted and are serviced by private wells and sewage systems. Lot sizes of between 0.4 and 0.6 ha will be permitted. Precise lot sizes will be based upon findings detailed in hydrogeological studies that will be required for any proposed plan of subdivision.
- 11) Lands adjacent to Mud Creek which establish the limit of development as identified in the Environmental Management Plan for the Special Design Area (2005) shall be dedicated to the City as a condition of development approval. Development is prohibited on these lands with the exception of public pathways.
- 12) Groundwater recharge shall be protected in this area known as the Kars Esker, where proposed development will require additional hydrogeological testing to identify the limit of the hydrogeological constraint area.
- 13) Notwithstanding Policies 10) to 12) above, an automobile dealership is a permitted use on the lands municipally known as 1346 Bankfield Road as the lands existed on May 26, 2018.
- 14) The City will ensure that the groundwater recharge area known as the Kars Esker will be protected during development through additional testing to delineate the limit of the hydrogeological constraint area. Proponents of development of lands within the Special Design Area lands shall submit a complete hydrogeological investigation in conformity with applicable hydrogeological guidelines / standards and the Official Plan.
- 15) Landowners within the Special Design Area shown on Schedule A – Designation Plan shall enter into private agreements to share the costs of infrastructure projects and associated costs required to develop these lands, and the costs shall be distributed fairly among the benefiting landowners. Each agreement shall contain a financial schedule describing the estimated costs of the infrastructure projects and associated costs required to develop the Special Design Area, as well as the proportionate share of the costs for each landowner. The City shall include a condition of approval for all plans of subdivision and condominium, site plan and

severance applications in the Special Design Area requiring notification from a representative (Trustee) of the Landowners that the owner is party to the agreements and has paid its share of any costs pursuant to the agreements.

### 3.5 Mixed Residential-Commercial

The Mixed Residential-Commercial designation applies to lands at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive as shown on Schedule A – Designation Plan.

#### **Policies**

- 16) The permitted uses include a variety of residential uses and a limited range of commercial and retail uses which would not compete with uses located in the Village Core.
- 17) When public water and wastewater services are available to the lands located south of Potter Drive, townhouse dwellings and stacked dwellings are permitted and shall utilize these public services.
- 18) For lands located at the south-west corner of Bankfield Road and First Line Road, a hydrogeological study must be submitted at the time of a development application. The study will identify the limit of the hydrogeological constraint area and the feasibility of development due to the presence of the Kars Esker. Public water and wastewater are not foreseen for this area of the village.
- 19) The Mud Creek Subwatershed Study (2015) will be used to evaluate any proposed development located at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive

### 3.6 Mahogany Community

Lands designated as Mahogany Community are shown on Schedule A – Designation Plan. The long-term development of these lands is demonstrated on Annex 1 – Mahogany Community Conceptual Layout and Annex 2 – Mahogany Community Conceptual Phasing. As their titles denote, Annexes 1 and 2 are conceptual and are simply intended to guide development of these lands. Elements described on these plans are subject to change and will not require an amendment to this secondary plan.

The following policies are applicable to lands designated Mahogany Community on Schedule A – Designation Plan. Any changes to the following policies will require an amendment to this secondary plan.

#### **Policies**

- 20) All development shall be on the basis of public water and wastewater services.



- 21) The Mahogany Community Development Concept Plan (January 2008) approved by the City will be referenced to assist in the review of planning applications related to these lands.
- 22) The term "gross residential" refers to a unit of land (typically a hectare), designated for residential development and does not include lands designated on Annex 1 - Mahogany Community Conceptual Layout as School, Parks and Open Space, Watercourse and Development Setback, Natural Environment Area or Stormwater Management Pond.
- 23) Land uses and densities within the Mahogany Community are as follows:
  - a) Residential (Low Density) areas (Annex 1 - Mahogany Community Conceptual Layout) will provide for approximate lot dimensions of 22 metres x 50 metres to provide for deep lots abutting properties on Potter Drive;
  - b) Residential (Medium Density) areas may have a density up to 16 units per gross residential hectare;
  - c) Mixed Residential areas may have a density up to 35 units per gross residential hectare and consist of singles, street townhouses, semi-detached, linked bungalows and multiple clusters provided that no more than 25 per cent of the total residential units on the lands shown on Annex 1 - Mahogany Community Conceptual Layout are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.
- 24) Development of this community will depend on the availability of local and regional transportation infrastructure, which can occur in phases. Prior to development of each phase, the property owner shall demonstrate transportation capacity and how to achieve the City's approved level of service operating standard. The release of phases and dwelling units is dependent on the demonstration of capacity to support it.
- 25) The total amount of development in Phases 1 to 5 shown on Annex 2 –Mahogany Community Conceptual Phasing shall not exceed 1,400 dwelling units and shall be built according to phasing policies. The land area identified for each phase shown on Annex 2 is conceptual.
- 26) Prior to any Zoning By-law amendment required for each phase(s) of the development, a transportation impact assessment is required and shall include the following:
  - a) A study area which spans a wide area and includes the intersections on each side of the Vimy Memorial Bridge;

- b) Field survey and verification of the actual intersection capacity and operation in the field;
- c) Analysis that includes the southeast and southwest sector transportation network development. Issues related to the Southwest Transitway, O-Train Line 2, and major roadway modifications, such as Limebank Road and Prince of Wales Drive, need to be reviewed with the identification of current infrastructure timing as part of the justification for all significant development in this area of the City;
- d) Depending on the timing of each phase, it shall be the responsibility of the developer to fund or wait for the City to implement the following local modifications, which are subject to change depending on the results of the required studies:
  - i) Roundabouts on Prince of Wales Drive and Bankfield Road
  - ii) New public road connection between First Line Road and a new two lane, three-legged roundabout on Prince of Wales Drive south of Bankfield Road
  - iii) Widening of Bankfield Road to four lanes from First Line Road west to Prince of Wales Drive
  - iv) An additional auxiliary lane, if required, at both the intersections of Bankfield / First Line Roads and Bankfield Road / Prince of Wales Drive
  - v) Consideration of the need to connect Bridgeport Avenue to First Line Road in order to minimize the site traffic impact on Manotick Main Street
  - vi) A sidewalk/cycle track combination or multi-use path connection to Potter Drive and Carrison Drive
  - vii) Extension of Bridgeport Avenue connecting to First Line Road, if not provided / required at Phase 3
- 27) The Design Guidelines in the “Mahogany Community Development Concept Plan” (January 2008) and the Mahogany Community Design Guidelines dated October 30, 2008 shall be used in the review of planning applications to reference village character.
- 28) Lands designated Natural Environment Area on Annex 1 – Mahogany Community Conceptual Layout are subject to policies of the Official Plan related to Natural Environment Areas.
- 29) Development and site alteration will not be permitted on or within 30 metres of lands designated Natural Environment Area on Annex 1 – Mahogany Community Conceptual Layout except in accordance with an approved Environmental Impact Study (EIS). In cases where large-scale alterations to the landscape are proposed,





such as for general site grading or pre-loading, the requirement for an EIS may extend up to 120 metres from the edge of the feature.

- 30) The precise location of the Stormwater Management Ponds, shown on Annex 1 – Mahogany Community Conceptual Layout, will be determined at the detailed design stage.
- 31) Development of the Mahogany Community shall include greenspaces such as natural areas and public parks. These areas should be spread out so as to provide amenities at the east and west segments of the neighbourhood. Conceptual locations of these areas are identified on Annex 1 – Mahogany Community Conceptual Layout.
- 32) Lands designated Neighbourhood Amenity and Watercourse and Development Setback on Annex 1 – Mahogany Community Conceptual Layout, will provide for a gateway feature that shall provide connection to the community with a trail or pathway. The location and design of any trails or pathways will require approval by the City and the Rideau Valley Conservation Authority.
- 33) Prior to development of lands designated as Future Development Area on Annex 1 – Mahogany Community Conceptual Layout, which would add units in excess of the 1400 currently permitted through phases 1-5, an amendment to this Secondary Plan is required. The Secondary Plan Amendment will require review of, but not limited to, a Transportation Impact Study and Environmental Impact Study.

## Section 4: Parks

The Village of Manotick has a number of parks and plentiful greenspaces which provide active and passive recreation opportunities. Existing parks are shown on Schedule A – Designation Plan, along with the conceptual locations of future parks.

The following policies apply to lands designated as Park and Future Park, as shown on Schedule A – Designation Plan and as Parks and Open Space Annex 1 – Mahogany Community Conceptual Layout.

### Policies

- 1) Lands designated as Park permit a range of active and passive recreational uses including community gardens and may also include built facilities.
- 2) The lands 5572 Doctor Leach Drive also known as Centennial Park shall function as a major recreational and sporting facility. Permitted uses on these lands include community centre, office, parking lot, recreational and athletic facility, restaurant, sports arena and park.

- 3) Consideration for enhancing pedestrian and cycling linkages will be had during the development of any new or existing park to ensure connectivity to adjacent areas and the existing connectivity network, as shown on Annex 9 – Village Connectivity
- 4) Development of a parkette at 1140 Mill Street will include a public parking lot.
- 5) The City will determine the final location and size of all new parks through the plan of subdivision application process.
- 6) New development will ensure that there are connections between Future Parks and the community
- 7) Development of Future Parks will be undertaken in accordance with the City's Park Development Manual.

## Section 5: Village Greenspace

Lands designated as Village Greenspace on Schedule A – Designation Plan are undevelopable due to environmental constraints but are still desirable for passive recreation uses as they contribute to a broader greenspace network. The following policies apply to public and private lands designated as Village Greenspace.

### Policies

- 1) Permitted uses for lands designated Village Greenspace are those that will ensure natural characteristics of the lands are preserved and will not negatively impact the natural features on the lands or surrounding them. These uses may be passive recreation such as a trails or environmental preserve and education areas.
- 2) During the development review process, the City will determine the location of new pathways located west of Mud Creek, where site conditions permit. Future pathways and sidewalks from McManus northward towards Bankfield Road will be determined at the time of development review for adjacent lands.
- 3) No development is permitted on lands identified as Development Setback - Schedule A – Designation Plan.
- 4) Land designated as Village Greenspace on the north side of Bankfield Road, are privately owned and are not available for public use.

## Section 6: Connectivity, Traffic, and Parking

These policies identify ways to improve pedestrian and cycling connectivity throughout Manotick and to address traffic and parking issues in the Village Core area, identified on Schedule B - Village Core Character Areas. Specifically, this secondary plan identifies proposed pedestrian facilities and proposed cycling routes, projects to improve access



to the Rideau River and addresses needed traffic and parking improvements in the Village Core.

### 6.1 Sidewalks and Multi-Use Pathways

Annex 9 – Village Connectivity, illustrates a series of improvements to the pedestrian network. These improvements include proposed sidewalks, paved shoulders and multi-use pathways which will enhance connectivity within the village, particularly to key destinations like the Village Core, schools, library, parks and other local destinations.

#### Policies

- 1) When development occurs, new sidewalks, paved shoulders and multi-use pathways will be constructed, where possible, and will be a consideration of the development review process.
- 2) The City will consider new sidewalks, paved shoulders and multi-use pathways during road re-construction work where possible.
- 3) The City will consider a pathway located on the west side of Mud Creek, subject to slope stability and geotechnical constraints and any requirements from the Rideau Valley Conservation Authority.
- 4) The City will work with landowners to demarcate an existing public easement located in the rear yards of private properties located immediately north of Long Island Road Park which provides for visual access of the Rideau River.
- 5) In the Village Core, designated on Schedule B - Village Core Character Areas, sidewalks will be constructed with materials that complement the existing streetscape. This can be achieved through the development review process and through the City's lifecycle planning for the area.

### 6.2 Rideau River Access and Views

The Rideau River runs through Manotick and is part of the Rideau Canal UNESCO World Heritage Site. While many properties have riverfront access to the Rideau River, the majority of these properties are under private ownership. This secondary plan identifies ways to provide the public with better access and views of the Rideau River.

#### Policies

- 6) The City will consider improving public access to the Rideau River through park development projects by implementing improvements identified in Annex 7 – Rideau River Access, where possible.
- 7) The City, in consultation with Parks Canada, will improve public access to the Rideau River through the construction of facilities as part of park development, where possible. Under the federal Historic Canals Regulations, Parks Canada (Rideau



Canal Office) oversees all in-water and shoreline works along the canal system. An approved work permit must be obtained prior to construction, and work must adhere to Parks Canada's Policies for In-Water and Shoreline Works and Related Activities.

- 8) Where possible, the City will provide public access to the Rideau River through its right of ways abutting the Rideau River and will encourage other government bodies to provide access from lands under their jurisdiction.
- 9) For proposed plans of subdivision adjacent to the Rideau River, the proponent will provide public access along the Rideau River unless there are compelling reasons to not do so. This will be undertaken by requiring land dedicated for public purposes at the shoreline or adjacent to environmental constraints. These dedicated lands should be accessible from a public road.
- 10) The City will strive to protect views to the Rideau River as part of the City's development review process and in consultation with Parks Canada.
- 11) On lands located along a Scenic Route as identified in the Official Plan, the Scenic Route policies of the Official Plan apply.

### 6.3 Cycling

To ensure connectivity and sustainability of the Village of Manotick, priority is placed on cycling infrastructure. Annex 9 – Village Connectivity identifies existing and proposed cycling routes throughout the village. The objective of the following policies is to support cycling in the Village of Manotick.

#### Policies

- 12) Through the development review process, opportunities for new on-road cycling facilities will be identified and constructed.
- 13) The City will construct new cycling facilities as part of any proposed road work projects.
- 14) The City will determine the type of cycling facility that will be provided at the design phase of road construction and as part of the development review process.
- 15) Through the development review process, specific road modifications will be undertaken to optimize cycle routes throughout the village.

### 6.4 Traffic and Parking

Traffic and parking improvements are desired within the Village Core area. Annex 9 – Village Connectivity identifies ideal connections for cycling, multi-use pathways, and river access points. The following policies are also intended to ensure desired management of parking and traffic in the village.



## Policies

- 16) The City will continue to monitor the impact of vehicular activity on Bridge Street, following the opening of the Vimy Memorial Bridge.
- 17) The City will consider a reduction of the posted speed limit as part of road re-construction work within the road right-of-way.
- 18) Where there is a demonstrated speed issue, the City will consider implementing traffic calming measures on local streets, as part of the development application review process and as part of road re-construction work.
- 19) The City will consider a roundabout control at the intersection of Manotick Main Street / Rideau Valley Drive / Bankfield Road subject to re-alignment of approach roadways.
- 20) The City will consider a roundabout control at the intersection of Manotick Main Street / Antochi Lane at the time of development application review in this area or as part of construction in the road right-of-way.
- 21) The City will consider implementing parking improvements as part of road re-construction work within the road right-of-way to improve access to businesses on Manotick Main Street.
- 22) The City will consider angled parking which meets municipal standards in the village, where an opportunity exists.
- 23) At the time of consideration for road reconstruction, the City will consider the potential for a roundabout at the intersection of Bankfield Road and Rideau Valley Drive.
- 24) At the time of road reconstruction within the village core, opportunities for on-street parking should be identified and implemented where possible.

## Section 7: Natural Heritage System and Environmental Constraints

The natural heritage system in Manotick includes woodlands, valleylands, and watercourses which maintain biological diversity, promote connectivity and contribute to the water balance. These areas have been assessed as having high environmental value by the City or Province. The village also contains constraint lands, such as unstable slopes, floodplains and erosion hazards, that because of their location and physical attributes constitute a risk for loss of life, injury, property damage or social disruption if developed.

## Policies

- 1) Natural heritage features that are not shown on Annex 4 - Natural Heritage and Environmental Constraints, of this secondary plan may be identified in Schedule



C11B – Natural Heritage System (South) of Volume 1 of the Official Plan. Natural heritage features identified in Schedule C11B are also subject to the policies of this secondary plan.

- 2) Development on or adjacent to lands forming part of the natural heritage system identified on Annex 4 – Natural Heritage and Environmental Constraints or Schedule C11B – Natural Heritage System (South), will need to be supported by technical studies as described by the policies below and in policies related to natural heritage systems within the Official Plan.
- 3) Where there may be inconsistencies between Annex 4 in this plan and Schedule C11B in the Official Plan, the Official Plan shall preside.
- 4) The Mud Creek Subwatershed Study (2015) recommendations will be used in the evaluation of development applications for this area.

## Section 8: Servicing

Public water and wastewater services are available in limited areas of the village. It is expected that the public water and wastewater network will be extended in according to the following policies.

### 8.1 Water and Wastewater

#### Policies

- 1) New development will be connected to public water and wastewater services, except where these services are not in close proximity or where the City deems that extending the services is not financially or technically feasible.
- 2) The expansion of public water and wastewater services will generally follow a logical sequence as shown on Annex 5 – Proposed Wastewater Distribution Network and Annex 6 – Proposed Water Distribution Network.
- 3) The expansion of public water and wastewater services will be undertaken through a Local Improvement Process initiated by residents in a geographic area.
- 4) When public services are extended, it is expected that both water and wastewater services will be installed at the same time.
- 5) Property owners connecting to public water and wastewater services must decommission their existing private wells and sewage systems.
- 6) New pump station buildings and landscaping will be designed to integrate into existing streetscapes while respecting neighbourhood character.



## 8.2 Stormwater

### Policies

- 7) Stormwater management requirements for any future development will be determined through studies following the policies of the Official Plan and requirements from the Ministry of the Environment, Conservation and Parks.
- 8) Existing studies such as the Manotick Special Design Area Environmental Management Plan (MMM/WESA, 2006), the Mahogany Community Phase 1 Stormwater Management Servicing (IBI Group, May 2012) and the Mud Creek Subwatershed Study (2015) will be used in the evaluation of development applications, where applicable.

## Section 9: Area-Specific Policy

### 9.1 1164 and 1166 Highcroft Drive

- 1) On the lands known municipally as 1164 and 1166 Highcroft Drive, residential development must be built at a minimum density of five units per gross hectare to a maximum of 29 units per gross hectare.

### 9.2 5497, 5495 and 5491 Manotick Main Road

- 2) On the lands known municipally as 5497, 5495 and 5491 Manotick Main Road, residential only uses and front yard parking may be permitted.

## Schedules

Schedule A – Designation Plan

Schedule B – Village Core Character Areas

## Annexes

Annex 1 – Mahogany Community Conceptual Layout

Annex 2 – Mahogany Community Conceptual Phasing

Annex 3 – Historic Village - Street Tree Inventory

Annex 4 – Natural Heritage and Environmental Constraints

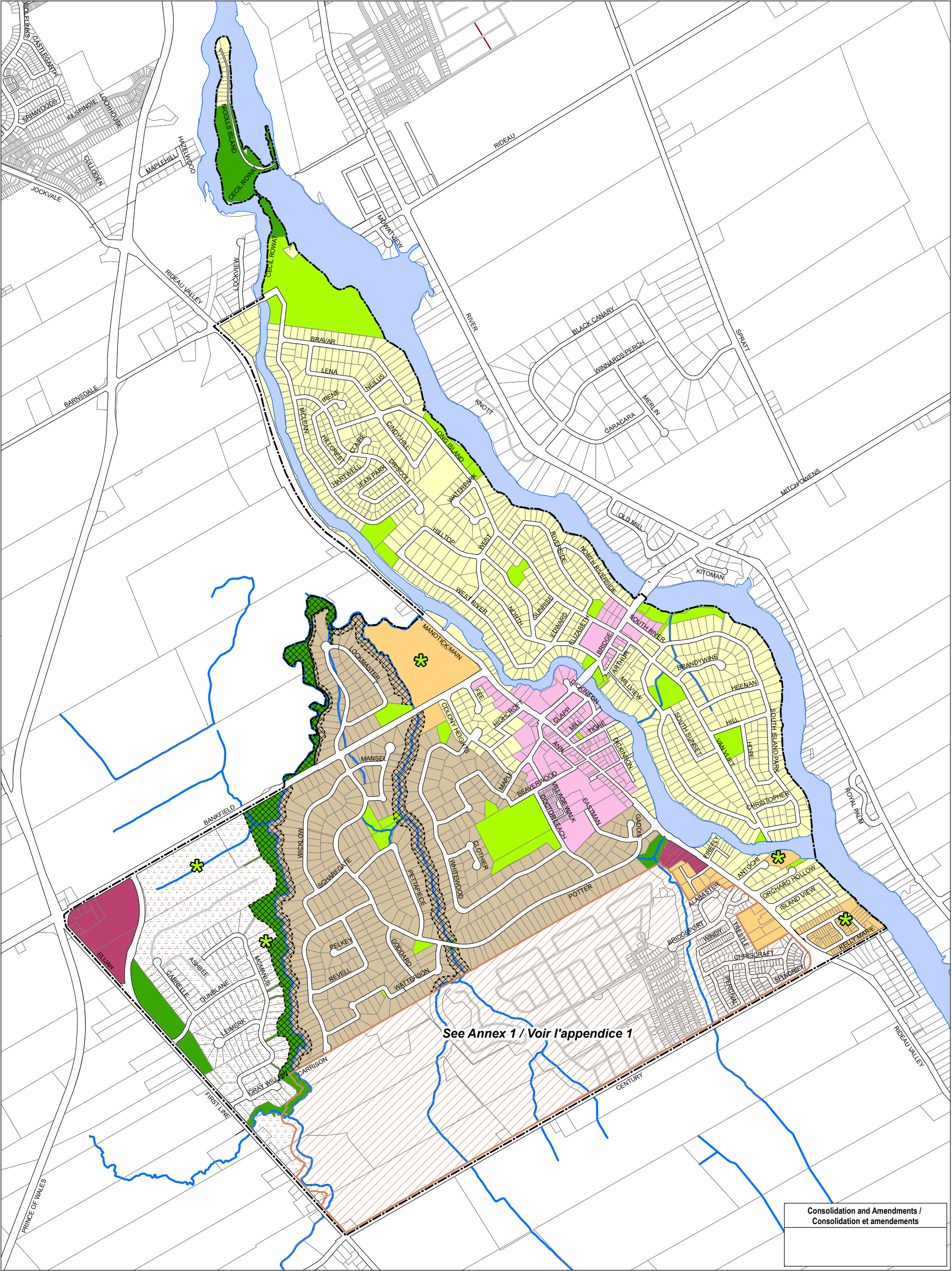
Annex 5 – Proposed Wastewater Distribution Network

Annex 6 – Proposed Water Distribution Network

Annex 7 – Rideau River Access

Annex 8 – Points of Historic Interest

Annex 9 – Village Connectivity



VILLAGE OF / VILLAGE DE  
**Manotick**

SECONDARY PLAN - VOLUME 2  
**Schedule A - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe A - Plan de désignation**

- MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK
- Residential - Detached (Estate) / Résidentiel - maison isolée (domaine)
- Residential - Detached (Low Density) / Résidentiel - maison isolée (faible densité)
- Residential (Medium Density) / Résidentiel (densité moyenne)
- Mixed Residential-Commercial / Commercial résidentiel mixte
- Village Core /Centre du village (see Schedule C / voir l'annexe C)
- Park / Parc
- Future Park / Parc futur
- Village Greenspace / Espaces verts du village
- Development Setback / Retrait d'aménagement futur
- Special Design Area / Secteur de désignation spéciale
- Mahogany Community / Communauté Mahogany (See Annex 1 / Voir l'appendice 1)

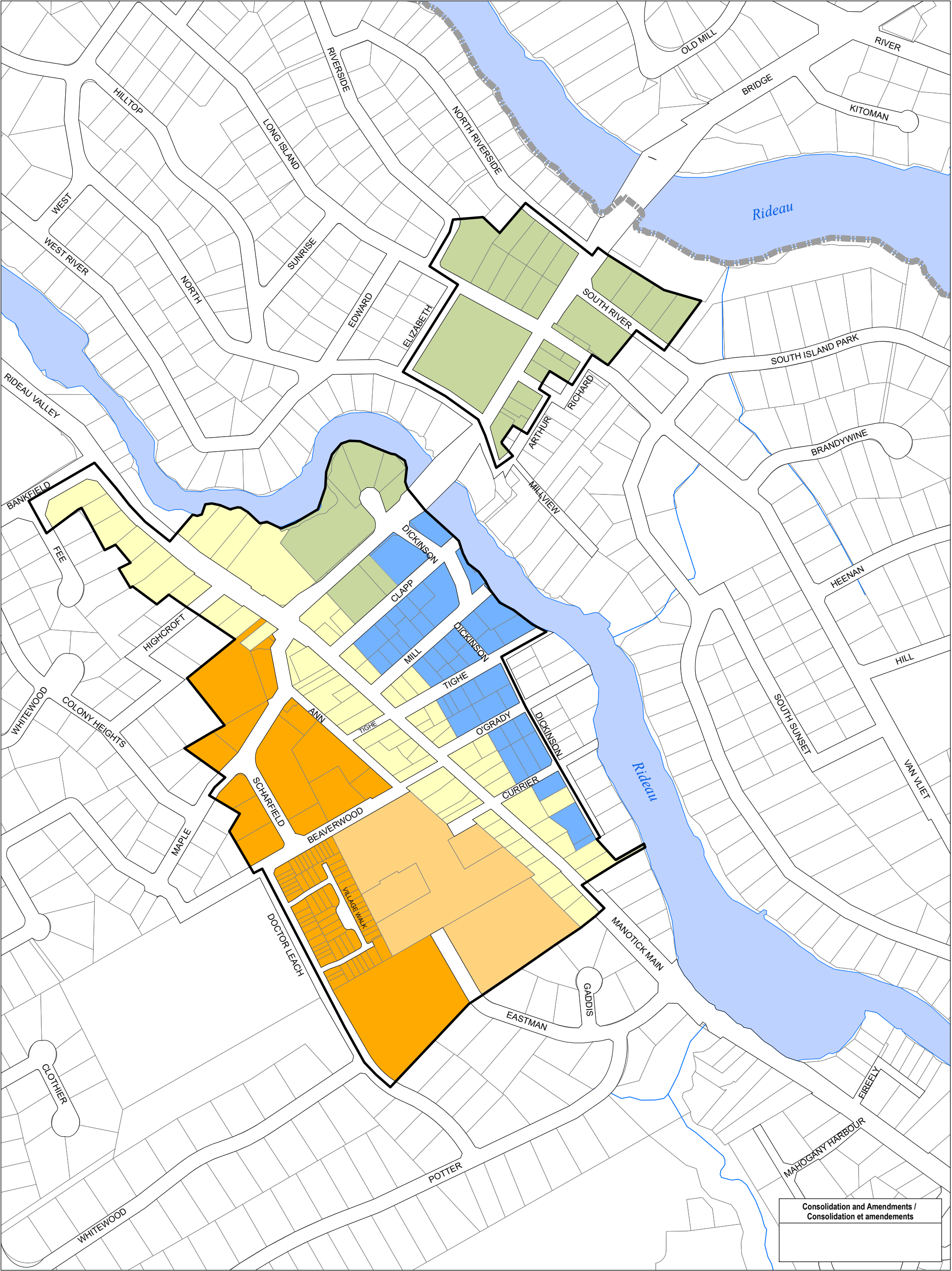
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Scale / Echelle 1:17,000 approx.

0 125 250 500 750 1,000  
Meters

Planning, Infrastructure and Economic Development Department,  
Geospatial Analytics, Technology and Solutions  
Services de la planification, de l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions





VILLAGE OF / VILLAGE DE  
**Manotick**

SECONDARY PLAN - VOLUME 2  
**Schedule B -  
Village Core Character Areas**

PLAN SECONDAIRE - VOLUME 2  
**Annexe B -  
Secteurs à aspect unique  
de Centre du Village**

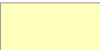


MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK



Village Core / Centre du village

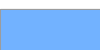
**CHARACTER AREAS / SECTEURS À ASPECT UNIQUE**



Main Street / Rue Main



Bridge Street / Rue Bridge



Historic Village / Village historique



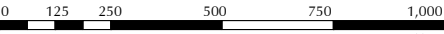
Mews



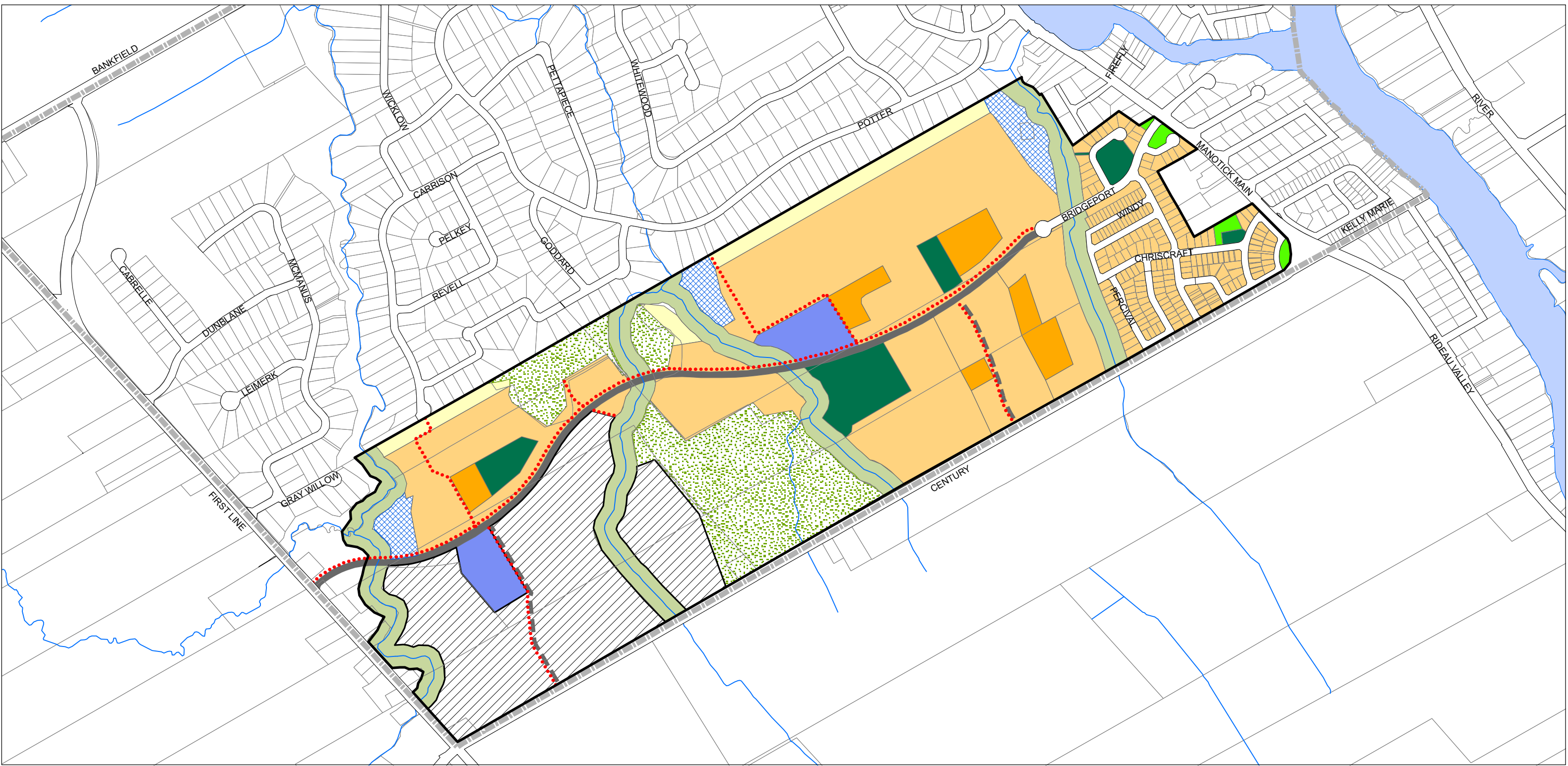
Gaps



Scale / Echelle 1:5,000



Planning, Infrastructure and Economic Development Department,  
Geospatial Analytics, Technology and Solutions  
Services de la planification, de l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions



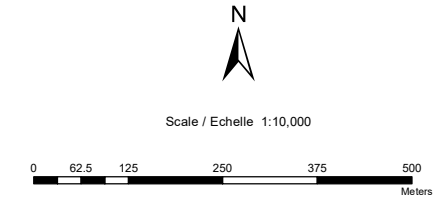
VILLAGE OF / VILLAGE DE  
**Manotick**



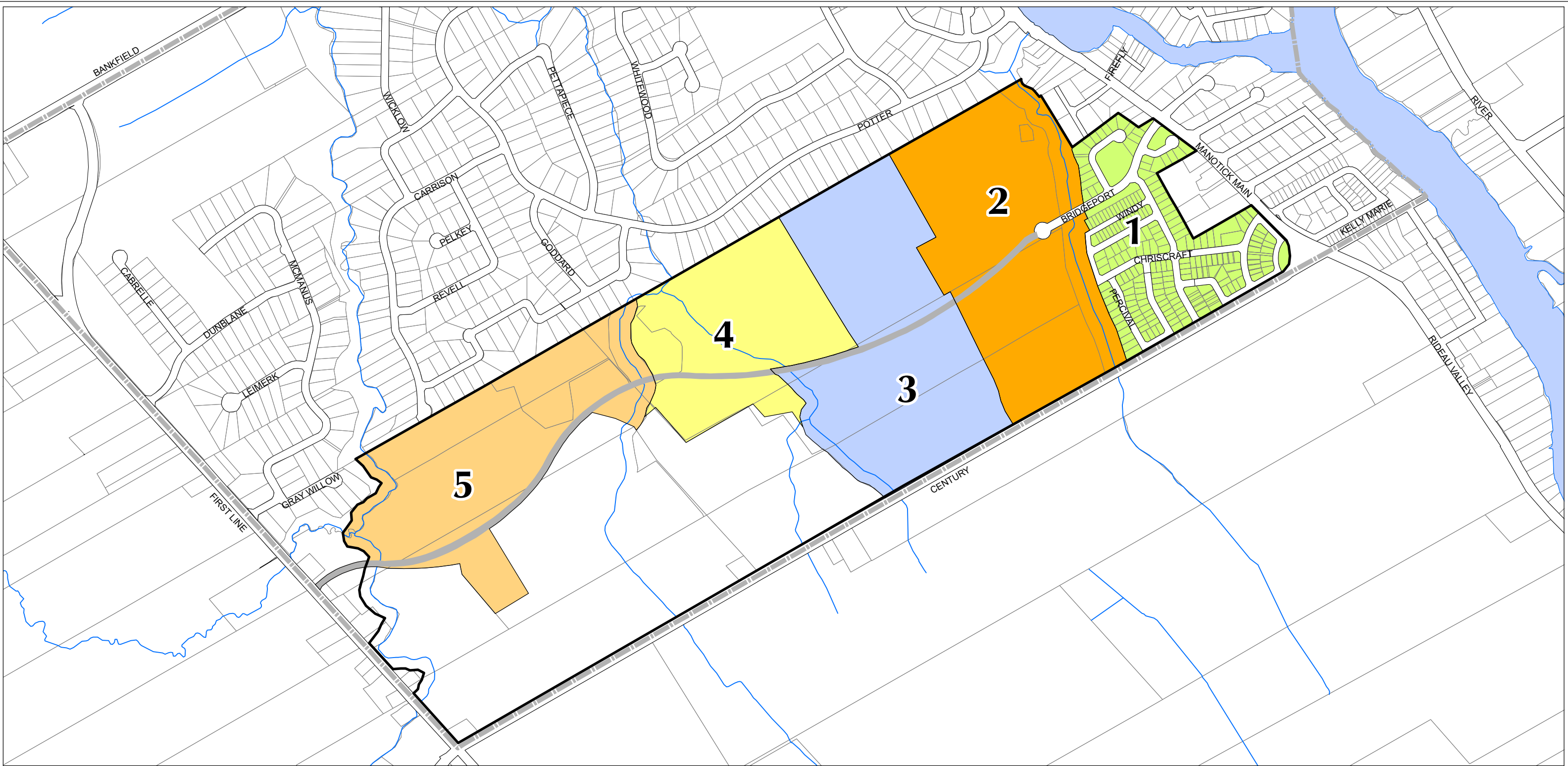
SECONDARY PLAN - VOLUME 2  
**Annex 1 - Mahogany Community  
Conceptual Layout**

PLAN SECONDAIRE - VOLUME 2  
**Appendice 1 -**

- MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK
- Mahogany Community / Communauté Mahogany
- Residential (Low Density) / Zone résidentielle (faible densité)
- Residential (Medium Density) / Zone résidentielle (densité moyenne)
- Mixed Residential / Zone résidentielle mixte
- Future Development Area / Zone de futur aménagement
- School / École
- Natural Environment Area / Zone d'environnement naturel
- Neighbourhood Amenity / Commodité d'utilité commune
- Parks and Open Space / Parcs et espace vert
- Watercourse and Development Setback / Cours d'eau et marge de reculement d'un aménagement
- Stormwater Management Pond / Bassin de retenue des eaux pluviales
- Future Collector Road / Route collectrice future
- Future Local Road / Route locale future
- Pedestrian - Bicycle Route / Voie cyclable ou piétonnière










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**Manotick**






SECONDARY PLAN - VOLUME 2  
**Annex 2 - Mahogany Community  
Conceptual Phasing**

PLAN SECONDAIRE - VOLUME 2  
**Appendice 2 - Conception originale prévue pour  
chaque phase de la collectivité de Mahogany**



 MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK

 Mahogany Community / Communauté Mahogany

 Phase 1    Phase 2    Phase 3    Phase 4    Phase 5

N

Scale / Echelle 1:10,000

0 62.5 125 250 375 500 Meters

Planning, Infrastructure and Economic Development Department,  
Geospatial Analytics, Technology and Solutions  
Services de la planification, de l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions





Translation Table / Tableau de traduction

- CHERRY CHOKE / CERISIER DE VIRGINIE
- CRABAPPLE SPECIES / LES POMMIERS
- ELM AMERICAN / ORME D'AMÉRIQUE
- ELM SIBERIAN / ORME D'SIBÉRIE
- LILAC JAPANESE / LILAS JAPONAIS
- MAPLE MANITOBA / ÉRABLE À FEUILLES COMPOSÉES
- MAPLE NORWAY / ÉRABLE DE NORVÈGE
- MAPLE RED / ÉRABLE ROUGE
- MAPLE SILVER / ÉRABLE ARGENTÉ
- MAPLE SUGAR / ÉRABLE À SUCRE
- MOUNTAIN ASH EUROPEAN / LES SORBIERS EUROPÉEN
- OAK BUR / CHÊNE À GROS FRUITS
- OAK RED / CHÊNE ROUGE
- PINE AUSTRIAN / PIN NOIR D'AUTRICHE
- PINE SCOTCH / PIN SYLVESTRE
- PINE WHITE / PIN BLANC
- SPRUCE BLACK / ÉPINETTE NOIRE
- WALNUT BLACK / NOYER NOIR

VILLAGE OF / VILLAGE DE

Manotick

SECONDARY PLAN - VOLUME 2

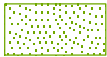
Annex 3 - Historic Village -  
Street Tree Inventory

PLAN SECONDAIRE - VOLUME 2

Appendice 3 - Village historique -  
Inventaire des arbres de rue



Historic Village Character Area / Secteur à aspect unique du Village historique



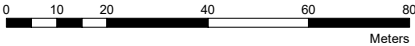
Urban Forest / Forêt rurale



Street Trees / Arbres de rue



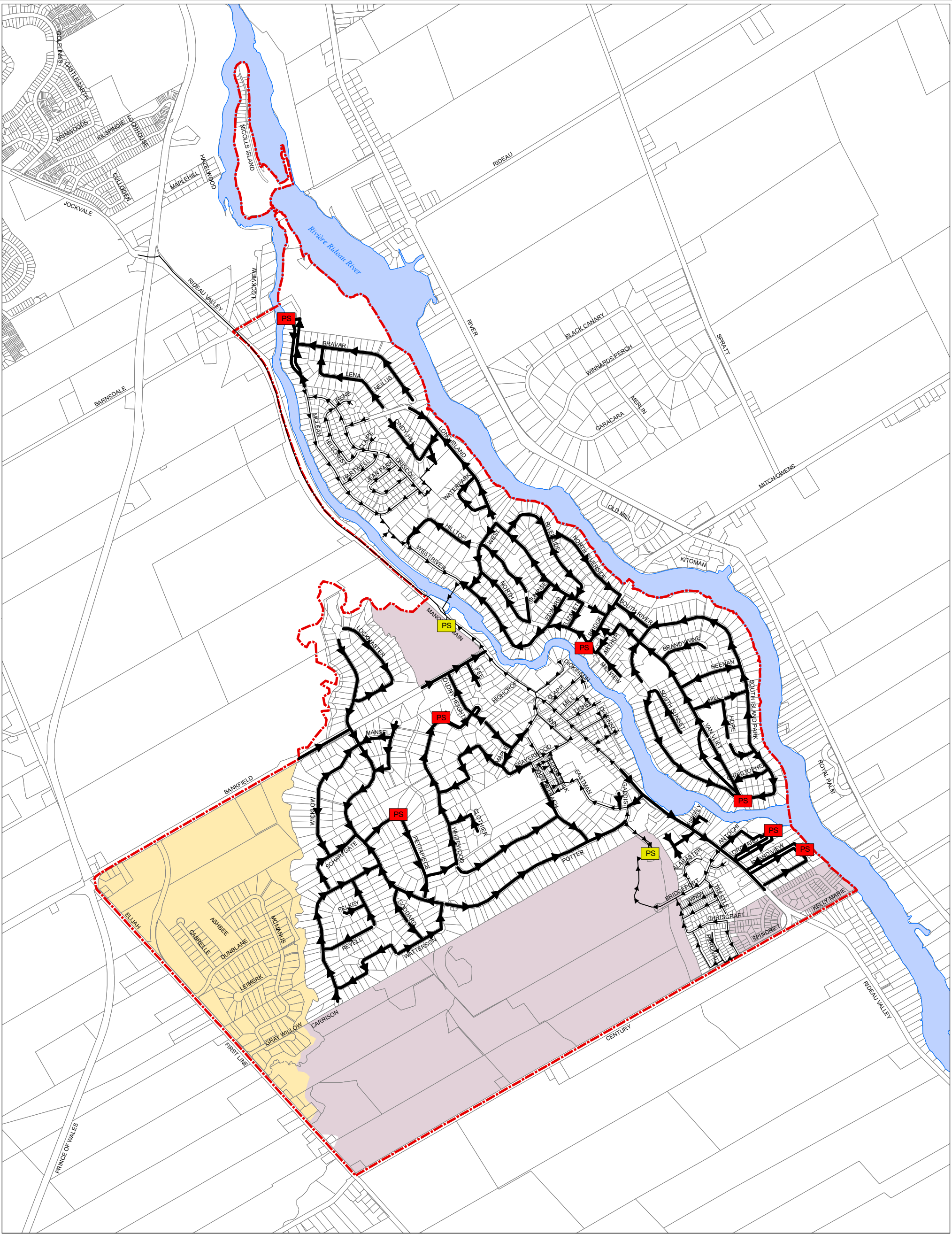
Scale / Echelle 1:1,500









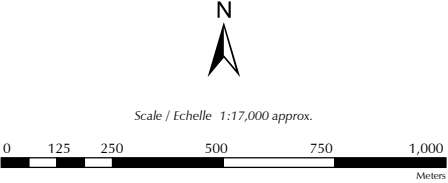


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**Manotick**

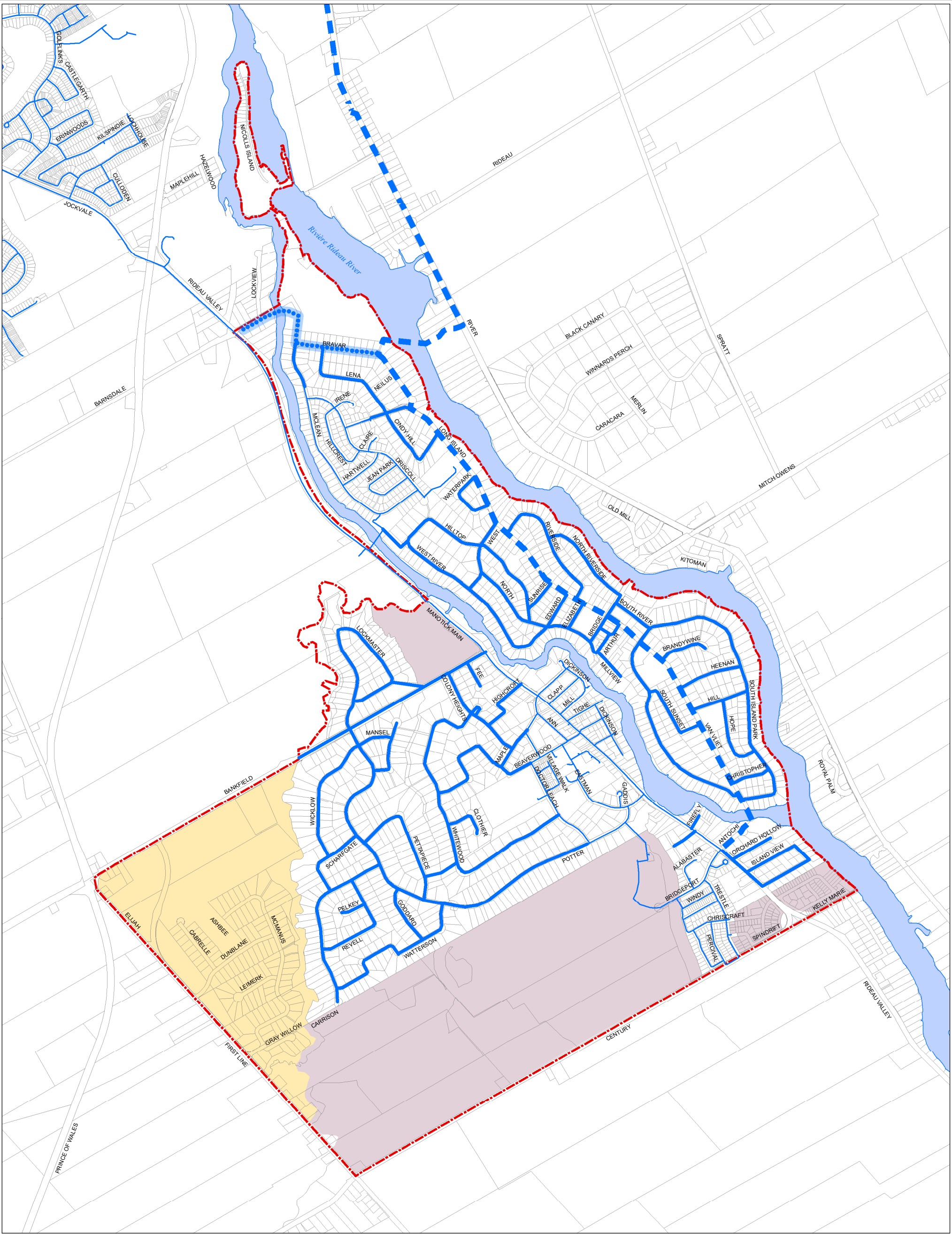
SECONDARY PLAN - VOLUME 2  
**Annex 5 - Proposed Wastewater  
Distribution Network**

PLAN SECONDAIRE - VOLUME 2  
**Appendice 5 - réseau de distribution  
d'égouts proposé**

- Existing Sanitary Sewers /  
système d'égout séparatif existants
- Proposed Sanitary Sewers /  
Système d'égout séparatif proposé
- Existing Sanitary Pump Station /  
Station de pompage existant
- Proposed Sanitary Pump Station /  
Station de pompage proposé
- Servicing solution to be undertaken as part of the development approval process /  
Une solution de viabilisation doit être entreprise dans le cadre du processus d'approbation  
des demandes d'aménagement
- Development on Private Services /  
Développement sur les services privés
- MANOTICK SECONDARY PLAN BOUNDARY /  
LIMITE DU PLAN SECONDAIRE DU SECTEUR MANOTICK







VILLAGE OF / VILLAGE DE  
**Manotick**



SECONDARY PLAN - VOLUME 2

**Annex 6 - Proposed Water Distribution Network**

PLAN SECONDAIRE - VOLUME 2

**Appendice 6 - réseau de distribution d'aqueduc**

- Existing Watermain / conduit d'eau principale
- Proposed Watermain / conduit d'eau principale proposé
- Proposed Manotick Trunk Watermain Link / Conduite principale d'adduction d'eau de Manotick proposé
- Proposed North Island Link Watermain (Conceptual Alignment) / Conduite d'eau principale du raccordement North Island proposé (concept de tracé)
- Servicing solution to be undertaken as part of the development approval process / Une solution de viabilisation doit être entreprise dans le cadre du processus d'approbation des demandes d'aménagement
- Development on Private Services / Développement sur les services privés
- MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE DU SECTEUR MANOTICK



Scale / Echelle 1:17,000 approx.

0 125 250 500 750 1,000 Meters





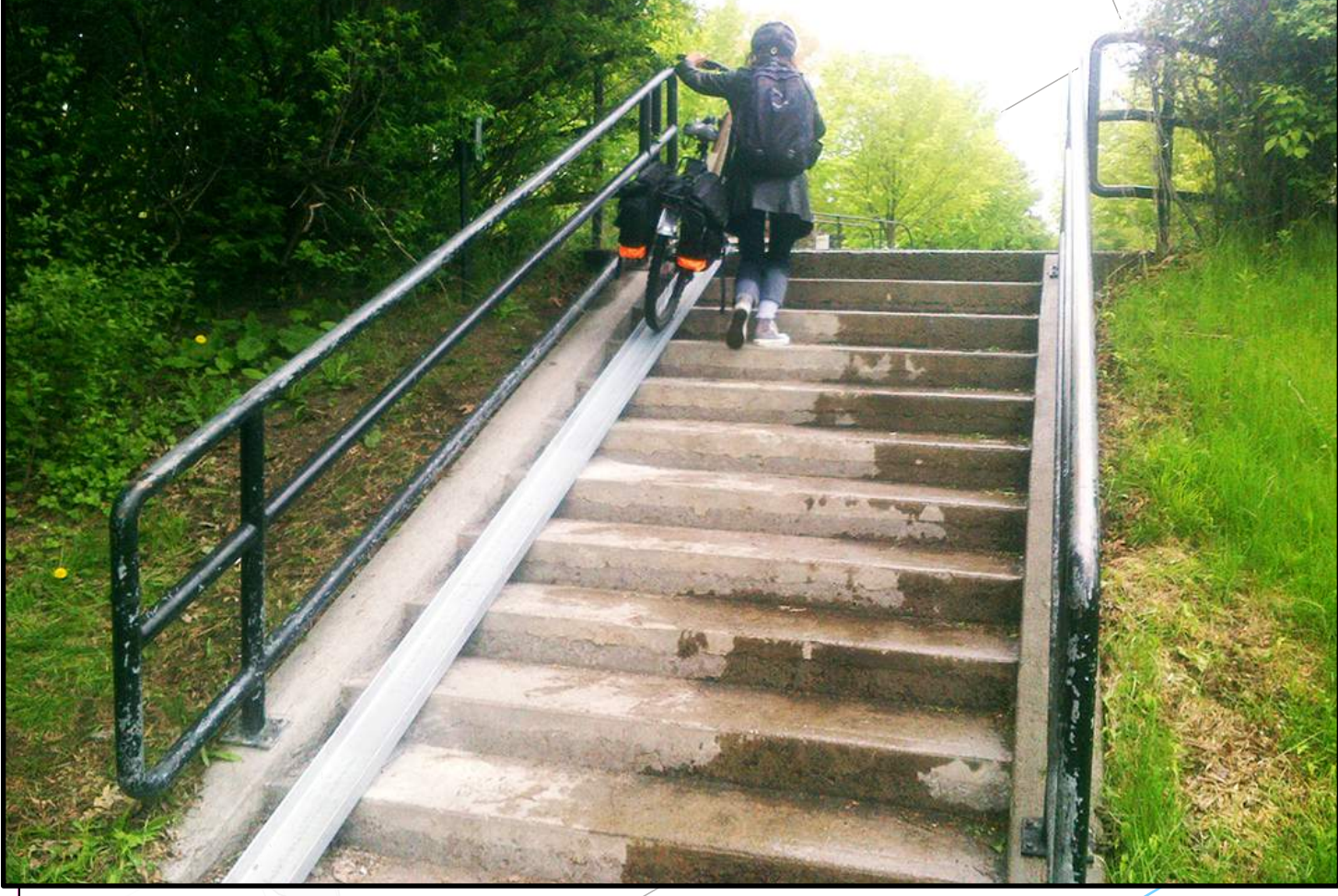
Public access easement on private property linking Bartlet and Long Island Parks  
Servitude d'accès public sur une propriété privée, afin de relier les parcs Bartlet et Long Island



Public access can be defined by proposed wayfinding markers or signage, incorporating public art, to make it comfortable for the public to cross private property  
L'accès public peut être défini à l'aide de repères d'orientation ou d'enseignes proposés, et intégrer des oeuvres d'art public, afin de rendre agréable la traversée de la propriété privée



Existing stairs at Parks Canada Dam  
Escalier actuel du barrage de Parcs Canada



Proposed bike channel at Parks Canada Dam. Universal access across dam recommended  
Voie pour vélos proposée à la hauteur du barrage de Parcs Canada. L'aménagement d'un accès universel traversant le barrage est recommandé



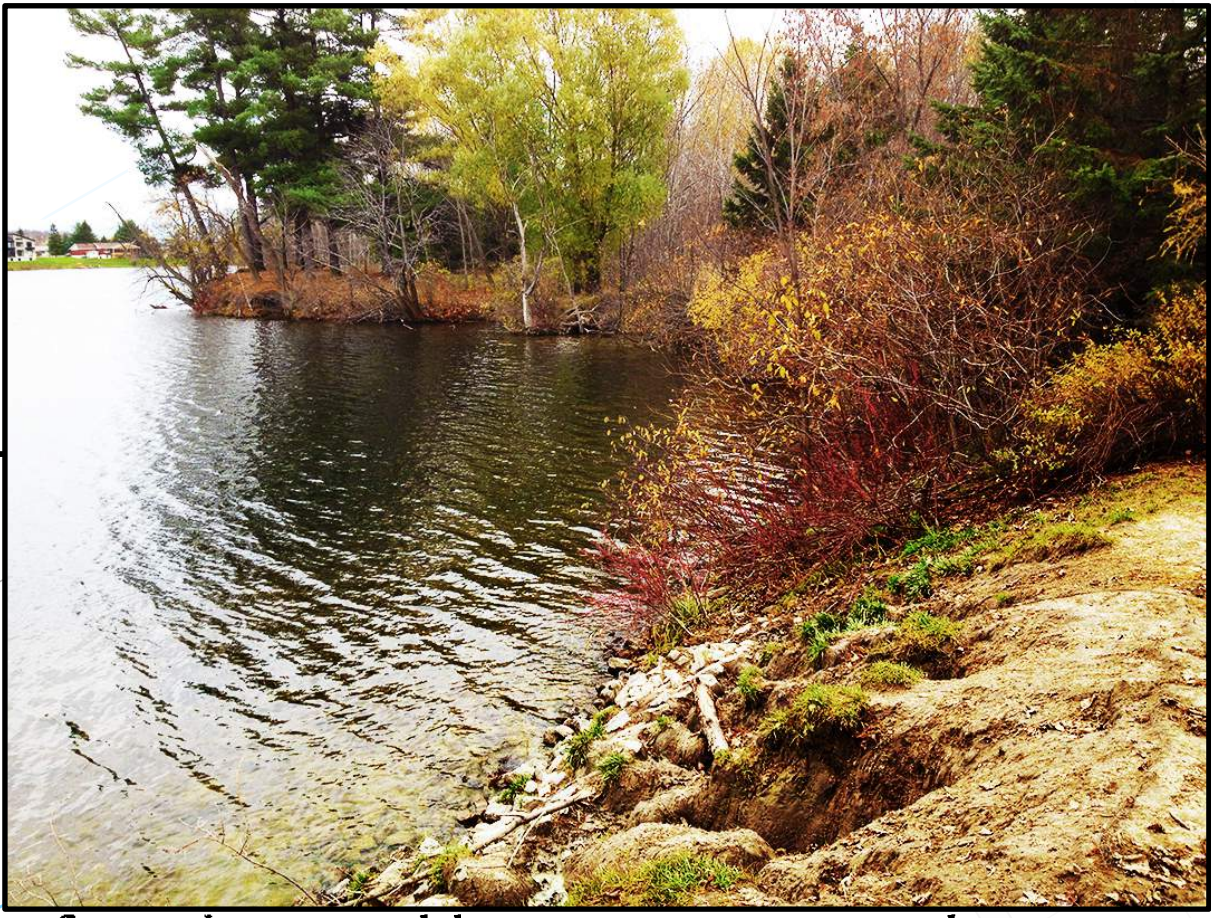
Tighe Street public dock in need of repair  
Quai public de la rue Tighe, devant être réparé



New City of Ottawa dock recommended  
Nouveau quai de la Ville d'Ottawa recommandé



Long Island Locks: World heritage site. Existing dock and boat launch. Rideau River Gateway to Manotick  
Écluses de Long Island : site du patrimoine mondial. Quai et rampe de mise à l'eau actuels. Point d'accès à Manotick sur la rivière Rideau



Informal new public water access and restoration of shorelines  
Nouvel accès public informel à la rivière et restauration des rives



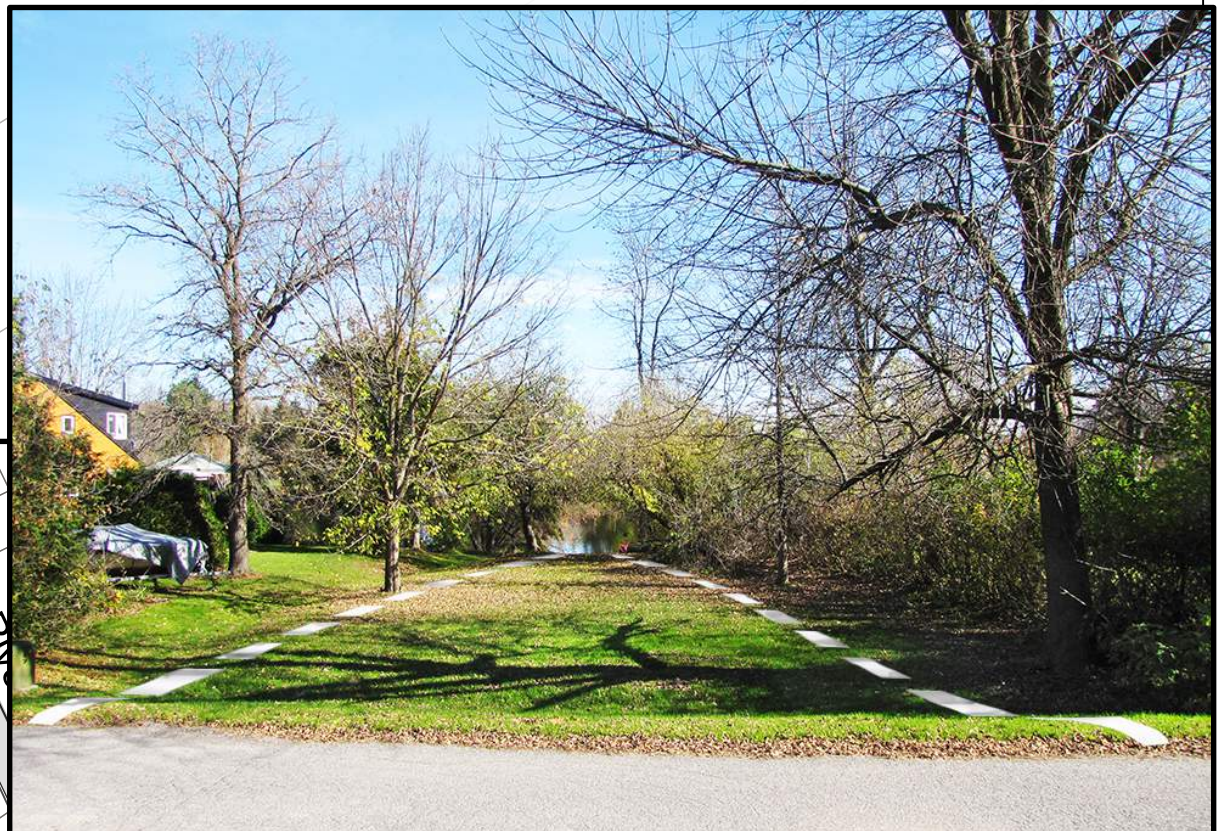
Existing boat launch at SRDR. Proposed dock for navigable portion of Rideau River  
Rampe de mise à l'eau actuelle du parc de la promenade South River. Quai proposé pour la partie navigable de la rivière Rideau.



Proposed boardwalk in South River Drive Park  
Promenade de bois proposée dans le parc de la promenade South River



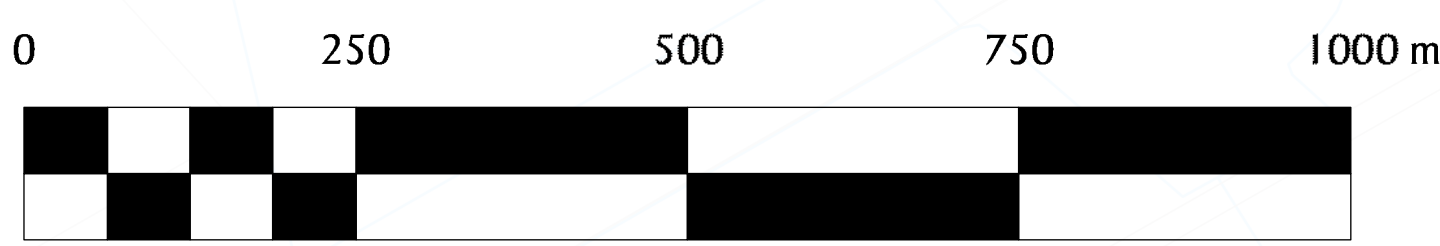
Public right of way, and potential river access  
Emprise publique et accès possible à la rivière



Public right of way, and potential river access.  
Emprise publique et accès possible à la rivière



Proposed public water access and dock at Mahogany Harbour.  
Rideau River Gateway to Manotick  
Accès public à la rivière et quai proposés à Mahogany Harbour.  
Point d'accès à Manotick sur la rivière Rideau.



VILLAGE OF / VILLAGE DE

**Manotick**

SECONDARY PLAN - VOLUME 2

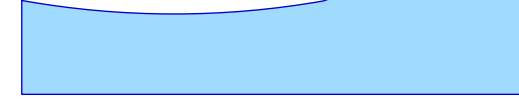
**Annex 7 - Rideau River Access**

PLAN SECONDAIRE - VOLUME 2

**Appendice 7 - Accès à la Rivière Rideau**



MANOTICK SECONDARY PLAN BOUNDARY /  
LIMITE DU PLAN SECONDAIRE MANOTICK



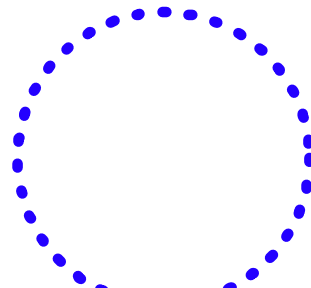
RIDEAU RIVER / RIVIÈRE RIDEAU



PUBLIC RIVER ACCESS / ACCÈS À LA RIVIÈRE PUBLIC



PRIVATE RIVER ACCESS / ACCÈS À LA RIVIÈRE PRIVÉ



RIDEAU RIVER GATEWAY TO MANOTICK / RIVIÈRE RIDEAU PORTE MANOTICK



EXISTING PUBLICLY ACCESSIBLE BOAT LAUNCH / RAMPES DE MISE À L'EAU PUBLIC



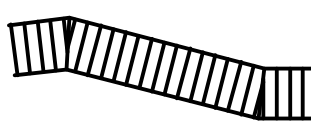
EXISTING PUBLICLY ACCESSIBLE DOCK / QUAI ACTUEL ACCESSIBLES AU PUBLIC



EXISTING PUBLICLY ACCESSIBLE WATERFRONT / BORD DE L'EAU ACTUEL ACCESSIBLES AU PUBLIC



PROPOSED PUBLIC DOCK / QUAI PUBLIC PROPOSÉ



PROPOSED PUBLIC BOARDWALK / PROMENADE DE BOIS PUBLIC PROPOSÉE

DOUGLAS & RUHLAND  
ASSOCIATES LTD.  
182-2701 Carleton Place, Ottawa, Ontario K2C 3B5  
p: 613-234-4749 f: 613-234-4751 www.dra.ca





EXISTING PEDESTRIAN SURFACING / SURFACES DE PIÉTONS EXISTANTS

Manotick Village historical character area can be enhanced and animated by replacing end of lifecycle concrete and asphalt sidewalks with new, accessible, safe, and heritage themed pedestrian surfacing. The quality and connectivity of the walkable experience within the historical core can be further heightened and memorable through the use of consistent, interpretive and way finding signage in appropriate locations to identify and inform visitor's about the wealth of Manotick's enduring legacy.

Village de Manotick zone de caractère historique peut être améliorée et animée par le remplacement de fin de cycle de vie béton et d'asphalte des trottoirs avec de nouvelles, accessible, sécuritaire, et le patrimoine thème revêtement piétonne. La qualité et la connectivité de l'expérience accessible à pied dans le centre historique peut être encore accrue et mémorable grâce à l'utilisation d'informations cohérentes, d'interprétation et de façon constatation signalisation dans des endroits appropriés pour identifier et informer les visiteurs sur la richesse de Manotick durable héritage.



INTERPRETIVE AND WAYFINDING SIGNAGE / DES PANNEAUX D'INTERPRÉTATION ET ORIENTATION



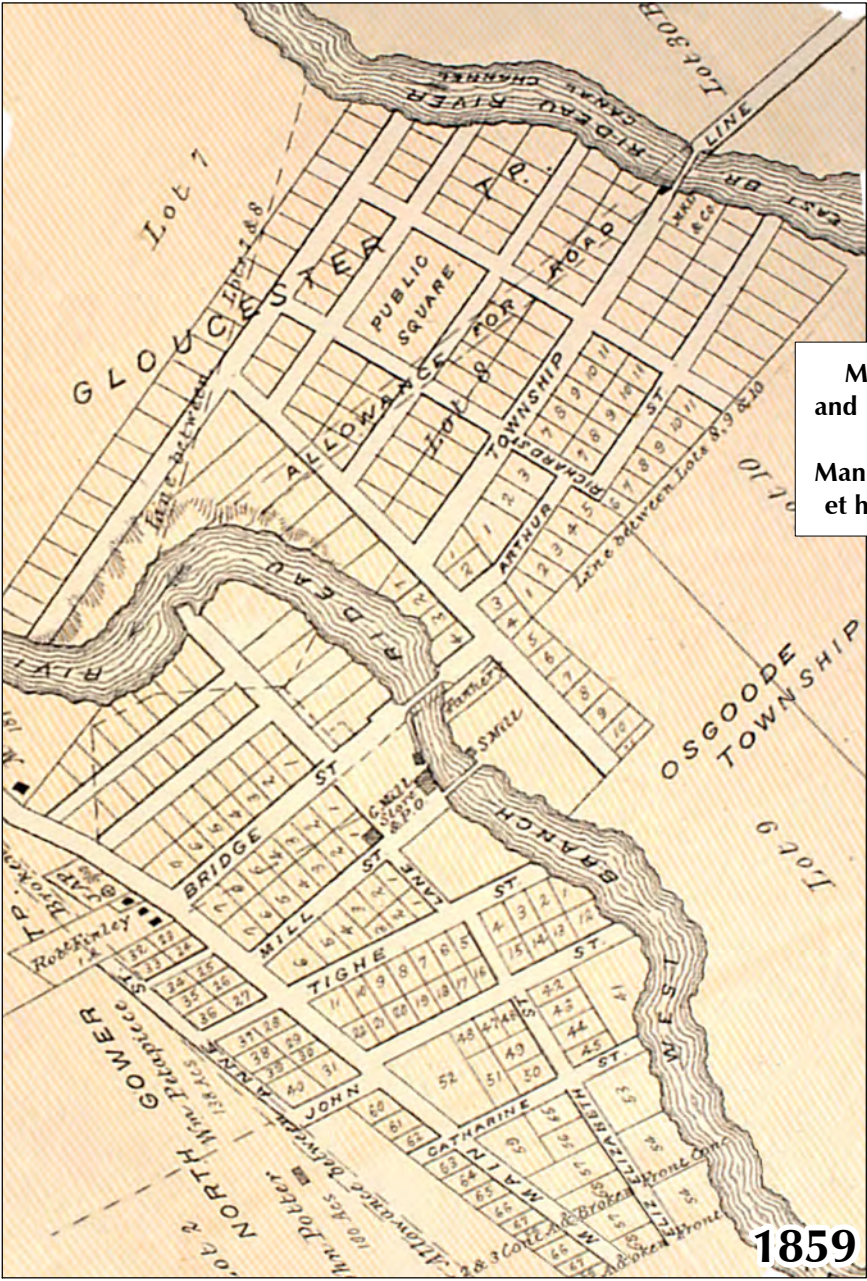
DICKINSON SQUARE

PEDESTRIAN PRIORITY & CONNECTIVITY / PIÉTONS ET PRIORITÉ CONNECTIVITÉ



1128 MILL STREET

ACCESSIBLE, SAFE AND ATTRACTIVE PEDETRIAN SURFACING / ACCESSIBLE, SÛR ET ATTRAYANT SURFACING PEDETRIAN



Manotick Village Core and Historic Character Area

Manotick Centre du Village et historique de Caractère



POINTS OF HISTORIC INTEREST / POINTS D'INTÉRÊT HISTORIQUE

VILLAGE OF / VILLAGE DE Manotick



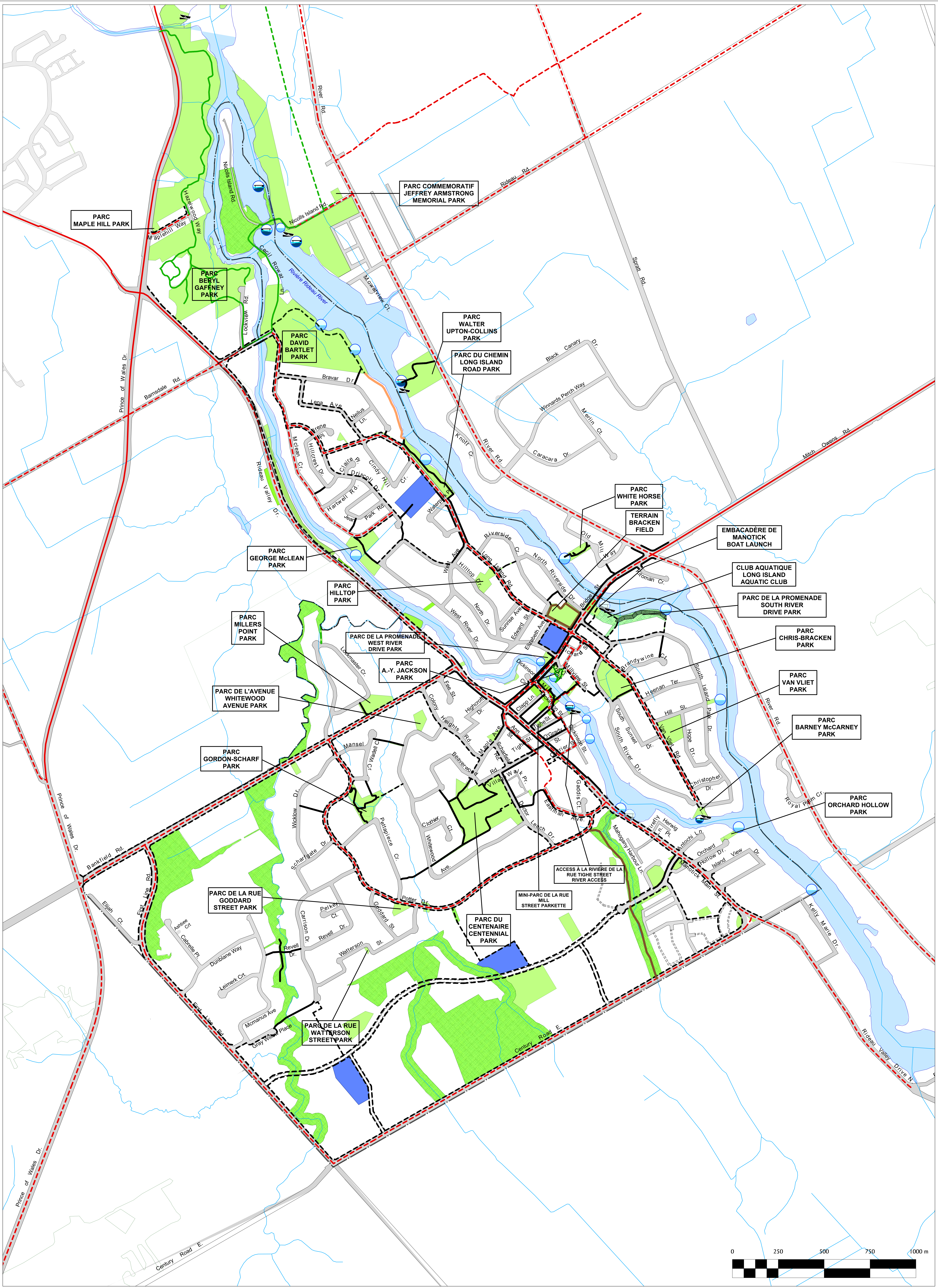
SECONDARY PLAN - VOLUME 2  
Annex 8 - Points of Historic Interest

PLAN SECONDAIRE - VOLUME 2

Appendice 8 - Points d'intérêt historique

1. RIDEAU RIVER, EAST BRANCH, RIDEAU RIVER CANAL CHANNEL - UNESCO WORLD HERITAGE SITE
2. RIDEAU RIVER, WEST BRANCH - UNESCO WORLD HERITAGE SITE
3. THE CENOTAPH 1962
4. WATSON'S MILL 1859 5525 DICKINSON STREET
5. CARRIAGE HOUSE / DRIVE SHEDS OPPOSITE WATSON'S MILL
6. DICKINSON HOUSE 1868 1127 MILL STREET
7. OLD TAILOR'S HOUSE 1904 1131 MILL STREET
8. WORKER RESIDENCE 1870s 1135 MILL STREET
9. THE MILLER'S OVEN c. 1880 1137 MILL STREET
10. JEWELLER 1908 1139 MILL STREET
11. O'BRIEN HOTEL c. 1863 1143 MILL STREET
12. 1902 1145 MILL STREET
13. MOSS KENT DICKINSON MEMORIAL AND PARK 2003
14. MILL WORKER RESIDENCE 1877 1136 MILL STREET
15. BOYD BLOCK BUILDING 1948 1134 MILL STREET
16. BOYD BLOCK BUILDING 1926 1130 MILL STREET
17. THE AYERS BUILDING 1902 1128 MILL STREET
18. KNOX PRESBYTERIAN CHURCH 1926 5533 DICKINSON STREET
19. c. 1880 1132 TIGHE STREET
20. 1859 & 1989 1136 TIGHE STREET
21. 1860s & 1902 1138 TIGHE STREET
22. HARNESS MAKER c. 1905 5545 DICKINSON STREET
23. JOHN WILLIAMS' HOME 1872 1126 O'GRADY STREET
24. 1905 1128 O'GRADY STREET
25. VETERINARY HOME AND OFFICE c.1888 130 O'GRADY STREET
26. UNDERTAKER HOME AND OFFICE c.1880 1134 O'GRADY STREET
27. 1880s & 1902 5559 MAIN STREET
28. DR. WILLIAM LEACH c.1876 5561 MAIN STREET
29. MANOTICK UNITED CHURCH 1904 5567 MAIN STREET
30. 1875 & 1900 5562 MAIN STREET
31. 1998 5558 MAIN STREET
32. 1873 5550 MAIN STREET
33. PATTERSON'S GARAGE, BOYD BLOCKS 1922 5549 MAIN STREET
34. PLANK WALLS, 8" SAND AND SAWDUST INSULATION 5548 MAIN STREET
35. LINSAY & McCAFFREY 1870s 5546 MAIN STREET
36. KELLY'S WELCOME / GAULT'S STORE c. 1870 5544 MAIN STREET
37. BOYD BLOCKS 1939 5542 MAIN STREET
38. GENERAL STORE 1880 5541 MAIN STREET
39. pre 1900 5540 MAIN STREET
40. FUNERAL HOME WITH BOOMTOWN FRONT c. 1900 5538 MAIN STREET
41. SITE OF 4 FIRES: 1876, 1917, 1937, 1961 1962 5539 MAIN STREET
42. 1929 5536 MAIN STREET
43. ORIGINALLY A RESIDENCE 1870s 5530 MAIN STREET
44. FALLS HOUSE c. 1896 5514 MAIN STREET
45. ST. JAMES ANGLICAN CHURCH 1876 1138 BRIDGE STREET
46. 1924 1125 CLAPP LANE





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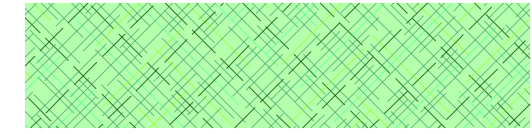
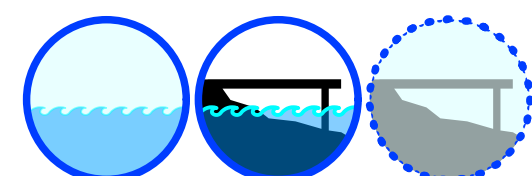
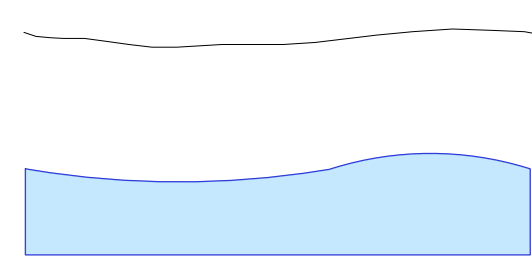
**Manotick**

SECONDARY PLAN - VOLUME 2

**ANNEX 9 - Village Connectivity**

PLAN SECONDAIRE - VOLUME 2

**Appendix 9 - Connectivité Village**



MANOTICK SECONDARY PLAN BOUNDARY /  
LIMITE DU PLAN SECONDAIRE MANOTICK

RIDEAU RIVER / RIVIÈRE RIDEAU

RIVER ACCESS / ACCÈS À LA RIVIÈRE

PARK / PARC

OPEN SPACE / ESPACE VERT

SCHOOL / ÉCOLE



EXISTING CYCLING ROUTE / VOIE CYCLABLE ACTUEL

PROPOSED CYCLING ROUTE / VOIE CYCLABLE PROPOSÉ

EXISTING MULTI-USE PATHWAY / SENTIERS POLYVALENTS ACTUEL

PROPOSED MULTI-USE PATHWAY / SENTIERS POLYVALENTS PROPOSÉ

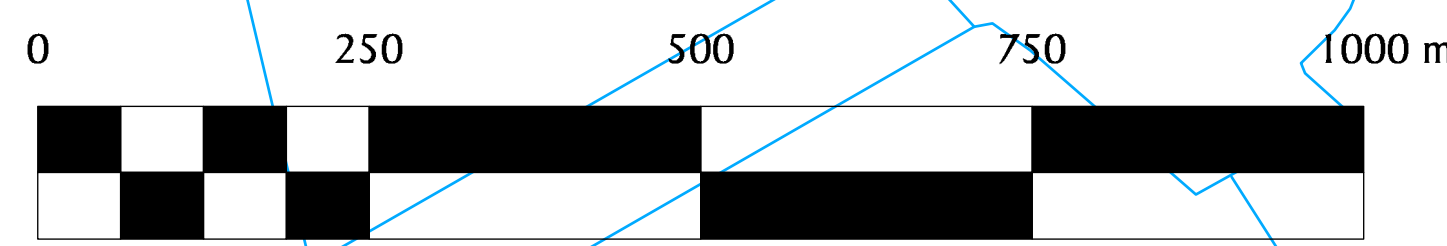
EXISTING STONEDUST PATHWAY / SENTIER POUSSIÈRE DE PIERRE ACTUEL

EXISTING PUBLIC EASEMENT / SERVITUDES D'UTILITÉ PUBLIQUE ACTUEL

EXISTING SIDEWALK / TROTTOIR ACTUEL

PROPOSED SIDEWALK / TROTTOIR PROPOSÉ

PROPOSED BOARDWALK / PROMENADE PROPOSÉ





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5 – Village of North Gower Secondary Plan .....	2
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Section 2: Vision, Goals and Objectives .....	2
Section 3: Land Designations .....	4
Section 4: Connectivity, Future Roads, Transit and Parking.....	11
Section 5: Servicing and Infrastructure .....	12
Section 6: Implementation and Interpretation .....	14
Schedules .....	14



# 5 – Village of North Gower Secondary Plan

## Section 1: Introduction

The North Gower Secondary Plan is a guide for the long-term orderly development of the village of North Gower. The goals and objectives of this plan are the product of a unique community vision, which represents a collaborative planning effort to develop the village as a desirable place to live, work, and conduct business. This secondary plan provides direction for a variety of residential and non-residential uses, parks and greenspaces, and mobility features such as a multi-use pathway system and future roads.

### 1.1 Planning Area

The village of North Gower is located at the crossing of Roger Stevens Drive, Fourth Line Road, and Prince of Wales Drive, and is adjacent to Highway 416. It can be accessed via an interchange at Roger Stevens Drive. The Village is located in an area characterized by scattered drumlins and spoon-shaped hills of till pushed up by a glacier. Between these drumlins lies a clay plain deposited by the Champlain Sea.

A white church spire is the tallest structure in the Village and is visible from the major roads leading to North Gower. Surrounded by a broad agricultural plain of actively farmed land, North Gower has thrived as an agri-business centre. Its role has diversified over time to embrace young families and others seeking a rural lifestyle, with potential for new tourism and recreation opportunities in the future.

## Section 2: Vision, Goals and Objectives

The vision statements below describe the type of village desired by the residents of North Gower.

### 2.1 Vision

1. Recognize the strong connection to agriculture and family legacy in the community
2. Ensure elements such as affordable housing and services that support liveability of all ages and genders.
3. Support local businesses which include new entrepreneurs, long established businesses, necessary services like shops and professional offices, as well as farmers' markets.
4. Support the farming community by recognizing the importance of farmers' markets which serve the local community and attract visitors each year. This also includes



the arts and gardening communities whose studios and workshops also contribute to village life.

5. Recognize the importance of active healthy living and the value of recreation and community activities to the community. The community centre is central to these activities serving as a gathering place and educational hub for all ages.
6. Recognize greenspaces and natural areas as vital to the community and ensure connectivity which focus on walking and cycling. Areas around Stevens Creek provide an enviable natural environment for cultural and recreational activities.
7. Recognize North Gower as the rural jewel of Ottawa and its connection to the greater City with major roads and public transportation, which provide rapid access to businesses, institutions, and workplaces, without compromising the rural character of the village.

## 2.2 Goals and Objectives

The following goals and objectives provide further direction regarding a plan for North Gower.

### 1. Growth Management

- a. Protect and enhance commercial functions in the village core
- b. Provide adequate opportunity for employment
- c. Provide opportunities for a variety of businesses to support the needs of residents, visitors and local farming community
- d. Create a venue that is attractive and interesting for visitors, building on attributes of the village
- e. Provide an adequate mix of housing, including affordable housing, for current and future needs of residents
- f. Attract and provide support for the rural/farm community

### 2. Village Character

- a. Ensure new development is compatible with the existing look and feel of the village's oldest streets located within the core and its existing village character
- b. Recognize significant landforms
- c. Design with nature
- d. Preserve the riparian zone adjacent to Stevens Creek and improve public access to the creek corridor

- e. Identify a safe and convenient multi-use pathway system that links uses throughout the village such as greenspaces and the built areas.
- f. Preserve and promote North Gower's cultural and architectural heritage resources

### **3. Public Services**

- a. Provide adequate lighting levels (streetlights)
- b. Ensure safe groundwater and wastewater disposal systems
- c. Provide recreational and leisure facilities that are convenient to residents
- d. Identify partnerships for ongoing management for these recreational and leisure facilities
- e. Provide state of the art accessibility to communications
- f. Ensure safe vehicular traffic flow within the village
- g. Provide adequate fire services
- h. Ensure a system of sidewalks and pathways to encourage pedestrian activity
- i. Protect existing development and floodplains from incompatible development

## **Section 3: Land Designations**

The following land designations are identified in Schedule A – Designation Plan of this secondary plan. With the exception of lands designated Future Commercial, land uses are implemented through the Zoning By-law.

### **3.1 General Land Use Policies**

- 1) The maximum permitted height will be three storeys, with the exception of the village's church steeples
- 2) Although Schedule A – Designation Plan provides for a range of uses, all new development must demonstrate that water and wastewater servicing is adequate for the use proposed according to Official Plan policies and provincial guidelines.

### **3.2 Residential**

- 3) Permitted residential uses include detached dwelling, secondary dwelling unit, coach houses, group homes, and home-based businesses.
- 4) Other more intense forms of dwelling types may be considered through a Zoning By-law amendment and without an amendment to this plan, where they are context sensitive and adequately serviced.
- 5) Lot creation will generally be done by plan of subdivision which will also implement Schedule B – Parks and Connectivity Plan



- 6) Residential subdivision design shall incorporate features that maintain rural character including:
  - a) Existing hedgerows or new hedgerows which follow the existing landscape pattern; and
  - b) Incorporate existing agricultural structures such as barns and silos; and
  - c) A stormwater management plan in consultation with the Rideau Valley Conservation Authority, which shall include on-site stormwater management; and
  - d) A tree planting plan which contributes to the greening of the village and new neighbourhoods; and
  - e) Preservation of views of rural landscape such as greenspaces and agricultural operations; and
  - f) Maintaining views of village landmarks such as church steeples; and
  - g) Providing a transition area in new development abutting existing residential neighbourhoods. This may include locating new detached dwellings adjacent to existing detached dwellings with other built forms located further away.
- 7) Plans of subdivision will identify connections and easements for future roads, so that over time, local roads and pedestrian pathways connect to existing subdivisions.
- 8) New street names shall reflect the history and heritage of North Gower
- 9) Institutional uses, limited in size and scale, may be established through an amendment to the Zoning By-law on lands designated as Residential in Schedule A – Designation Plan.

### 3.3 Village Core

The Village Core is the focus for commercial and pedestrian activities. The intent of this designation is to accommodate commercial, residential and mixed-uses that contribute to a vibrant mainstreet and serve residents, visitors, and the farming community.

- 10) Permitted uses on lands designated Village Core include commercial uses and services such as retail stores, grocery stores, bed and breakfasts, restaurants, art galleries, banks, offices, and personal service businesses such as salons.
- 11) The properties at 6645 and 6649 Fourth Line Road are permitted to have a public garage and welding operation in recognition of their existence, at the time this plan was approved. These properties should evolve into uses that are more compatible with the Village Core designation, however, permitted uses on these properties may also include those permitted on lands designated as Local Commercial.



- 12) Dwellings such as detached, multi-unit, retirement homes, group homes, and mixed-use buildings, where dwelling units are located above the first storey, are permitted.
- 13) The properties at 2361 and 2383 Church Street are designated Village Core; residential uses are permitted and non-residential uses are limited but may include office, personal services, and repair services. Outdoor storage is prohibited.
- 14) Development in the Village Core designation shall contribute to a pedestrian-oriented environment, such as providing active frontages.
- 15) Parking areas shall be located at the side or rear of properties to maintain pedestrian comfort on the street
- 16) Signage should reflect the village character
- 17) Street trees should be incorporated with development.

#### Village Centre, Heritage and Design

Buildings within the Village Centre, as shown on Schedule C - Heritage and Design, represent North Gower's history, but change is also desired. One significant means of reflecting the Village's history while also looking towards the future is through the use of design guidelines. Design guidelines for rural villages have been developed as a means of supporting development that is compatible with the Village Core's character. These guidelines will be applied to additions to existing buildings or new construction to replace a demolished building. The intent of these design guidelines is to provide direction and assistance to developers and City staff in reviewing development applications and for future improvements to North Gower's core area.

#### ***General Design Policies***

- 18) During road reconstruction, street furniture should be installed, such as garbage receptacles, bicycle parking, lighting and benches, and be selected in a style that is in keeping with the rural heritage village character.
- 19) Ensure pedestrian-friendly environment along Roger Stevens Drive and Fourth Line Road, which should include tree plantings where possible.
- 20) Through the development review process, encourage new businesses to create attractive storefronts contributing to vibrancy of a main street.
- 21) Create murals on prominent building walls that reflect the rural character and heritage that residents wish to preserve.
- 22) Where possible, a location should be identified for the placement of an information kiosk within the Village Core.

- 23) The North Gower United Church steeple and the Holy Trinity Anglican Church steeple on Church Street are prominent landmarks in North Gower as they are the tallest structures in the Village. Both tall white spires are visible landmarks that can be viewed at a distance from many locations throughout the village. New development throughout the village shall ensure views to these buildings is maintained.

#### *Residential Developments*

- 24) Locating driveways to the side of the house and garages to the rear of the property are encouraged.
- 25) The garage or other accessory buildings should be simply finished and have gable or gambrel roofs.
- 26) Landscape features, such as informal hedges along property lines, mass plantings of perennials and the use of large tree species, are encouraged.
- 27) Planting large tree species as close as possible to the front property line, but away from overhead lines, is encouraged. This will help to preserve the shade and visual amenity provided by the tree canopy of large street trees.
- 28) House forms such as the symmetrical 1 ½ or 2-storey, side gable roof, or the 2-storey, front gable roof, or the 2-storey house with multiple gables and bays are encouraged.
- 29) Porches at the front of the house with shed roofs are encouraged.
- 30) Adequate landscaping should be provided in order to preserve the subordinate relationship of the house to the landscape in the streetscape.
- 31) The design of infill development should be compatible with the proportions, roof design and the site plan of the existing buildings in the streetscape.
- 32) The use of simulated heritage detailing and decoration is discouraged.
- 33) Designers are encouraged to use contemporary materials and to use contemporary methods of architectural expression.

#### *Commercial Developments*

- 34) Adaptive reuse of existing farm and commercial buildings is encouraged.
- 35) Retention of early signage is encouraged.
- 36) Projecting or bracketed signs are encouraged. Backlit signs are discouraged. Exterior lights may be used to illuminate signs at night.

- 37) Thick plantings of informal hedges and wide side yards are encouraged as a buffer between commercial and residential use.
- 38) Porches with shed roofs or shed roof awnings are encouraged.
- 39) Large garage-type doors, functioning as loading bays for example, are encouraged.
- 40) Domestic building forms for commercial uses on Fourth Line Road are encouraged. Refer to the three building forms identified in the residential use guidelines.
- 41) Designers are encouraged to use contemporary materials and to use contemporary methods of architectural expression.
- 42) The property at 2338 Roger Stevens drive is a significant and sizeable location for a commercial use in the centre of the village. Any redevelopment of this site shall consider the landmark views of the village's church steeples, surrounding pastoral landscape, and shall be adequately landscaped and screened to reduce impact on adjacent residential uses.
- 43) Outdoor storage areas shall be screened from public view.

### 3.4 Local Commercial

Local Commercial designated lands are suitable for businesses that require larger parcels, to accommodate buildings and associated parking. These lands are located away from the historic centre, so as to ensure that uses complement and do not compete with those found in the village core.

- 44) Permitted uses in the Local Commercial designation include animal hospital, automobile service station, gas station, car sales and rental, convenience stores, and repair shops.
- 45) Retail uses including shopping plazas are prohibited.
- 46) Storage yards must be visually screened on all sides and shall not be located within front or corner side yards.

### 3.5 Highway Commercial

The Highway Commercial designation applies to lands at the south-west intersection of Roger Stevens Drive and Highway 416, directly adjacent to the provincial roadway. The intent of this designation is to accommodate commercial uses that are dependent on highway access and visibility, and not intended to draw activity away from village core.

- 47) Permitted uses on lands designated Highway Commercial include recreation and large-scale commercial such as campground, automobile dealership, gas bar, heavy equipment, vehicle sales, and kennel.

- 48) Development shall complement rural context in elements such as landscaping, signage, and parking. Buildings and structures should also utilize design and materials that are appropriate for a rural context.

### 3.6 Future Commercial

Lands designated Future Commercial are intended to be for neighbourhood-oriented commercial uses, which may also have large land requirements. The Future Commercial lands designated on Schedule A – Designation Plan are general in nature and ultimate uses will be determined through a Zoning By-law amendment.

- 49) Developments will have a street presence and be pedestrian-oriented.
- 50) Developments will provide connection to the proposed pathway system shown on Schedule B – Parks and Connectivity Plan
- 51) Developments shall provide adequate screening and landscaping that minimizes impact on nearby land uses.

### 3.7 Institutional

Lands designated as Institutional are intended to accommodate public uses that provide services to a diverse population within the community.

- 52) Permitted uses on lands designated Institutional include place of worship, cemetery, municipal service centre, fire station, library, museum, school, community and recreational facility, and parks.
- 53) Buildings will be sited to be adequately integrated with adjacent residential uses and site development shall include measures to respect the privacy of those adjacent residential uses.
- 54) Site development shall include street trees

### 3.8 Industrial

Lands designated as Industrial are intended to accommodate uses that could benefit the farming community and benefit from visibility from Highway 416. Proximity to this interchange is optimal for the distribution of goods.

- 55) Permitted uses include light industrial, manufacturing, warehouse, storage yard, sales and repair of agriculture vehicles and equipment.
- 56) In order to support the viability of the village core, uses that are better located in the village core such as retail, personal service, or office, are prohibited.

### 3.9 Village Park



A predominant feature of the village of North Gower is its picturesque rural landscape which includes wide expanses of farmland and vegetation along Stevens Creek. Schedules A and B identifies existing parks which are designated as Village Park on Schedule A. Schedule B identifies the conceptual locations of future parks, as well as other natural features. Lands adjacent to Stevens Creek are part of an extensive natural corridor with potential for public access. Village parks, natural features, and nearby agriculture land form part of the rural landscape that extends beyond the village boundary.

The following policies apply to lands designated as Village Park

- 57) Permitted uses on lands designated as Village Park include public parks, stormwater management facilities, recreational facilities, and pathways.
- 58) Schedule B - Parks and Connectivity Plan identifies the approximate location of future parks which shall be designed to the satisfaction of City staff.
- 59) Development of parks and facilities on lands designated Village Park shall be easy to access by the public.
- 60) Design of new parks shall be undertaken in consultation with the public.
- 61) Names of new parks or recreation facilities shall consider the Village's historic roots. All names will be subject to the City's process for commemorative naming.
- 62) Where feasible, new parks should be located to take advantage of existing park facilities and be located adjacent to the floodplain in order to maximize existing resources.
- 63) Acquisition and development of parks will be according to the Parkland Dedication By-law or equivalent, and cash in lieu of parkland will only be considered where lands, by virtue of their location or other qualities, do not have the potential to contribute to the park system.
- 64) Where possible, access to Stevens Creek shall be provided
- 65) Trees within parks shall be planted with consideration of future park improvements and coordinated between the community and City staff. Plantings should enhance and provide continuity to existing rural tree patterns that are characteristic of the community.

### 3.10 Agriculture

The intention of this designation is to accommodate agricultural activities on lands within the Village. Non-agricultural uses will be limited.

- 66) Permitted uses include agriculture, agriculture-related, on-farm diversification, farm tourism, and forestry.



## Section 4: Connectivity, Future Roads, Transit and Parking

Connectivity within the village of North Gower is a priority. There are few public pathways in North Gower, however, there are a number of informal pathways located on private properties, which are utilized by local residents. There are many opportunities to provide a formal network of public pathways that will connect residential neighbourhoods to facilities and services and outdoor amenities.

### **Policies**

- 1) Schedule B – Parks and Connectivity Plan shows the conceptual location of new pathways and these may be implemented in the short term through existing farmed areas and along hedgerows. When redevelopment is proposed pathways will be provided within the development.
- 2) Pathways will be clearly identified to ensure users are aware that the system crosses private lands where the land is privately owned.
- 3) North Gower's rural village character should be reflected in the detailed design of the pathway system. This includes entry points to the pathway system, markers, directional signage and possible amenities such as benches and litter containers.
- 4) The pathway system shall be implemented in a way that maximizes accessibility throughout the entire village and surrounding area.
- 5) Approval of the Rideau Valley Conservation Authority is required during the design phase of pathway construction in the vicinity of Stevens Creek to ensure that the pathways are properly sited and constructed.
- 6) Proposed parks and pathways as identified in Schedule B shall be implemented as part of the development review process. The City will seek opportunities to complete the pathway system in consultation with landowners. Existing or proposed sidewalks may complete the pathway links.
- 7) Priorities for the multi-use pathway system should focus on the village core to benefit as many residents as possible such as: the proposed pathway located to the north of the Alfred Taylor facility and the proposed pathway linking residents from Craighurst Drive to Roger Stevens Drive.
- 8) The City will consider adding pedestrian connections during review for future road work.
- 9) Implementation priorities paths designated as Proposed Sidewalks should focus on the issue of safety. Areas that are priorities for sidewalks include the neighbourhood of Farmstead Ridge on Church Street, to provide access to Marlborough Public



School, Perkins Drive, and Roger Stevens Drive from the farmers' market to west of the Old Co-op located at 2307 Roger Stevens Drive.

- 10) Where the opportunity to provide a continuous pathway link requires the cooperation of a private landowner, a liability agreement between the Owner and the City may be required.

#### Future Roads

For the most part, existing residential areas have developed independently of one another, with few physical links to adjacent neighbourhoods. Schedule B - Parks and Connectivity Plan identifies how the community can be more connected through elements such as pathways and shows opportunities to expand existing parks through the subdivision process. In addition, Schedule B shows a conceptual future local road network, that aims to tie existing and proposed roads together.

- 11) The future roads shown on Schedule B are conceptual and will guide staff in the review of plans of subdivisions. Other road configurations could be considered if they achieve the goal of having integrated and connected neighbourhoods.

#### Transit and Parking

The following policies apply in consideration of the community's interests in enhancing infrastructure in the village

- 12) Where the opportunity exists, transit services should be provided to meet the evolution of the community and increase demand for service. Developments shall take into consideration opportunities to support transit services
- 13) On lands designated Village Core on Schedule A - Designation Plan, public parking lots may be considered in order to meet parking needs. They shall be designed to ensure pedestrian comfort.

### Section 5: Servicing and Infrastructure

- 1) All future development in North Gower will be on the basis of private wells and private sewage systems unless the City reassesses the condition and is able to support alternative systems in the village.
- 2) Development will adhere to the servicing policies of Official Plan – Volume 1. Any development will be reviewed according to guidelines for hydrogeological and terrain analysis studies. Final subdivision design must conform to the recommendations of these studies.



## 5.1 Stormwater Management

Stormwater management (SWM) guidelines contained within this plan are to be implemented during the development application review process for subdivisions. These guidelines are not intended to replace the guidance or technical detail provided by the Provincial SWM guidelines or other generally accepted design practices and they do not provide a prescriptive approach. Policies related to stormwater management within Official Plan – Volume 1 apply. The intent of these guidelines is to provide a methodology to be followed when planning and designing SWM practices for village subdivisions. This methodology emphasizes the maximum use of site design measures, lot level, and conveyance controls to achieve SWM objectives before consideration is given to the use of end-of-pipe facilities. Ultimately, it remains the proponent's responsibility to assess the SWM requirements associated with each site and recommend appropriate SWM practices to mitigate the impacts of the development on receiving watercourses.

The following Interim SWM guidelines will be used during the review of plans of subdivision until further study is undertaken for North Gower:

- 3) Environmental Constraints: In conjunction with assessing the SWM approach for the site, environmental and natural hazard constraints should be mapped on the site plan to determine the limits of development. Requirements for this exercise are detailed in the MOE (now MECP) Stormwater Management Planning and Design Manual, the Official Plan – Volume 1, and other detailed guidance documents.
- 4) SWM Design Criteria: SWM design criteria must be developed on a site-specific basis to address changes to water balance, water quality and water quantity, resulting from the proposed development, however, subject to the approved minimum lot sizes, according to the recommendations of detailed hydrogeological studies, the preferred emphasis will be on site-design measures and lot-level and conveyance controls to achieve the required SWM objectives. Site design measures refer to 'low impact development' methods such as reducing the extent of clearing/grading; maximizing overland sheet flow; increasing site and lot vegetation cover.
- 5) Water Balance: A water balance exercise should be completed to assess the post-development change in runoff volume. The initial target should be to, at a minimum, match the pre-development runoff volume by applying appropriate site-design measures, and lot-level and conveyance controls, or better (in consultation with the Conservation Authority).
- 6) Water Quantity: Subject to adequate demonstration that pre-development runoff volumes cannot reasonably be achieved via site design measures, lot level, and

conveyance controls, the need for water quantity control (erosion and 2 to 100-year flood flow impacts) must be assessed. This will include a characterization of the ability of Stevens Creek to adequately convey any increase in peak flows and runoff volumes resulting from the development. This characterization will extend for a sufficient distance downstream of the site such that potential impacts from the site become negligible. After maximizing the use; of site-design measures, lot-level and conveyance controls, should the increase in peak flows or runoff volumes from the development result in unacceptable impacts, or the existing capacity of the receiver is insufficient, the proponent shall recommend measures to mitigate this impact on site through appropriate SWM practices.

- 7) Water Quality: Every effort will be made to achieve water quality design criteria through the use of site-design measures, lot-level controls and conveyance controls before proposing end-of-pipe facilities.

## 5.2 Stevens Creek

A subwatershed plan for Stevens Creek is needed to fully understand the role of Stevens Creek in the larger Rideau River watershed, in order to understand its make-up and impact of human activities on the water system and provide recommendations to improve the system. Once a subwatershed plan has been approved by the City, the recommendations within that plan shall apply. Until the study is completed, the following policies apply.

- 8) Natural vegetation along Stevens Creek and its tributaries will be encouraged through restoration of natural vegetation, to improve wildlife corridor function, water quality and fish habitat. Steep slopes along the Creek will be protected through the development review process and volunteer efforts.

## Section 6: Implementation and Interpretation

- 1) The North Gower Secondary Plan is a planning policy document that will guide future development using planning tools provided by the *Planning Act*. Many elements shown in this secondary plan are conceptual, including location of parks, multi-use pathway locations, and boundaries of land designations. Modifications are anticipated in order to meet the general intent of this secondary plan.

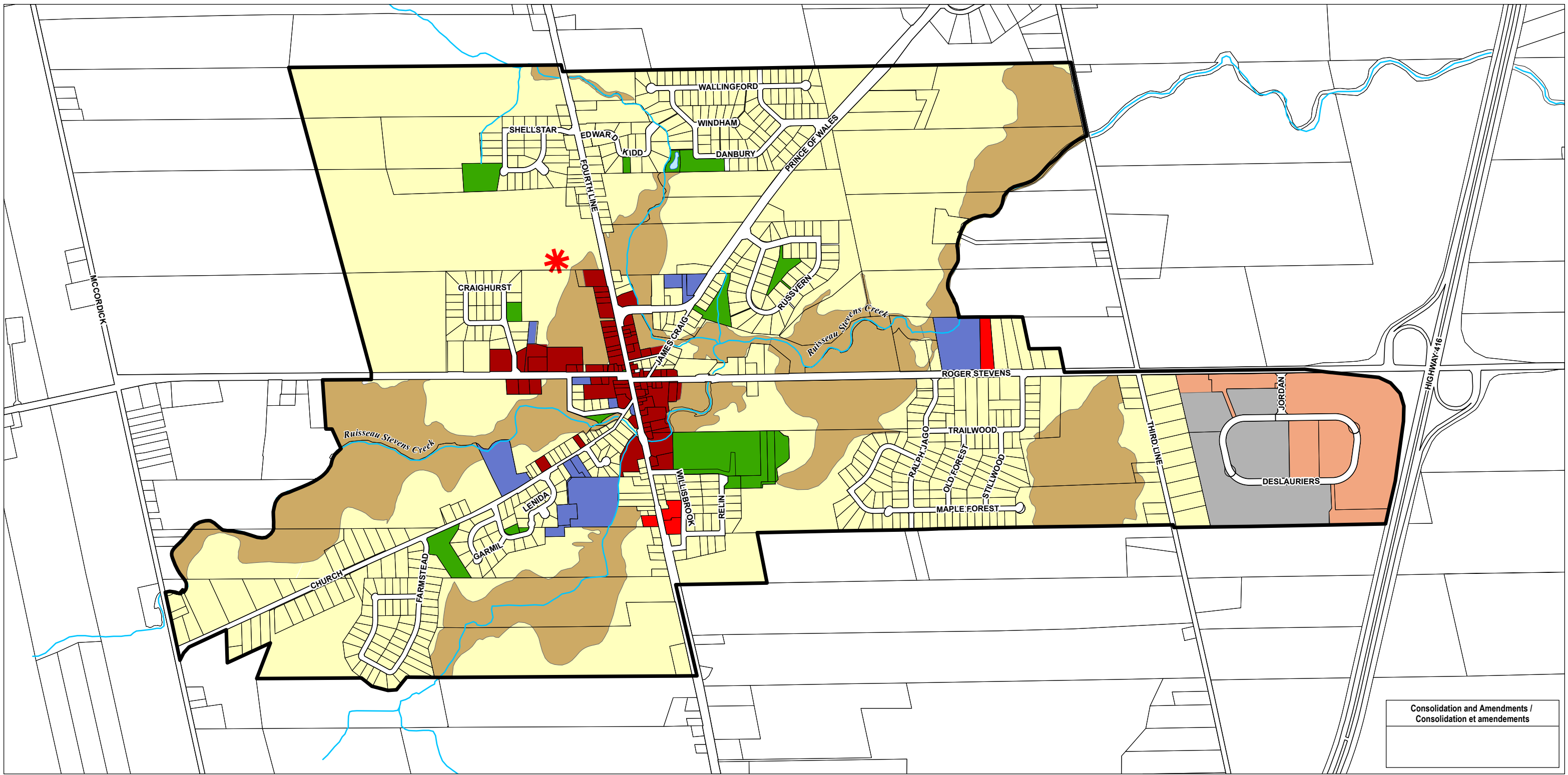
## Schedules

Schedule A – Designation Plan

Schedule B – Parks and Connectivity Plan

Schedule C – Heritage and Design






Consolidation and Amendments /  
Consolidation et amendements










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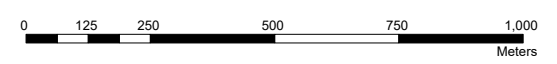
SECONDARY PLAN - VOLUME 2  
**Schedule A - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe A - Plan de désignation**

 North Gower Secondary Plan Boundary /  
Limites du plan secondaire de North Gower

**DESIGNATIONS / DÉSIGNATIONS**

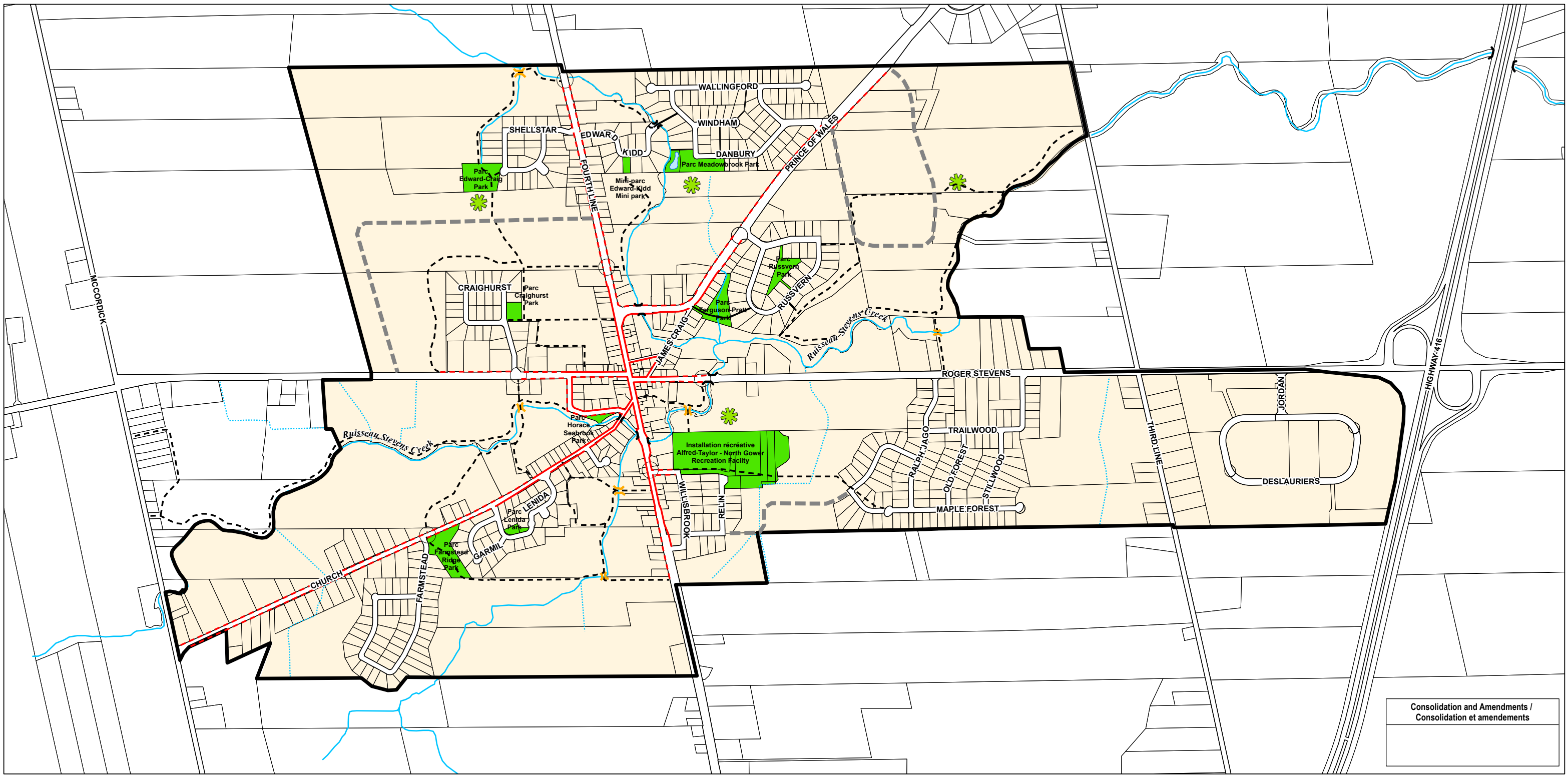
- |   |  |
|---|--|
|  Residential / Résidentiel             |  Institutional / Institutionnel |
|  Village Core / Centre du village      |  Village Park / Parc du village |
|  Future Commercial / Commerce futur    |  Agriculture / Agricole         |
|  Local Commercial / Commerce local     |  Industrial / Industriel        |
|  Highway Commercial / Commerce routier |  |



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## North Gower


SECONDARY PLAN - VOLUME 2  
Schedule B - Parks and Connectivity Plan


PLAN SECONDAIRE - VOLUME 2  
Annexe B - Plan des Parcs et Connectivité

 North Gower Secondary Plan Boundary /  
Limites du plan secondaire de North Gower


 Existing Park / Park existant


 Possible Future Park / Parc futur eventuel

 Stevens Creek / Ruisseau Stevens


 Municipal Drain / Drain municipal


 Existing Sidewalk / Trottoir existant

 Proposed Sidewalk / Trottoir propose


 Existing Pathway / Sentier existant

 Proposed Pathway / Sentier propose

 Proposed Future Roads (conceptual) / Route future proposée (conceptuelle)

 Proposed marked pedestrian crossing

 Existing Bridge / Pont existant

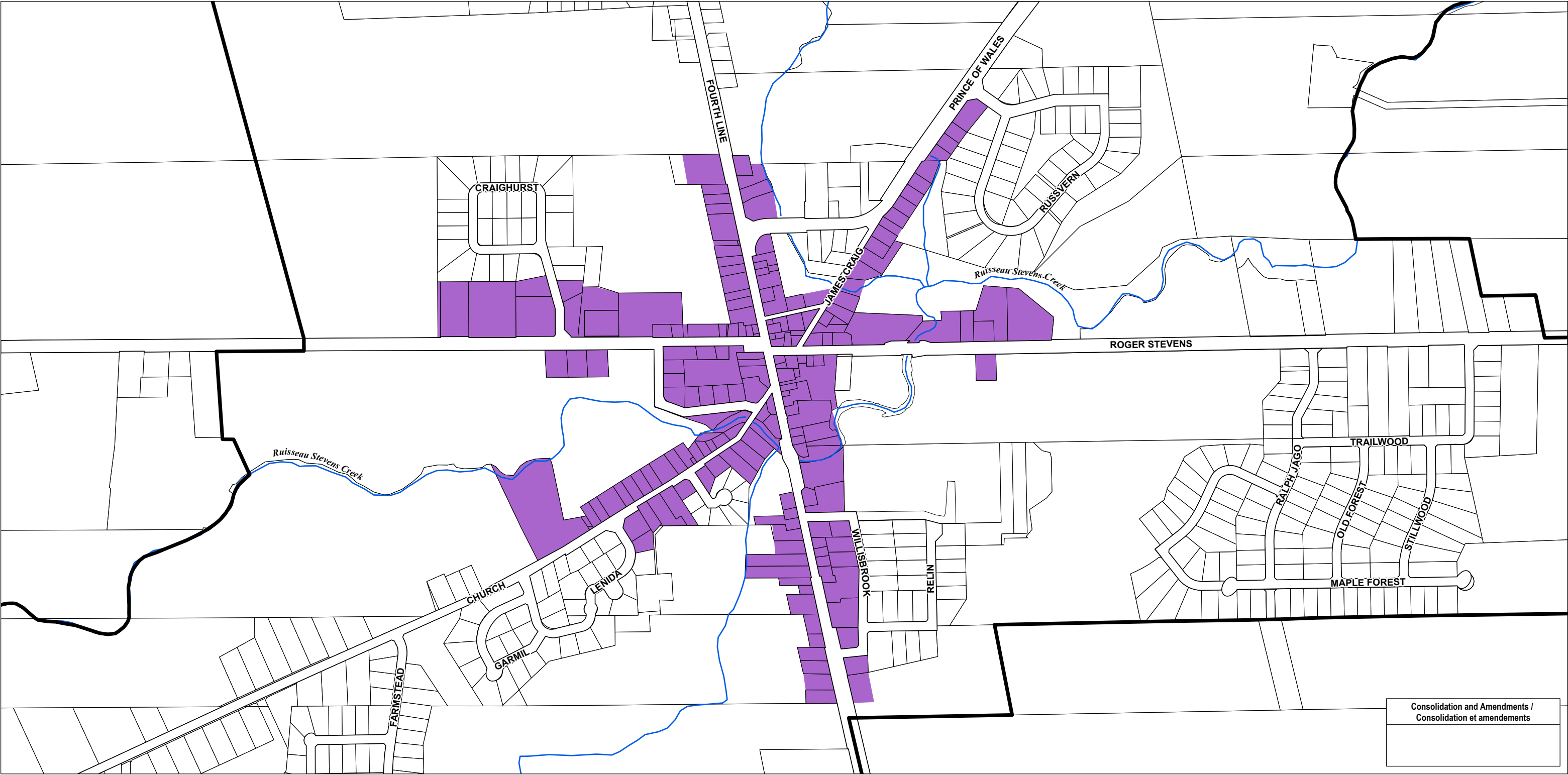
 Proposed Pedestrian Bridge

 Ottawa

0 125 250 500 750 1,000  
Meters

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Consolidation et amendements

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**North Gower**

SECONDARY PLAN - VOLUME 2  
**Schedule C - Heritage and Design**

PLAN SECONDAIRE - VOLUME 2  
**Annexe C - Patrimoine et design**

 North Gower Secondary Plan Boundary /  
Limites du plan secondaire de North Gower

 Village Centre / Centre du village



0 125 250 500 750 1,000  
Meters

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## 6 – Village of Richmond Secondary Plan

### Section 1: Introduction

The village of Richmond was established in 1818 and is one of the oldest communities in the city of Ottawa. Historically, growth in Richmond has been modest. More recently, the village has been a focus of growth in the rural area of the City. This secondary plan provides guidance for the development of vacant lands and the redevelopment of older areas within the village, in a manner that is consistent with the community's vision.

This secondary plan should be read in conjunction with the Official Plan.

### Section 2: Infrastructure and Transportation

In 2011, the Village of Richmond Water and Sanitary Master Servicing Study was completed in order to identify servicing requirements for the village. The Village has a limited municipal water network and limited sanitary network and pump station capacity that limits the extent to which the village can grow. Prior to development, capacity in the system must be shown to be available. Any planned growth will need to include network, and possibly plant, upgrades to support proposed development.

In the village, water services are to be provided by a combination of private wells and communal wells. The planned public communal well systems are sized to be able to provide municipal well water to the entire village with additional treatment capacity, wells and network. To ensure that new development does not occur before the required services are available, holding provisions in the Zoning By-law may be applied to vacant land.

#### Policies

##### Water

- 1) Development of the Western Development Lands, Northeast Development Lands and lands designated as Village Industrial Area on Schedule A - Designation Plan, shall be on the basis of public communal well services. Development in the other areas of the village shall be based on private or public communal wells, unless it is deemed necessary to convert the village to a communal well system.

##### Wastewater

- 2) Existing wastewater infrastructure services shall be upgraded over time to provide the required capacity for the full development of the village. Upon submission of a development application, the proponent shall be required to demonstrate that capacity exists to service the proposed development.



- 3) All new development in Richmond shall be connected to the central wastewater collection system. No new development shall be permitted until the wastewater system can provide the capacity according to the Village of Richmond Water and Sanitary Master Servicing Study.

#### Transportation

- 4) Upon submission of a development application, the City will evaluate the transportation design against the Transportation Master Plan.
- 5) While no additional road capacity is required to serve growth over the planning period, specific road improvement projects and the addition of new collector roads and pathways are required in the village.

### Section 3: Land Designation

The following policies provide direction to the village's future form and development and applies to all designations shown on Schedule A – Designation Plan

- 1) For any development proposed, the following must be demonstrated:
  - a) The development complies with the servicing policies of this secondary plan and those of the Official Plan.
  - b) Through appropriate design analysis, the development addresses the provisions of the Design Guidelines for Rural Villages.
- 2) Planning applications for proposed development on any lands shall contribute to the achievement of parks, greenspace, and connectivity, as shown on Schedule A - Designation Plan, to the satisfaction of City staff.

#### 3.1 Village Core

The Village Core is the heart of Richmond. It is a reflection of the village's rural roots. The Village Core is envisioned to be a vibrant pedestrian-oriented commercial area comprised of small-scale buildings which are accessible by multi-modal means. This area is also the location of the largest retail site, the Richmond Shopping Centre (6179 Perth Street), which is a priority for revitalization.

- 3) On lands designated Village Core, the following non-residential uses are permitted: retail, restaurants, bars, office, parks, small institutional uses including a primary school, and services that meet the needs of the community.
- 4) On lands designated Village Core the following residential uses are permitted: dwellings in existence on May 23, 2012, low-rise apartments, mixed-use buildings, multi-unit dwellings and retirement homes.



- 5) Vehicle-oriented uses such as vehicle sales, rental and service uses and drive-through facilities that legally existed on May 23, 2012 may continue, however no new uses of this kind shall be permitted.
- 6) Buildings shall be a minimum height of two storeys to a maximum of four storeys, to define the street edge and enhance village streetscape.
- 7) Proposed development shall consider Design Guidelines for Rural Villages. It is envisioned that the Village Core will evolve into a mixed-use street with a variety of village-style buildings, storefronts, signage and pedestrian amenities.
- 8) Low parking requirements shall be established to encourage businesses to locate in existing buildings and to create a core area that is pedestrian oriented.
- 9) Where on-site parking is provided, parking areas shall be located to the side of or behind buildings. If it is located at the side, the parking should be no closer to the street than the front of the building and landscaping should be used to help buffer parking areas from the sidewalk and abutting properties.

### 3.2 Village Commercial

Lands designated as Village Commercial are located outside of the Village Core and are areas intended for retail or other commercial uses that require large land areas. Lands designated Village Commercial are limited in order to focus commercial uses within the Village Core.

- 10) On lands designated Village Commercial, retail, commercial, and institutional uses are permitted. Residential uses existing as of May 23, 2012 are also permitted.
- 11) Any development on lands designated as Village Commercial should be designed for multi-modal access including for pedestrians, with elements such as sidewalks.
- 12) Proposed development shall consider Design Guidelines for Rural Villages. High-quality design is expected for all properties in this designation and building and landscape design shall reflect village-style character.
- 13) The maximum building height is three storeys.
- 14) To ensure a pedestrian-oriented environment, parking shall not be located adjacent to Perth Street. Where it is determined by the City that parking in this location is necessary, it may be permitted only if designed as follows:
  - a) A wide pedestrian space that connects to the sidewalk is provided; and
  - b) Vehicular access is located such that it minimizes impact on the pedestrian environment; and
  - c) Parking area may be surface only; and



- d) Screening using soft landscaping is provided.

#### Village Commercial 1

Lands designated as Village Commercial 1 provide for retail and commercial uses that require the largest land area, which are not available elsewhere in the village. While the Village Core is the focus for commercial uses, this designation is intended to recognize the desire for large retail operations and providing for such a use will encourage residents to shop within the village. Lands designated as Village Commercial 1 are the most limited commercial lands in terms of availability and development size. The following policies apply to lands designated Village Commercial 1:

- 15) Permitted uses are limited to retail and commercial only.
- 16) The total maximum gross floor area permitted is 7,000 square metres. No individual occupancy shall exceed 2,790 square metres.
- 17) Any development shall consider Design Guidelines for Rural Villages
- 18) Where a drive-through facility is proposed, the design shall meet Urban Design Guidelines for Drive-Through Facilities. Drive-through lanes shall not be located on or along Perth Street.
- 19) Buildings shall be oriented towards Perth Street. Building elevations facing Perth Street shall be aesthetically pleasing and provide entrance doors and windows with clear glazing. A minimum window target of 50% along the length of the façade is required.
- 20) Street-oriented buildings shall be encouraged along the Perth Street frontage with a target of at least 50% built form along the developable frontage at build-out.
- 21) Planning applications for development proposed shall include a design brief which explains how the objectives of this secondary plan are met.
- 22) Servicing of these lands will be based on the recommendations of the Village of Richmond Water and Sanitary Master Servicing Study.

#### 3.3 Residential

Residential areas are envisioned to be characteristic of a village where new development complements older built parts of the community. Residential areas will provide for a variety of housing styles and a wide range of community services to accommodate residents from a spectrum of life stages and where they can age in place if they so choose, as well as a range of affordability.

- 23) Lands designated Residential are Village Residential 1, Village Residential 2, and Village Residential 3



- 24) On any lands designated Residential, the following residential uses are also permitted, secondary dwelling units, coach houses, group homes, rooming houses, shelter accommodation, retirement homes, residential care facilities, home-based businesses, public utilities, greenspace and parks.
- 25) Agricultural uses on lands designated as Residential in existence the day this plan was adopted may continue to be used for that purpose.
- 26) The following uses may also be permitted on any lands designated Residential subject to a Zoning By-law Amendment:
- a) Small institutional uses such as a church and daycare located on an arterial or collector road based on a review to confirm there will be no significant surrounding impacts; and
  - b) Primary schools based on the following:
    - i) The site is a suitable size (2-3 hectares) and configuration (generally rectangular); and
    - ii) It is located on two street frontages (collector/local road or collector/collector); and
    - iii) That it is well connected by sidewalks and serves students within walking distance; and
    - iv) Has access by safe crossings; and
  - d) Limited small-scale commercial uses such as café or convenience store, that serve the day-to-day needs of the local neighbourhood at locations generally shown on Schedule A - Designation Plan, as Potential Convenience Commercial Uses.
- 27) A retirement residence is permitted at the property known as 6143 Perth Street and that use shall comprise a minimum gross floor area of 5,000 square metres, with a maximum of five storeys.

#### Village Residential 1

The Village Residential 1 designation is the predominant residential designation in the village. It provides for a range of ground-oriented, low density residential uses and some supporting commercial uses.

- 28) Uses permitted on lands designated Village Residential 1 include: detached dwellings, semi-detached dwellings, duplexes, bed and breakfast, home-based businesses, and retirement homes.





- 29) Subject to a Zoning By-law amendment, a limited number of ground-oriented townhomes may be permitted provided that the lands are:
  - a) Surrounded by a mix of detached and semi-detached dwellings; and
  - b) On an arterial or collector street; or
  - c) Abutting a park or area designated green space; or
  - d) At the edge of a neighbourhood.
- 30) The maximum building height shall be approximately three and a half storeys.
- 31) New plans of subdivision will use the historical grid pattern for streets and will ensure that parks are provided according to the Official Plan and at general locations shown on Schedule A - Designation Plan of this secondary plan.

#### Village Residential 2

Lands designated as Village Residential 2 are intended for a range of ground-oriented, higher-density housing forms, to provide a diversity of housing choices that serve a variety of age groups and income levels, close to uses and services that meet their needs.

- 32) On lands designated as Village Residential 2, the following residential uses are permitted:
  - a) Triplexes and ground-oriented attached dwellings containing 6 units or less; and
  - b) A limited number of detached, duplex, and semi-detached dwellings may be permitted provided that the majority of the lands are a higher-density ground-oriented building form.
- 33) The maximum building height is three and a half storeys.
- 34) With the exception of private driveways, on-site parking shall be located to the side or behind a building so that the front facade can be close to the street. If it is located at the side, the parking area should be visually screened from the sidewalk and from abutting properties.

#### Village Residential 3

Lands designated Village Residential 3 are intended for more intensive housing forms than those of other residential designations.

- 35) Permitted residential uses on lands designated Village Residential 3 are limited to low-rise apartments and other multi-unit dwelling forms such as ground oriented, stacked, or back to back townhomes.
- 36) The maximum building height is approximately four storeys.



37) A Zoning By-law Amendment may be required for new residential apartments or stacked townhouse developments. An Official Plan Amendment is not required unless the height of the proposed building is significantly greater than the maximum height permitted in the Zoning By-law. The following criteria shall be used to assess planning applications for these proposed uses:

- a) Located on an arterial road or near a park; and
- b) Compatible with the surrounding community which may be achieved through building transitions and compliance with a maximum density of approximately 99 units/ha; and
- c) Of high-quality design.

#### Western Development Lands

The Western Development Lands is a new neighbourhood located in the western segment of the Village which will primarily consist of low-density residential uses and commercial uses. These lands are identified on Schedule A - Designation Plan.

At buildout, 1,800 to 2,300 units are expected, with a variety of housing typologies and amenities, such as parks and a potentially a school. The community will be well connected and integrated into the existing community.

The following policies apply to Western Development Lands.

38) The Western Development Lands shall be comprised of a mix of housing types and density as follows:

- a) Maximum density of detached and semi-detached dwellings on large lots is 17 units per net hectare and a minimum unit mix of 2-7%
- b) Maximum density of detached and semi-detached dwellings on small lots is 30 units per net hectare and a minimum unit mix of 58-78%
- c) Maximum density of townhouses, is 45 units per net hectare and a minimum unit mix of 20-35%
- d) Maximum density of townhouses with rear lanes, is 80 units per net hectare and a minimum unit mix of 20-35%
- e) Maximum density of back-to-back townhouses, is 99 units per net hectare and a minimum unit mix of 20-35%

39) Development phasing shall be according to the Village of Richmond Master Servicing Study and Transportation Master Plan.

40) Planning applications for development on the Western Development Lands will be guided by the conceptual Demonstration Plan identified in the CDP. A Zoning By-law



amendment may be required where the development proposed is inconsistent with the Demonstration Plan. An Official Plan Amendment will not be required unless the use proposed does not comply with the provisions of this secondary plan.

- 41) Landowners within the Village of Richmond Western Development lands shall enter into private agreements to share the costs of the major infrastructure projects and associated plans and studies required for the development of said land. The costs shall be distributed fairly among the benefiting landowners. In addition, those landowners shall enter into private agreements(s) to share the dedication and costs of development of parkland. Each agreement shall contain a financial schedule describing the estimated costs of the major infrastructure projects and associated studies and plans, as well as the proportionate share of the costs for each landowner. The City shall include a condition of draft approval for all plans of subdivision, plans of condominium and severance applications, and as a condition of approval for site plans in these lands requiring proof that the owner is a party to the agreements and has paid its share pursuant to the agreements. Any proposed development outside of the Western Development Land proposing to connect to the Richmond West Well system will be required to amend this section of the Official Plan and related cost-sharing agreement.

### **Watercourse Setbacks**

In addition to the policies for watercourse setbacks contained in the Official Plan, the following policies apply to lands near watercourses such as the Jock River, permanent flowing sections of the Moore Branch, and the Van Gaal and Arbuckle Drains

- 42) Required setbacks to watercourses are identified in the Official Plan. Where development is proposed in proximity of a Municipal Drain, required setbacks may be identified within the Engineer's report associated with the petition process under the *Drainage Act*.
- 43) Prior to development within 30-metre of the Van Gaal Drain the proponent may be required to undertake sufficient work to demonstrate that:
- a) There will be no increases in flood levels on adjacent properties; and
  - b) Existing approved flood elevations are matched; and
  - c) A 30-metre setback to the top of bank is maintained unless through a planning application process a more appropriate setback is identified.

### **Northeast and Southeast Development Lands**

The policies in this section deal with lands in the northeast and southeast of the village. These lands are shown on Schedule A - Designation Plan and primarily consist of lands designated as Residential 1.



In addition to the policies contained in the Residential designations of this secondary plan, the following policies shall also apply to the Northeast and Southeast Development Lands:

- 44) The maximum density for one and two units, is 17 units per net hectare and a minimum unit mix of 2-7%, shall apply to all plans of subdivision on these lands. If greater densities or a wider range of unit mix are desired, the proponent shall be required to submit a concurrent Zoning By-law Amendment, to determine the appropriate density and housing mix, to the satisfaction of the City.

#### New Development Area

The following policies apply to lands designated as New Development Area on Schedule A - Designation Plan:

- 45) The lands may not permit industrial uses.
- 46) Prior to development of these lands, an area-specific design plan will be required. The plan will be prepared according to the policies of the Official Plan and will upon completion require an amendment to this secondary plan to recognize the new land designations and to include other development policies if determined necessary by the City.

### 3.4 Institutional

Lands designated as Institutional are intended to provide for a range of public and private services that serve the needs of village residents and visitors of the area. While small scale institutions are permitted in other designations, these lands are intended to provide for institutional uses which require large land parcels, to operate at a larger scale.

- 47) Uses permitted on lands designated Institutional on Schedule A - Designation Plan, are public uses such as library, schools, fire station, arena, community facilities, cemetery, place of worship, community garden, museum, retirement home and residential care facility.
- 48) Development of new institutional uses shall be adequately integrated with adjacent uses to mitigate privacy impacts to these uses.
- 49) Large scale institutional uses which have a high traffic demand, such as a high school, will require an amendment to this secondary plan.

### 3.5 Fairgrounds

The Richmond Fairgrounds is a community facility operated by the Richmond Agricultural Society and is located at the northwest corner of Perth Street and Huntley Road. It provides local amenities such as curling and small gathering spaces, but also is the site of major events, including the annual Richmond Fair. This site is a destination



for residents and visitors from within the City and the surrounding areas. The Fairgrounds designation is intended to reflect the roots of the local farming community and to provide only those uses needed to ensure the long-term viability of the Richmond Fair.

- 50) Uses permitted on lands designated Fairgrounds, on Schedule A - Designation Plan, are limited to a fairground, a recreation and athletic facility, and other uses which are ancillary to these uses.
- 51) Any new development on these lands shall consider improvements to the pedestrian environment along Perth Street and access from Perth Street to facilities on the site.

### 3.6 Industrial Area

The Industrial Areas provide an opportunity for industrial and employment-generating uses that require large parcels of land and that are not always compatible with residential uses.

- 52) Uses permitted on lands designated Village Industrial Area and Village Industrial Area 1 on Schedule A - Designation Plan, include: light industrial uses, office, printing plant, service and repair shop, small batch brewery, warehouse and heavy equipment and vehicle sales, rental and servicing, research, technology, nurseries, greenhouses, catering, places of assembly, broadcasting and training.
- 53) The maximum building height is four storeys.
- 54) The Industrial Areas shall be serviced based on the Village of Richmond Water and Sanitary Master Servicing Study to ensure that there is a logical and coordinated approach to development.
- 55) For buildings that are adjacent to McBean Street and Eagleson Road, front and side building elevations are to be aesthetically pleasing and have primary doors and real windows (with a target of at least 50% window coverage) oriented towards the street.
- 56) Adequate buffering including landscaping and screening will be provided between uses in the Industrial Areas to ensure that storage areas and parking areas are screened from adjacent properties and from McBean Street.
- 57) In addition to the above policies, for those lands identified as Village Industrial Area 1, the boundaries of the designation are approximate. The minimum area of 18.5 ha of employment land shall be developed through plans of subdivision.



### 3.7 Parks

Lands that are designated Village Park are intended to be used for public parks and recreational uses that provide a range of publicly accessible activities and facilities. Aside from existing municipal parks and those planned for the future, there are a number of unopened road right of ways that end at the Jock River. By designating these lands as Park, greater public access can be provided along the length of the Jock River, as envisioned by residents in the vision for village.

- 58) Uses permitted on lands designated Village Park are limited to parks and recreational and athletic facility
- 59) Parks will be developed in consultation with local residents and the City and include the following:
  - a) Pedestrian connections to sidewalks and pathways should be provided in consideration of connectivity; and
  - b) The park should be exposed to local streets with a minimum of two street frontages and sidewalks along all street frontages; and
  - c) Parks may be associated with other community facilities or infrastructure.
- 60) New parks will be required in the Western Development Lands, Northeast and Southeast Development Lands, and in the Industrial Areas shown on Schedule A – Designation Plan. Their specific locations will be determined through the development review process.

### 3.8 Village Greenspace

The Village Greenspace designation applies to natural areas which are not used for parks. These lands may be publicly- or privately-owned. Public-owned lands could be accessed by the public, but greenspace lands owned by private interests require permission by the property owner before they can be accessed by members of the public. Greenspace lands link the parks and the shores of the Jock River together to form a network of greenspace, that contributes to the quality of life for residents of the village.

- 61) Uses permitted on lands designated Greenspace are limited to passive recreation, community garden, environmental preserve and education area. Agricultural uses limited to the growing of crops shall be permitted at a minimum setback of 30 metres from of the Jock River.
- 62) Lands designated as Greenspace on Schedule A – Designation Plan are approximate. The precise boundary of these lands is defined by the Zoning By-law. As information is made available, minor adjustments may be made to the boundary by a Zoning By-law Amendment. An Official Plan Amendment is not required to





adjust the boundaries of these lands. Where removal of these lands or changes to the policies of this secondary plan are proposed, an Official Plan Amendment is required.

- 63) Multi-use pathways will be incorporated near the Jock River or other waterways through the development review process.

### 3.9 Natural Environment Area

The land designated as Natural Environment Area is commonly known as the Richmond Conservation Area. These lands are used for a variety of outdoor leisure activities that take advantage of features like the Rideau Trail. These lands, along with the Jock River are the most prominent environmental features in the village.

- 64) Uses permitted on lands designated Natural Environment Area are limited to passive recreation, community gardens, environmental preserves, education areas, parks, outdoor recreation facilities and infrastructure such as a wastewater lagoon facility.

## Section 4: Natural and Built Heritage

Richmond has several natural features such as the Jock River, Marlborough Creek and their tributaries and terrestrial resources such as the Marlborough Forest and Richmond Conservation Area, local woodlots and hedgerows. Development is directed away from these areas given their significant or sensitive interests to impacts.

Along with natural heritage features, properties of cultural heritage value and interest are important elements that tell the history of this community. The following policies intend to protect and enhance existing natural and built heritage features in and ensure that new development will be compatible with the Village.

- 1) Village of Richmond Environmental Management Plan shall be consulted for guidance on how to mitigate the impacts of growth in the village as well as how to enhance the natural environment along the Jock River.
- 2) Development is not permitted within the Marlborough Forest.
- 3) Where development is proposed within 120 metres of a Significant Woodland identified in the Official Plan, an environmental impact study is required.
- 4) The minimum setback from a watercourse shall be determined based on technical studies completed as part of a development application, and according to policies of the Official Plan.
- 5) The buildings of cultural heritage value and interest are listed on the City's Heritage Register to ensure that demolitions and building alterations are monitored. The City may add more buildings over time.



6) To conserve buildings of heritage interest, policies of Official Plan – Volume 1 intended to protect built heritage apply.

7) Development shall comply with the design guidelines identified in the Village of Richmond Community Design Plan

## Schedule

Schedule A – Designation Plan







VILLAGE OF / VILLAGE DE


# Richmond

SECONDARY PLAN - VOLUME 2

Schedule A - Designation Plan

PLAN SECONDAIRE - VOLUME 2

Annexe A - Plan de désignation

 Richmond Secondary Plan Boundary /  
Limites du plan secondaire de Richmond

## DESIGNATION / DÉSIGNATION

	Village Residential 1 / Zone résidentielle du village 1		Village Industrial Area / Zone industrielle du village
	Village Residential 2 / Zone résidentielle du village 2		New Development Area / Zone de développement nouveau
	Village Residential 3 / Zone résidentielle du village 3		Village Institutional / Zone institutionnel du village
	Village Core / Centre du village		Fairgrounds / Parc d'expositions
	Village Commercial / Quartier commercial du village		Village Greenspace / Espaces verts du village
	Village Commercial 1/ Quartier commercial du village 1		Village Park / Parc du village
	Potential Convenience Commercial Uses / Utilisations possibles de commerce de proximité		Natural Environment Area / Secteur écologique naturel
	Multi-use Pathways / Sentiers polyvalent		
	Western Development Lands / Terrains d'urbanisation à l'ouest		
	Northeastern Development Lands / Terrains d'urbanisation au nord-est		
	Southeastern Development Lands / Terrains d'urbanisation au sud-est		

Consolidation and Amendments /  
Consolidation et amendements



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Planning, Infrastructure and Economic Development Department, Geospatial Analytics, Technology and Solutions  
Services de la planification, de l'infrastructure et du développement économique, Analyse géospatiale, technologie et solutions

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# 7 – Consolidated Villages Secondary Plan

## Section 1: Introduction

Villages are a distinct form of community. They are the economic and social centers of the rural area. They will be self-sufficient and complete with their own commerce and business services, employment, education, recreation and housing.

Villages throughout the City range in size, some enjoying the benefit of municipal water and wastewater services, while others must rely on private services. Each village has a secondary plan to guide development within them. Some secondary plans apply to a single village, while this secondary plan applies to several of them. Although this plan identifies policies that apply to all of the identified villages; goals and objectives for each individual village are identified, as each village is unique in its own right.

This secondary plan applies to the following villages and the policies within the plan are intended to be read together with the policies of Official Plan:

- Ashton
- Burritts Rapids
- Carlsbad Springs
- Cumberland
- Dunrobin
- Fallowfield
- Fitzroy Harbour
- Galetta
- Kars
- Kenmore
- Kinburn
- Marionville
- Metcalfe
- Munster
- Navan
- Notre-Dame-des-Champs
- Osgoode
- Sarsfield
- Vars
- Vernon



## Section 2: Village Visions and Goals and Objectives

Each village within this secondary plan has a vision and goals and objectives that have been developed, through a community consultation process. The intent of each Vision Statement and Goals and Objectives are to identify priorities and direction for future planning in each village and also to guide policy interpretation when reviewing planning applications under the Official Plan. These statements are unique and are only intended to apply to their respective village. Development within any of the villages identified in Volume 2 are also subject to the policies the Official Plan.

### Vision Statement - Ashton

*The vision for the village of Ashton is for it to remain a small and safe community that is proud of its heritage and that embraces the natural beauty of the Jock River and its surroundings. The village will be a social, recreational and economic focal point for residents of the village and the nearby rural areas. The village will experience slow and sustainable growth; development will both respect the rural character of the village and be environmentally responsible. The planning and development of the village will take into account the relationship between the City and Beckwith Township.*

### Goals and Objectives - Ashton

#### Goal 1: Create a healthy and environmentally sustainable community

Objective 1.1: Ensure that future development maintains the integrity of surrounding natural areas and preserves groundwater quality and quantity.

Objective 1.2: Maintain good water quality and a healthy ecosystem in and around the Jock River.

Objective 1.3: Maintain existing park land, natural environment areas and recreation areas within the village.

#### Goal 2: Support local businesses and the provision of services within the village

Objective 2.1: Promote development in the Village core areas.

Objective 2.2: Broaden the scale of home-based businesses to allow for more dynamic use of residences in the village and local employment opportunities.

#### Goal 3: Encourage slow and sustainable development that maintains the village's rural and historic character and identity

Objective 3.1: Promote the development of vacant land and the reuse of existing vacant buildings within the village.

Objective 3.2: Ensure residential development is in keeping with the existing character, building sizes, lot sizes and densities of the village.

Objective 3.3: Promote a slow growth rate for the village.

#### Goal 4: Improve pedestrian and traffic safety within the village

Objective 4.1: Establish traffic calming along Ashton Station Road and Flewellyn Road within the village boundary.

Objective 4.2: Improve safety at the intersections of Ormrod Road and Ashton Station Road and Ormrod Road and Flewellyn Road.

Objective 4.3: Improve pedestrian and cycling connections along Ashton Station Road from the village to the Trans Canada Trail.

#### Goal 5: Cooperate with Beckwith Township on planning and development activities

Objective 5.1: Consult and coordinate with Beckwith Township and the entire village community on future City of Ottawa planning for the village.

Objective 5.2: Coordinate development review affecting the village of Ashton with Beckwith Township.

### Vision Statement - Burritts Rapids

*The vision for the village of Burritts Rapids is for it to remain a small village, proud of its heritage, that seeks a socially, economically and environmentally sustainable future, in part by leveraging the entrepreneurial spirit of the village's residents. It will be a multi-generational village that provides residents with a safe and quiet way of life. The village will be defined by its preserved heritage resources and by its location on the shores of the Rideau Canal UNESCO World Heritage Site. The planning and development of the whole village will be coordinated between the City of Ottawa and the Township of North Grenville with input from Parks Canada and the Rideau Valley Conservation Authority.*

### Goals and Objectives - Burritts Rapids

#### Goal 1: Maintain the historic village character and identity

Objective 1.1: Preserve and protect heritage buildings within the village.

Objective 1.2: Preserve and enhance the village's visual identity with the use of appropriate signage, building materials and architectural styles in any new developments.

Objective 1.3: New residential development shall be limited to maintain the small-scale village character

Objective 1.4: Recognize that the location of the Village Core is and will continue to be located in North Grenville Township

Objective 1.5: Recognize and protect the cultural, natural and scenic values of the Rideau Canal National Historic Site of Canada, a Canadian Heritage River and UNESCO World Heritage Site.

#### Goal 2: Create a healthy and sustainable community

Objective 2.1: Promote sustainable development which maintains the integrity of natural areas and protects groundwater quality and quantity.

Objective 2.2: Preserve and enhance the water quality, ecological integrity and biodiversity in the Rideau River and Brassil's Creek and their riparian areas.

Objective 2.3: Permit the development of alternative energy sources within and adjacent to the village where such installations will not detract from quality of life within the village.

#### Goal 3: Develop new transportation infrastructure to make the village safe and accessible via all modes of transportation

Objective 3.1: Introduce traffic calming measures along Donnelly Drive and Burritts Avenue, including improved signage.

Objective 3.2: Improve pedestrian access within the village and improve cycling connections to adjacent communities.

Objective 3.3 Enable opportunities for residents and visitors to access and experience the waterways in the village.

#### Goal 4: Cooperate on planning and future development in consideration of the village as a whole

Objective 4.1: Consult and coordinate with the Township of North Grenville, the Rideau Valley Conservation Authority and Parks Canada and the entire village community on future City of Ottawa planning for the village.

Objective 4.2: Coordinate with North Grenville Township, the Rideau Valley Conservation Authority and Parks Canada on the review of planning applications for proposed development within the village.

#### Vision Statement - Carlsbad Springs

*The vision for the village of Carlsbad Springs is for it to remain a quiet, rural bilingual community, ideal for families. Shops and services at the crossroads of Piperville,*



*Russell, and Boundary roads, with other small businesses found throughout the village. The village plays a role in providing goods, services and recreation to nearby rural residents and the communities of Piperville and Ramsayville. Residential and commercial growth is anticipated and will be based on the availability of private services.*

## **Goals and Objectives - Carlsbad Springs**

### **Goal 1: Provide for slow and sustainable growth**

Objective 1.1: Allow for infill growth along Piperville Road and Boundary Road where municipal water services are available.

Objective 1.2: Provide for future growth on lands near the former Ecole Ibn Batouta school site.

Objective 1.3: Consult with the National Capital Commission on future City of Ottawa comprehensive plans for the village.

### **Goal 2: Support economic development**

Objective 2.1: Broaden the scale of home-based businesses to allow for more dynamic use of residences in the village and local employment opportunities.

Objective 2.2: Provide for the development of a mixed-use Village Core area at the crossroads of Boundary, Piperville and Russell Roads, including the former Ecole Ibn Batouta school site.

### **Goal 3: Maintain the quiet rural character**

Objective 3.1: Create pedestrian and cycling connections throughout the village.

Objective 3.2: Develop new residential areas that are in keeping with the existing character, building sizes, lot sizes and densities of the village.

Objective 3.3: Discourage further residential development along the railway corridor.

## **Vision Statement - Cumberland**

*The village of Cumberland will become a resilient, complete, and distinctly historic rural village. Key community destinations and neighbourhoods will be strongly connected by scenic paths. A small but vibrant mixed-use core will be supported by residents and the surrounding rural community. The unique combination of Cumberland's historic charm, surrounding rural landscape, the Ottawa River, renowned Farmers Market and heritage museum will make the village of Cumberland a day trip destination for the greater region.*

## Goals and Objectives – Cumberland

**Goal 1: Establish a vibrant and active Village Core which highlights and builds upon the village's heritage character**

Objective 1.1: Ensure that any new infill development within or adjacent to the Village Core designation is compatible with Cumberland's heritage character.

Objective 1.2: Create a complete and more continuous Village Core through infill or development of vacant lots and conversion of residential buildings to small commercial businesses.

Objective 1.3: Encourage economic development through links and partnerships with the Cumberland Heritage Village Museum.

Objective 1.4: Encourage the use of thematic materials, fixtures and furnishings such as river stone, reclaimed or rough finish wood and metal, natural stone and red brickwork to help build and maintain a distinct heritage character for the Village Core.

Objective 1.5: Explore opportunities to reroute or limit heavy truck traffic through the Village Core.

**Goal 2: Create pedestrian or multi-use connections between neighbourhoods, key destinations and amenity areas throughout the village**

Objective 2.1: Create a complete network of pedestrian and multi-use pathways to connect the village community.

Objective 2.2: Protect for the future development of a multi-use public pathway connecting Wilfred Murray Park to the public grounds associated with the Cumberland Village Heritage Museum.

Objective 2.3: Protect for the future development of a multi-use public pathway connecting the Cumberland Village Heritage Museum grounds to Quillivan Drive.

**Goal 3: Encourage village growth and economic development that is well connected and diverse**

Objective 3.1: Ensure that any future residential development proposals are well connected to the village as a whole.

Objective 3.2: Any proposed residential development should maximize the preservation of mature trees, forested areas, natural watercourses, and where possible should reflect the modified grid pattern of the village core, maximizing connectivity and solar gain.

Objective 3.3: New residential development or infill proposals should encourage a mix of housing choices that will allow residents to stay within the village through all phases of life.

Goal 4: Through any future re-design of Ottawa Road 174 (OR 174), create a balanced and accessible corridor through the village of Cumberland where vehicle traffic is calmed and the pedestrian environment is comfortable. Multi-use connections are introduced and integrated into scenic public waterfront areas and adjacent neighbourhoods

Objective 4.1: Through future improvements to Ottawa Road 174, explore opportunities to develop a waterfront lookout/rest stop and public dock north of the Cumberland Heritage Village Museum in order to provide public access to the Ottawa River and a riverfront gateway into the museum.

Objective 4.2: Through future improvements to OR 174, explore opportunities for multi-use connections from the Cumberland Heritage Village Museum to the waterfront, as well as Quigley Hill Road to Barnett Park. Connection could be over or under OR 174.

### **Vision Statement - Dunrobin**

*The vision for the village of Dunrobin is for it to maintain built heritage and the natural environment while improving community connections. The village will remain a small rural village with commercial development focused on the main street. The village will maintain its key role as a hub between villages in the west part of Ottawa and the City's urban area, including access to public transit. Pedestrian and cycling connections will be improved between neighbourhoods and the West Carleton Secondary School.*

### **Goals and Objectives - Dunrobin**

#### **Goal 1: Protect the rural natural environment**

Objective 1.1: avoid development within woodlands, natural features and surrounding agricultural lands.

Objective 1.2: Reduce the effects of light pollution in the village.

#### **Goal 2: Allow for a moderate level of development**

Objective 2.1: Maintain the rural village character in any new development with consistent lot and building sizes.

Objective 2.2: Consider future village expansion north westward in order to include the nearby West Carleton Secondary School within village boundaries.

Objective 2.3: Limit retail and commercial development to the Village Core area.



### Goal 3: Improve connectivity for all modes of transportation

Objective 3.1: Provide for enhanced connectivity between existing neighbourhoods, parks and the Dunrobin Community Centre.

Objective 3.2: Improve pedestrian and cycling connectivity on Dunrobin Road to the West Carleton Secondary School.

Objective 3.3: In the long term, consider public transit connections to the City by use of existing railway tracks.

### Vision Statement - Fallowfield

*The vision for Fallowfield Village is for it to remain a small rural residential community with a central hub that acts as a focal point for community identity. Although the City's urban area is in close proximity to the village, it will remain separate and distinct from the urban area. The village will be a walkable community, surrounded by parkland, and forests, and complimented by scenic views.*

### Goals and Objectives - Fallowfield

Goal 1: Create a central hub for the community that includes community facilities and services

Objective 1.1: Encourage the development of local businesses and services.

Objective 1.2: Facilitate the creation of a village community centre.

Goal 2: Develop new transportation infrastructure to make the village safe and accessible via all modes of transportation

Objective 2.1: Improve pedestrian safety and connectivity through the construction of sidewalks and pedestrian pathways along main streets in the village.

Objective 2.2: Provide for public transit to the village.

Objective 2.3: Introduce traffic calming measures to reduce traffic speeds within the village.

Goal 3: Maintain the village's rural character and scenic views

Objective 3.1: Improve pedestrian and cycling infrastructure, including the development of pedestrian and cycling pathways that connect the village to surrounding rural areas.

Objective 3.2: Maintain the village's character and identity as distinct from nearby suburban communities.

### **Vision Statement - Fitzroy Harbour**

*The vision for the village of Fitzroy Harbour is for it to remain a small, attractive heritage village on the Ottawa River, which is welcoming to visitors and new residents.*

### **Goals and Objectives - Fitzroy Harbour**

**Goal 1: Be a destination place that serves visitors of the Ottawa River and Fitzroy Provincial Park**

Objective 1.1: Encourage the development of an active business district which serves visitors and residents.

Objective 1.2: Consult with Provincial Park authorities on future comprehensive plans for the village.

**Goal 2: Maintain an attractive heritage community**

Objective 2.1: Preserve heritage structures in the village.

**Goal 3: Encourage slow development that maintains the village character and identity**

Objective 3.1: Ensure that future development is in keeping with existing village character, lot sizes and building sizes.

Objective 3.2: Promote a slow growth rate for the village.

### **Vision Statement - Galetta**

*The vision for the village of Galetta is for it to remain a small community that maintains the natural environment and its quiet character.*

### **Goals and Objectives - Galetta**

**Goal 1: Maintain a clean and attractive natural environment**

Objective 1.1: Ensure that future development mitigates impact on the natural environment.

Objective 1.2: Preserve the community centre and surrounding green space.

Objective 1.3: Ensure that development protects the view and natural environment of the Mississippi River and its riparian areas.

**Goal 2: Maintain quiet village character**

Objective 2.1: Allow future residential growth in keeping with existing building sizes and architectural styles.

## Vision Statement - Kars

*The vision for the village of Kars is for it to be a slow-growing rural community that is welcoming, safe, and quiet. The village embraces its scenic countryside surroundings and the natural environments of the Rideau Canal UNESCO World Heritage Site. This heritage community will provide residents of all ages with recreational facilities and affordable housing. The village will be walkable and accessible.*

## Goals and Objectives - Kars

### Goal 1: Preserve and enhance the surrounding natural environment

Objective 1.1: Maintain good water quality and healthy ecosystems in the Rideau Canal and Stevens Creek.

Objective 1.2: Increase recreational opportunities by improving access points to the Rideau Canal and Stevens Creek.

### Goal 2: Maintain the village character and identity

Objective 2.1: Develop new residential areas that are in keeping with the existing character, building sizes, lot sizes and density of the village.

Objective 2.2: Create opportunities for new businesses and services along the main streets.

Objective 2.3: Identify and encourage the preservation of heritage buildings within the village.

Objective 2.4: Ensure that new or replaced utilities are installed below ground.

Objective 2.5: Recognize and protect the cultural, natural and scenic values of the Rideau Canal National Historic Site of Canada, a Canadian Heritage River and UNESCO World Heritage Site.

### Goal 3: Satisfy the housing and community needs of existing and new residents

Objective 3.1: Increase the availability of affordable seniors' housing and apartments in the village.

Objective 3.2: Provide ample recreational facilities for residents of all ages that are of suitable size and scale for the village.

### Goal 4: Improve safety and connectivity for pedestrians and cyclists within the village.

Objective 4.1: Create cycling routes in the form of dedicated lanes or multi-use pathways along Rideau Valley Drive and between residential areas and schools.



Objective 4.2: Improve pedestrian safety and connectivity along Rideau Valley Drive and Roger Stevens Drive.

### **Vision Statement - Kenmore**

*The vision for the village of Kenmore is for it to remain a vibrant, small, historic residential village. The close-knit community will be a safe and affordable place for families to live, play, and be involved in community events.*

### **Goals and Objectives - Kenmore**

#### **Goal 1: Maintain the built heritage of the village**

Objective 1.1: Identify and encourage the preservation of heritage buildings in the village.

#### **Goal 2: Facilitate growth at a sustainable level**

Objective 2.1: Allow residential growth that is consistent with the existing housing form and density.

Objective 2.2: Ensure that development maintains the integrity of surrounding natural areas and preserves groundwater quality and quantity.

#### **Goal 3: Facilitate an active and involved community**

Objective 3.1: Maintain the existing park and recreational facilities and increase public amenities as the village grows.

Objective 3.2: Improve linkages to the urban area and nearby villages for commuters and young people.

### **Vision Statement - Kinburn**

*The vision for the village of Kinburn is for it to be an attractive and growing small community that is welcoming to families, seniors and small businesses. Kinburn will have an active mainstreet and diverse recreational opportunities.*

### **Goals and Objectives - Kinburn**

#### **Goal 1: Foster residential and business growth while maintaining village character**

Objective 1.1: Broaden the scale of home-based businesses to allow for more dynamic use of residences in the village and local employment opportunities.

Objective 1.2: Focus retail and commercial development in the Village Core area.

Objective 1.3: Allow moderate residential growth that is consistent with the existing housing form and density.

#### Goal 2: Maintain an attractive and pedestrian-oriented community

Objective 2.1: Improve existing pedestrian connections within the village.

Objective 2.2: Focus future recreation and protect greenspace along the Carp River natural corridor.

### Vision Statement - Marionville

*The vision for the village of Marionville is for it to be a growing, attractive and safe community. The planning and development of the village will take into account the relationship between the City of Ottawa, Russell Township and the Township of North Dundas.*

### Goals and Objectives - Marionville

#### Goal 1: Cooperate with Russell Township and the Township of North Dundas on planning and development activities

Objective 1.1: Consult with Russell Township and the Township of North Dundas on future City of Ottawa comprehensive plans for the village.

Objective 1.2: Coordinate growth, services, and recreation with Russell Township and the Township of North Dundas.

#### Goal 2: Foster growth and economic development

Objective 2.1: Promote residential development in keeping with the existing housing form and density of the village.

Objective 2.2: Foster growth on the main street.

Objective 2.3: Encourage more business services in the village to serve residents and the rural community.

#### Goal 3: Maintain an attractive and safe community

Objective 3.1: Ensure that development provides pedestrian connections.

Objective 3.2: Improve the streetscape on the main street.

### Vision Statement - Metcalfe

*The vision for the village of Metcalfe is for it to have balanced moderate growth in population and employment while maintaining the architecture and greenspace that help*



*define the character of this picturesque and friendly heritage community. Metcalfe residents will have access to business services and recreation opportunities located within the village.*

### **Goals and Objectives - Metcalfe**

#### **Goal 1: Provide for balanced, moderate growth**

Objective 1.1: Allow moderate residential growth that is in keeping with the existing character, building sizes, lot sizes and densities.

Objective 1.2: Promote residential development in a variety of low-rise housing forms to encourage affordability and provide choice in housing.

#### **Goal 2: Maintain and enhance greenspace**

Objective 2.1: Identify and protect significant greenspace areas in the village from development.

Objective 2.2: Enhance existing greenspace and open space areas.

#### **Goal 3: Promote a range of businesses and services**

Objective 3.1: Encourage retail and commercial land uses on the two main streets of Victoria Street and 8th Line Road.

#### **Goal 4: Improve recreation, walkability and safety**

Objective 4.1: Enhance park areas and connectivity between neighbourhoods within the village.

Objective 4.2: Establish traffic calming measures to reduce traffic speeds within the Village Core.

### **Vision Statement - Munster**

*The vision for the Munster Hamlet is for it to remain as a quiet, close-knit community. There will be little or no growth in the future. Residents of the village will continue to have access to schools, recreation, and shopping within the village.*

### **Goals and Objectives - Munster**

#### **Goal 1: Maintain a quiet and close-knit community**

Objective 1.2: Only allow residential growth that is in keeping with the existing character, building sizes, lot sizes and densities of the village.

Objective 1.3: Enhance connectivity between neighbourhoods within the village.



## Goal 2: Limit growth within the village

Objective 2.1: Maintain the existing village boundary.

Objective 2.2: Maintain the village's character and identity as distinct from nearby suburban communities.

Objective 2.3: Ensure all new development is based on available municipal services.

## Goal 3: Maintain schools, recreation areas and retail services within the village

Objective 3.1: Maintain retail businesses and services on the main street.

Objective 3.2: Enhance connectivity between the school, recreation areas and shopping areas in the village.

## Vision Statement - Navan

*The vision for the village of Navan is for it to remain a rural village where residents of all ages enjoy its peaceful and beautiful natural environment. The community will have ample opportunities for recreation, community events and activities, and thriving local businesses that provide goods and services for residents and visitors. The village will retain its bilingual character and culture while respecting its long history as it grows at a modest pace.*

## Goals and Objectives – Navan

### Goal 1: Develop a complete and sustainable community

Objective 1.1: Encourage growth of small businesses and home-based businesses along Trim Road and Colonial Road.

Objective 1.2: Allow the village to expand slowly with residential development that respects the character of the village.

Objective 1.3: Ensure that development maintains the integrity of surrounding natural areas and preserves groundwater quality and quantity.

### Goal 2: Improve walkability and safety

Objective 2.1: Improve pedestrian connectivity and traffic safety along Colonial Road, Smith Road and Trim Road through traffic calming measures and increased sidewalks within the village.

Objective 2.2: Provide pedestrian-scale street lighting where possible on multi-use pathways, at bus stops and along main streets.

### Goal 3: Maintain the village's rural character and open space

Objective 3.1: Preserve agricultural land surrounding the village.

Objective 3.2: Preserve and enhance existing designated green space, parks and recreational facilities through improved connectivity and ensure additional public amenities as the village grows.

### Vision Statement - Notre-Dame-des-Champs

*The village of Notre-Dame-des-Champs abuts the urban area, but the community spans this boundary. The long-term vision for the village is for it to maintain its character and to expand through comprehensive study of future changes to the urban boundary. In the short term, the village will strive to be safe for pedestrians, community-oriented and respectful of the natural environment. The village will retain the essence of a rural village within a larger urban context.*

### Goals and Objectives – Notre-Dame-des-Champs

#### Goal 1: Ensure that development is environmentally responsible

Objective 1.1: Avoid development of areas with a high water table.

Objective 1.2: Avoid development of areas that have natural or ecological significance.

#### Goal 2: Develop a pedestrian-friendly village

Objective 2.1: Ensure that new development is connected by sidewalks or multi-use pathways.

Objective 2.2: Enhance existing pedestrian and cycling connectivity within the village.

#### Goal 3: Preserve village identity

Objective 3.1: Establish Navan Road as the village main street with a mix of residential and commercial uses.

Objective 3.2: Provide family-oriented services.

Objective 3.3: Ensure that the Paroisse Notre-Dame-des-Champs Catholic Church and Notre-Dame-des-Champs Recreation Centre remain focal points within the community.

#### Goal 4: Conduct a future comprehensive planning study to consolidate the village and the urban parts of the Notre-Dame-des-Champs community

Objective 4.1: Undertake a comprehensive planning process which studies the location of the urban and village boundaries to connect the residents with the community within the urban boundary.

Objective 4.2: Examine carefully the situation and boundaries of Notre-Dame-des-Champs in future comprehensive study of the location of the urban boundary.

### **Vision Statement - Osgoode**

*The vision for the Village of Osgoode Village is for it to be a vibrant multi-generational village that is clean, safe and supportive of pedestrian and cycling connectivity. The village will experience moderate growth that maintains its character. The village will be self-sufficient and sustainable, with small businesses that serve both residents and visitors along the main street.*

### **Goals and Objectives – Osgoode**

#### **Goal 1: Ensure long term sustainable growth**

Objective 1.1: Ensure all new development is serviced by private wells and sewage systems.

Objective 1.2: Preserve groundwater quality and quantity.

Objective 1.3: Encourage the development of a variety of housing forms, in keeping with the existing character and density of the village.

#### **Goal 2: Create an attractive and vibrant main street**

Objective 2.1: Encourage the development of small local businesses that serve residents and visitors along Osgoode Main Street.

Objective 2.2: Promote the development of vacant land and reuse of existing vacant buildings along Osgoode Main Street.

Objective 2.3: Develop a village main street gateway feature.

#### **Goal 3: Improve infrastructure for pedestrians and cyclists**

Objective 3.1: Improve pedestrian and cycling connectivity through the expansion and maintenance of sidewalks, pathways and cycling networks.

Objective 3.2: Introduce sidewalks and pedestrian-scale street lights along Osgoode Main Street.

#### **Goal 4: Provide residents with enhanced recreational opportunities**

Objective 3.3: Provide ample recreational facilities, parks and green spaces, including programming for residents of all age groups.



## Vision Statement - Sarsfield

*The vision for the village of Sarsfield is for it to be a growing village, welcoming to newcomers and ideal for families. The village will have an active mainstreet with commercial and retail uses. Services will be available throughout the village. Residents will be able to walk between neighbourhoods and the Village Core. Future development will be in keeping with the historic roots and cultural lifestyle of this historic rural francophone community and will protect important groundwater and environmental resources.*

## Goals and Objectives - Sarsfield

### Goal 1: Encourage village growth

Objective 1.1: Focus long term growth of the village east and westward along Colonial Road.

Objective 1.2: Encourage adaptive reuse, infill and intensification of the former school site and other under-utilized lands.

### Goal 2: Create an active main street and allow business services throughout the village

Objective 2.1: Broaden the scale of home-based businesses to allow for more dynamic use of residences in the village and local employment opportunities.

Objective 2.2: Focus retail and commercial developments in the Village Core area.

### Goal 3: Improve Connectivity

Objective 3.1: Enhance pedestrian and cycling connectivity in existing neighbourhoods, new neighbourhoods and on the main streets.

### Goal 4: Maintain the historic and cultural francophone heritage of Sarsfield

Objective 4.1: Preserve the views of the historic St-Hugues Parish Church through appropriate building height limits and consideration of the viewshed of the church.

## Vision Statement - Vars

*The vision for the village of Vars is for it to be a vibrant, active, rural, and sustainable community that is bilingual and welcoming to all. As a community, Vars seeks to provide a supportive social structure for all in the community, encourage residents to reduce their environmental impact, be a “live, work, and play” community, and preserve the best parts of the community for future generations. The village will maintain its rural character, its surroundings, and protect its natural beauty, while working to make the*

*community more sustainable and self-reliant. Vars will ensure that the community is welcoming and supports all who live here.*

### **Goals and Objectives - Vars**

#### **Goal 1: Maintain the rural character of the village and its surroundings and enhance non-motorized connectivity**

Objective 1.1: Establish Rockdale Road as the village main street.

Objective 1.2: Increase parkland and recreational space.

Objective 1.3: Protect wetlands and forests in and around the village.

Objective 1.4: Improve pedestrian connectivity on Rockdale Road, Buckland Road, and Devine Road.

#### **Goal 2: Encourage moderate economic development**

Objective 2.1: Broaden the scale of home-based businesses to allow for more dynamic use of residences in the village and local employment opportunities.

Objective 2.2: Encourage retail and commercial development within the Village Core area.

Objective 2.3: Encourage new businesses in the village by permitting a wide variety of non-residential uses.

#### **Goal 3: Encourage a variety of housing options for families and older adults of all income levels**

Objective 3.1: Ensure that residential growth is consistent with existing housing size, form and density.

Objective 3.2: Encourage redevelopment, adaptive reuse, and infill in existing serviced neighbourhoods

Objective 3.3: Ensure development of new residential care homes and expansion of existing residential care homes is compatible with the village.

#### **Goal 4: Promote the preservation of agricultural land**

Objective 4.1: Ensure that future village expansion avoids agricultural land.

### **Vision Statement - Vernon**

*The vision for the Vernon Village is for it to be a peaceful historic rural residential village, well connected to the City of Ottawa. The village will be an active community,*

*with recreational opportunities and small businesses and services located along a vibrant mainstreet. The village will be a quiet place for residents who value a balanced lifestyle. Residential areas will be surrounded by a clean and well-protected natural environment.*

### **Goals and Objectives - Vernon**

#### **Goal 1: Protect and enhance the natural integrity of the surrounding environment**

Objective 1.1: Limit development to areas that avoids areas that are environmentally sensitive, ecologically, historically or culturally significant.

Objective 1.2: Ensure that new development protects the integrity of the natural areas surrounding the village and mitigates impacts to quality and quantity of the village's groundwater.

#### **Goal 2: Increase the level and quality of services and infrastructure within the village**

Objective 2.1: Redevelopment of village streets will include sidewalks where feasible, and Bank Street will be redesigned to feel like a traditional village mainstreet.

Objective 2.2: Enhance the quality of internet services.

#### **Goal 3: Provide a variety of local recreational opportunities**

Objective 3.1: Provide ample recreational facilities for residents of all ages that are of suitable size and scale for the village.

#### **Goal 4: Foster a complete and growing small community**

Objective 4.1: Promote low density residential development within the village boundary, reflecting the character and identity of the village.

Objective 4.2: Encourage mixed-use and commercial development along Bank Street.

Objective 4.3: Preserve heritage structures within the village.



## Section 3: General Policies

### 3.1 A unique vision for growth and development for each village

- 1) Planning for growth and development in villages will be consistent with the Vision Statement and Goals and Objectives for each village, as respectively detailed in this secondary plan.

### 3.2 Suitability and Compatibility

- 2) Development will be limited to lands that are suited for the proposed use. Suitability shall be assessed within the context of the community for compatibility and will avoid negative impacts on the natural and social environment.
- 3) Where development is proposed, the following will be addressed as part of a planning application to ensure compatibility with the village:
  - a) Building heights, setbacks and design; and
  - b) The layout and location of parking; and
  - c) Landscape elements and features; and
  - d) Noise, lighting, traffic, parking and accesses, and pedestrian linkages; and
  - e) Plans of subdivisions should be designed to reflect historic grid patterns through layout of roads and lots, and include pathways, greenspaces and parks, to ensure connectivity throughout the village; and
  - f) Other considerations identified in the City's approved design guidelines such as Design Guidelines for Rural Villages; and
  - g) Any relevant policies of Official Plan.

### 3.3 Protection of Agriculture

- 4) No policy in this secondary plan is intended to limit the ability of existing agricultural uses to continue.

### 3.4 Respect for Private Property

- 5) Lands identified on any schedule in this secondary plan does not imply that the lands are available or open for public use.
- 6) The City will determine when to purchase lands for public benefit. Lands identified in this secondary plan do not in any way obligate the City, relevant conservation authority, Province, or other public agencies to acquire, compensate or purchase these lands.



### 3.5 Clean Water

- 7) Consistent with provincial legislation, land use activities that may pose a significant threat to municipal drinking water within Wellhead Protection Areas or Intake Protection Zones as identified in the Official Plan may be restricted. Such restrictions will be detailed in the policies and schedules of the Source Water Protection Plan prepared by the relevant conservation authority and implemented through zoning provisions and site plan process.

### 3.6 Institutions

- 8) Institutional uses are necessary in order to serve the needs of village residents and the surrounding rural community. Permitted institutional uses include libraries, schools, emergency services, arenas, community centres, places of worship, museums and medical facilities.
- 9) Institutional uses generally require infrastructure and public services to support them at higher levels than a residential or small-scale commercial use. For this reason, the following additional policies apply to institutional uses within villages:
  - a) Institutional uses should, wherever possible, locate within or in close proximity to the Village Core area in order to provide a focal point for the village, be accessible to patrons, and concentrate infrastructure and servicing in one area; and
  - b) New institutional uses must not adversely impact adjacent land uses and must respect the character of the village and surrounding rural area; and
  - c) New Institutional uses have the potential to generate high volumes of vehicular traffic and should be located on either a collector or arterial road to minimize the impact on local streets.

### 3.7 Residential Care Facilities

In order to provide for complete communities, the City will encourage Residential Care Facilities to be established where needed. Facilities should be located where they are able to meet the physical, psychological and sociological needs of facility residents and the public. However, in many cases it may not be possible to have these needs met, in which case it may be more appropriate to direct these facilities to areas where services can be provided such as large rural villages or the City's urban area.

- 10) Residential Care Facilities should, wherever possible, locate in close proximity to the Village Core in order to concentrate services and ensure accessibility.

- 11) Residential Care Facilities must not adversely impact adjacent land uses and must respect the character of the village and surrounding rural area;
- 12) The location of new and expanded Residential Care Facilities will be based on the availability of the following public services and amenities:
  - a) Public transportation; and
  - b) Community services; and
  - c) Emergency services; and
  - d) Medical services; and
  - e) Social services; and
  - f) Parks and recreation facilities; and
  - g) Accessibility for persons with disabilities.

### 3.8 Retirement Homes

Retirement homes are necessary to meet the increasing need for housing for older adults in the rural area and provide the opportunity to age in place. Retirement homes also contribute to housing and social diversity.

- 13) Retirement Homes should, wherever possible, locate in close proximity to the Village Core where community facilities and other public services are easily accessible.

### 3.9 Roads

The location and designation of roads located throughout the City are identified in the Official Plan, the Transportation Masterplan, as well as schedules in this secondary plan. Many of the roads within the villages were established under former townships and have been carried forward into this plan.

- 14) Some roads shown may be conceptual. The alignment and detailed design of road networks will be established through exercises conducted by the City or through planning applications for proposed development.
- 15) Ottawa Road 174 (OR 174) is a busy rural arterial road that traverses the northern edge of the village of Cumberland. The speed and volume of traffic create safety issues for vehicles turning to/from existing driveways and streets accessing this roadway. The following policies apply to lands adjacent to OR 174:



- a) No new access to OR 174 will be permitted. Site access must be provided by other existing or proposed public streets; and
- b) Subject to City approval, sites may be accessed by a proposed service lane or shared laneway with existing development; and
- c) Existing public streets and private driveways which have access to OR 174 may be subject to consolidation or relocation, if roadway modifications are proposed.

## Section 4: Land Designations

This section of the secondary plan presents the objectives and policies for land designations in the villages. The following land designations are identified on the schedules for each respective village in this secondary plan.

### 4.1 Village Core

The Village Core is the social centre and economic focal point for the village and surrounding rural community. The character of the Village Core reflects the historical and cultural roots of villages as the centres of commerce, housing and culture in the rural area. The Village Core is intended to accommodate a range of pedestrian-oriented uses and on-street vehicle parking, to support housing for a diverse population, retail, commercial, employment and institutional uses.

Within a village, the greatest concentration of residential and commercial uses will be located in the Village Core. Development within Village Core areas should reflect the village's historical and cultural identity and enhance the community's social and economic focal points. This secondary plan encourages a mix of uses to ensure the Village Core functions as a dynamic centre for the village.

1) On lands designated as Village Core, the following uses are permitted:

- a) Retail
- b) Residential
- c) Commercial
- d) Employment uses
- e) Institutional uses
- f) Mixed-Use
- g) Residential Care Facilities
- h) Retirement Homes



- 2) The maximum building height is four storeys.
- 3) The individual occupancy of a retail use shall not exceed a gross leasable area of 2,500 square metres.
- 4) Consistent with the Design Guidelines for Rural Villages, efforts should be made to integrate existing structures into new development. New or renovated buildings should be designed to complement the existing village streetscape.

#### 4.2 Village Residential

Residential areas within the villages are primarily low rise and low density. While the goal is to ensure a variety of housing options for a diverse population, the availability and adequacy of private services can be a limitation to development of multi-unit housing forms. Whereas in areas where public services are available, multi-unit housing developments may be possible.

In addition to housing choice, the availability of services to meet the needs of residents within a 15-minute walk of their home is also a priority. Given the limited availability of commercial lands, due to the small size of these villages, the intent of these policies is to increase economic opportunity and encourage complete communities, by supporting home-based businesses at a scale that is not permitted in urban residential neighbourhood dwellings, and still at a smaller scale than typical commercial enterprises.

- 5) The following uses are permitted on lands designated as Village Residential:
  - a) Residential built form with two or less primary dwelling units; and
  - b) Bed and Breakfast; and
  - c) Home based business.
- 6) Multi-unit residential development may be permitted according to policies of the Official Plan and in consideration of the following:
  - a) The development is designed in such a manner as to be compatible with the surrounding uses; and
  - b) The adequacy of water and wastewater servicing; and
  - c) Location of parking and accesses from arterial or collector roads so as to minimize traffic on local roads and impact on adjacent uses; and
  - d) Appropriate lighting, form, height, landscaping, massing and façade; and
  - e) Adequate buffers, landscaping and screening ; and



- f) Design Guidelines for Rural Villages and other design guidelines relevant to the proposed development.
- 7) Residential Care Facilities and Retirement Homes subject to the policies of Section 3 of this secondary plan.
- 8) Development of vacant land within existing residential areas is preferred. The built form, massing and profile of new housing shall be compatible with existing housing in consideration of relevant Council approved design guidelines.
- 9) Where municipal water and wastewater services are available, lands designated Village Residential may allow for a greater density of development including a variety of housing forms.
- 10) Home-based business will be permitted in any dwelling unit where legally provided.
- 11) The implementing Zoning By-law will permit a scale of home-based businesses that is generally greater than that permitted in urban residential neighbourhoods.
- 12) The Zoning By-law shall identify provisions for home-based businesses that will ensure compatibility with residential uses. Considerations may include but are not limited to:
  - a) Predominant use of the building or unit from which the home-based business is operated from must be residential; and
  - b) The operator(s) of the home-based business must reside on-site and must be present while the business is in operation; and
  - c) Number of employees who do not reside in the dwelling unit; and
  - d) Availability of adequate servicing, parking, landscaping, lighting, form, height, massing and façade; and
  - e) Activities associated with the operation of a home-based business must occur indoors. The exterior may not be used for any reason including outdoor storage
  - f) Use of an accessory building

#### 4.3 Mobile Home Park

The objective of the Mobile Home Park designation is to recognize existing mobile home parks and to identify requirements for new or expanded mobile home parks within the villages.

- 13) On lands designated as Mobile Home Park permitted uses include:
  - a) Mobile homes; and





- b) Private outdoor amenity area such as park space for use by mobile home community; and
  - c) Services accessory to the mobile home park such as small scale retail, laundromat, or office.
- 14) New mobile home parks will only be allowed through an amendment to the Official Plan.
- 15) Prior to the development of any new or the expansion of an existing mobile home park, the City will require that consideration be given to matters as outlined in the Official Plan including the following:
- a) The provision of an on-site park with recreational facilities for the use of park residents; and
  - b) The construction and maintenance of internal private roads or driveways designed to a standard acceptable to the municipality; and
  - c) Adequacy of proposed water and wastewater services; and
  - d) Compatibility with adjacent existing or future land uses; and
  - e) Village dwelling unit capacity numbers, if applicable; and
  - f) Connectivity to the village.

#### 4.4 Village Commercial

Although Village Core areas are the focus for commercial activities, there may be commercial uses that require large parcels of land and proximity to high-volume roads which are not available in core areas.

To accommodate these uses, lands designated as Village Commercial are intended to augment businesses in the village by attracting new development of a scale and type not compatible with the more constrained parcel sizes and walkable character of the Village Core.

- 16) On lands designated Village Commercial the following uses are permitted:
- a) Retail and hospitality services for the traveling public such as automobile service stations, gas bars and restaurants; and
  - b) Retail and commercial uses which require larger land areas or accessory outside storage, such as;
    - i) Animal hospitals; and
    - ii) Greenhouse; and



- iii) Construction products and services; and
  - iv) Farm equipment and similar agriculture-related uses; and
  - v) Self storage.
- 17) The maximum gross leasable floor area is 2,500 square metres. Where greater than 2, 500 square metres of gross leasable floor area is proposed, a Zoning By-law amendment may be contemplated provided that the proposed operation will not impact the viability of the Village Core. To demonstrate this, a market study may be required as part of a planning application.
- 18) An Official Plan Amendment will be required to designate new commercial lands, which will only be contemplated near existing commercial lands to ensure efficient use of land and resources.
- 19) Proposed development on lands designated Village Commercial will ensure compatibility with the character of the village.

#### 4.5 Village Industrial

The objective of the Village Industrial designation is to identify areas within the village where light industrial uses may occur. Heavy industrial uses are not permitted within the villages and are directed to other lands identified in the Official Plan.

Villages are generally too small to provide a sufficient buffer for other uses or servicing infrastructure to meet operational needs like enhanced energy, transportation, water, emergency services or high levels of employment.

A particular consideration for the City is the potential threat to public health, that arises from the location of industrial activities in proximity to municipal drinking water supplies. Industrial uses may pose a risk to drinking water when located within wellhead protection areas or intake protection zones as identified in the Official Plan.

- 20) Permitted uses in the Village Industrial designation are light industrial uses such as manufacturing, factory or assembly-line processes using previously prepared materials, warehouses, storage yards and other compatible uses such as commercial or office uses accessory to the main industrial use.
- 21) Heavy industrial uses are not permitted due to noise, dust, fumes, particulates, odours, vibration, and other elements that are potentially hazardous or noxious, including the storage of chemicals or other materials. New industrial uses and expansions of existing industrial activities will be directed towards lands outside of wellhead protection and intake protection zones.

- 22) Development of industrial uses that may pose a significant threat to public and private drinking water supplies may not be permitted. The definition of specific land uses for restriction or prohibition are identified in Source Water Protection plans prepared according to provincial legislation. Wellhead protection and intake protection zones as illustrated in the Official Plan.
- 23) Pits, quarries and asphalt operations will not be permitted in villages and are directed to areas permitting mineral aggregate uses identified in the Official Plan.
- 24) Lands designated as Village Industrial shall have direct access to an arterial or collector road, provincial highway or designated truck route with sufficient capacity to accommodate the traffic volumes projected to be generated by industrial operations.
- 25) Development of lands designated Village Industrial will mitigate impacts to adjacent properties by considering the following elements:
  - a) Building and site layout; and
  - b) Berms and fencing; and
  - c) Buffers and soft landscaping; and
  - d) Lighting.

#### 4.6 Village Park

Parks are important elements for complete communities as they provide opportunities for active and passive recreation which is essential to health and well-being for a diverse population.

Lands designated as Village Park in the schedules of this plan are typically publicly-owned parks. The following policies apply to these lands:

- 26) Public parks are permitted in all land use designations.
- 27) Acquisition and development of parklands is guided by policies within the Official Plan
- 28) Design and development of parks will ensure adequate connectivity to the surrounding village area.

#### 4.7 Village Greenspace

In addition to public parks, lands designated as Village Greenspace provide for additional recreational amenities. These are distinguished from parks as parks denote City ownership and only permit for park uses and uses accessory to them. Lands designated Village Greenspace may also be owned by the City but could also be





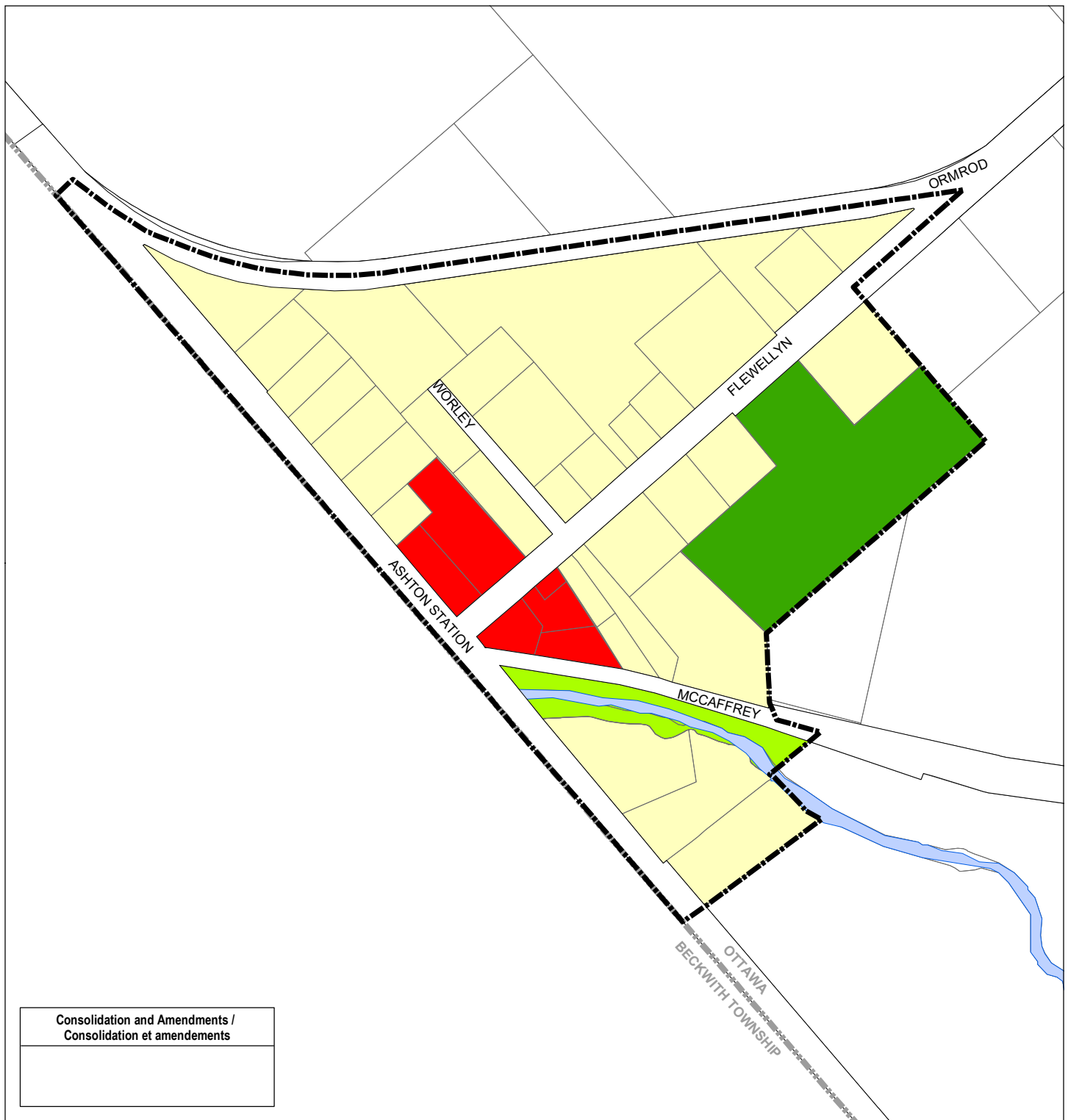
privately owned. Privately owned lands designated as Village Greenspace does not imply public access. While many greenspace lands have development potential, some greenspace lands are more sensitive and should remain untouched. These lands are identified in the Official Plan as being part of the Natural Heritage System. They provide a valuable contribution to biodiversity and wildlife habitat, and have been assessed as having a high environmental value by the City, Conservation Authority, or Province. These lands may also be constrained by their physical characteristics or location which may pose a risk to the loss of life, injury, property damage, or social disruption if developed. These environmental constraints may be natural hazards such as flood plains, unstable soils or hazards that result from human activity such as contamination and mine hazards.

The following policies apply to lands designated as Village Greenspace:

- 29) Permitted uses include community centres, fairgrounds, museums, cemeteries, sports fields, museums, and accessory uses provided the lands are not part of the Natural Heritage System as identified in the Official Plan.
- 30) Natural Heritage System policies contained in the Official Plan apply. These policies guide such things as permitted and prohibited development and requirements for planning applications.
- 31) Where development is permitted, lands must also be accessible primarily by pedestrians but may include on-site parking designed to minimize impact to surrounding uses including the public right of way.
- 32) Constrained lands that may be acquired by the City, as part of a planning application process, will not be considered as parkland dedication. The City or other public agency is under no obligation to acquire or compensate for constrained lands.

## Schedules:

- Schedule A: Village of Ashton Designation Plan
- Schedule B: Village of Burritts Rapids Designation Plan
- Schedule C: Village of Carlsbad Springs Designation Plan
- Schedule D: Village of Cumberland Designation Plan
- Schedule E: Village of Dunrobin Designation Plan
- Schedule F: Village of Fallowfield Designation Plan
- Schedule G: Village of Fitzroy Harbour Designation Plan
- Schedule H: Village of Galetta Designation Plan
- Schedule I: Village of Kars Designation Plan
- Schedule J: Village of Kenmore Designation Plan
- Schedule K: Village of Kinburn Designation Plan
- Schedule L: Village of Marionville Designation Plan
- Schedule M: Village of Metcalfe Designation Plan
- Schedule N: Village of Munster Designation Plan
- Schedule O: Village of Navan Designation Plan
- Schedule P : Village of Notre-Dame-Des-Champs Designation Plan
- Schedule Q: Village of Osgoode Designation Plan
- Schedule R: Village of Sarsfield Designation Plan
- Schedule S: Village of Vars Designation Plan
- Schedule T: Village of Vernon Designation Plan



# VILLAGE OF / VILLAGE DE Ashton

SECONDARY PLAN - VOLUME 2  
Schedule A - Designation Plan

PLAN SECONDAIRE - VOLUME 2  
Annexe A - Plan de désignation



Village Boundary / Limites du village

City Boundary / Limites de la ville

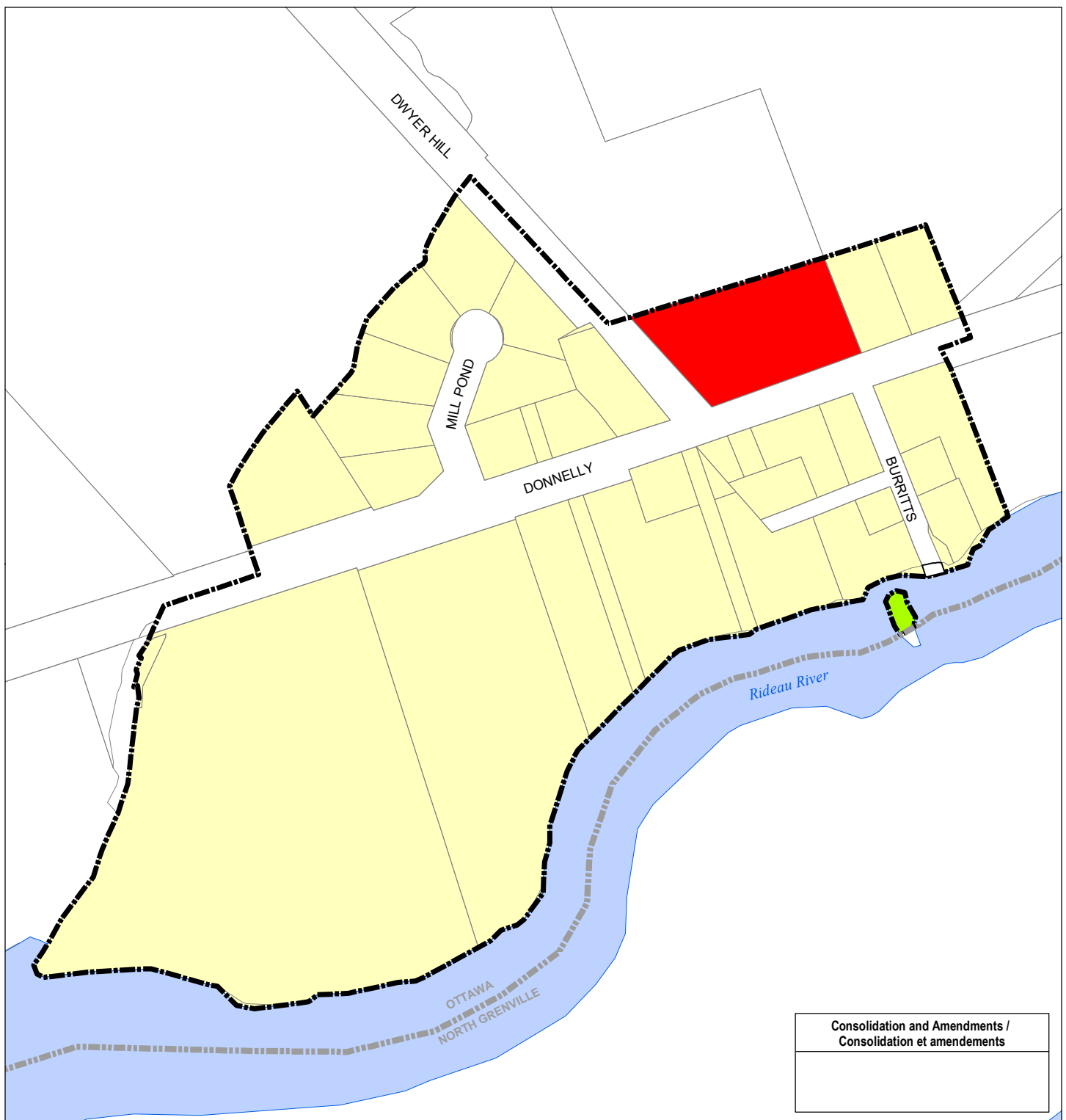
## DESIGNATION / DÉSIGNATION

- Village Core / Centre du village
- Village Greenspace / Espaces verts du village
- Village Park / Parc du village
- Village Residential / Zone résidentielle du village



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Consolidation and Amendments /  
Consolidation et amendements

VILLAGE OF / VILLAGE DE  
**Burritts Rapids**

SECONDARY PLAN - VOLUME 2  
**Schedule B - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe B - Plan de désignation**



Village Boundary / Limites du village



City Boundary / Limites de la ville

**DESIGNATION / DÉSIGNATION**



Village Core / Centre du village



Village Greenspace / Espaces verts du village

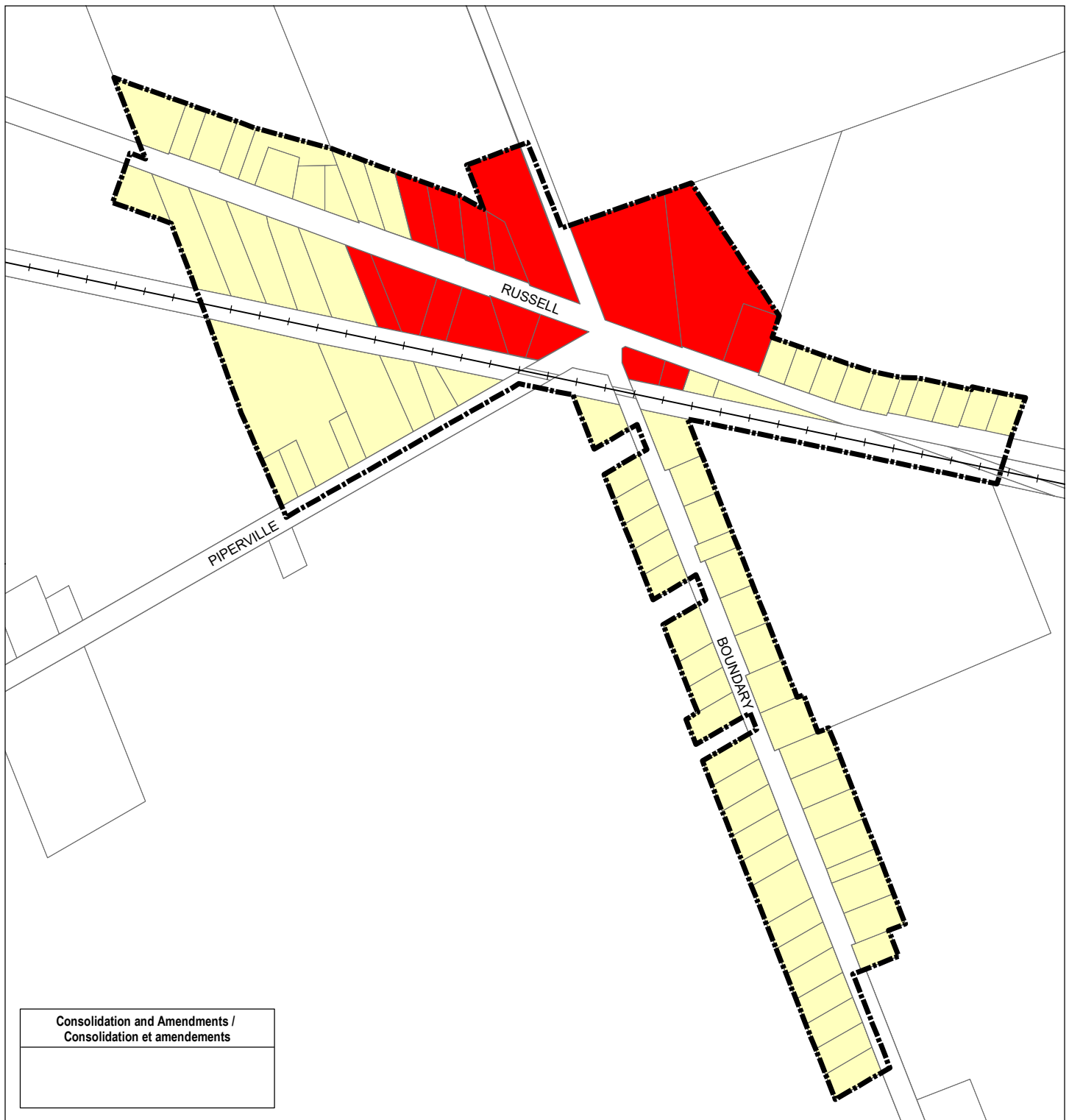


Village Residential / Zone résidentielle du village



0 50 100 m



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# VILLAGE OF / VILLAGE DE **Carlsbad Springs**

SECONDARY PLAN - VOLUME 2  
**Schedule C - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe C - Plan de désignation**

 Village Boundary / Limites du  
 Railway / Voie ferrée

## **DESIGNATION / DÉSIGNATION**

 Village Core / Centre du village  
 Village Residential / Zone résidentielle du village

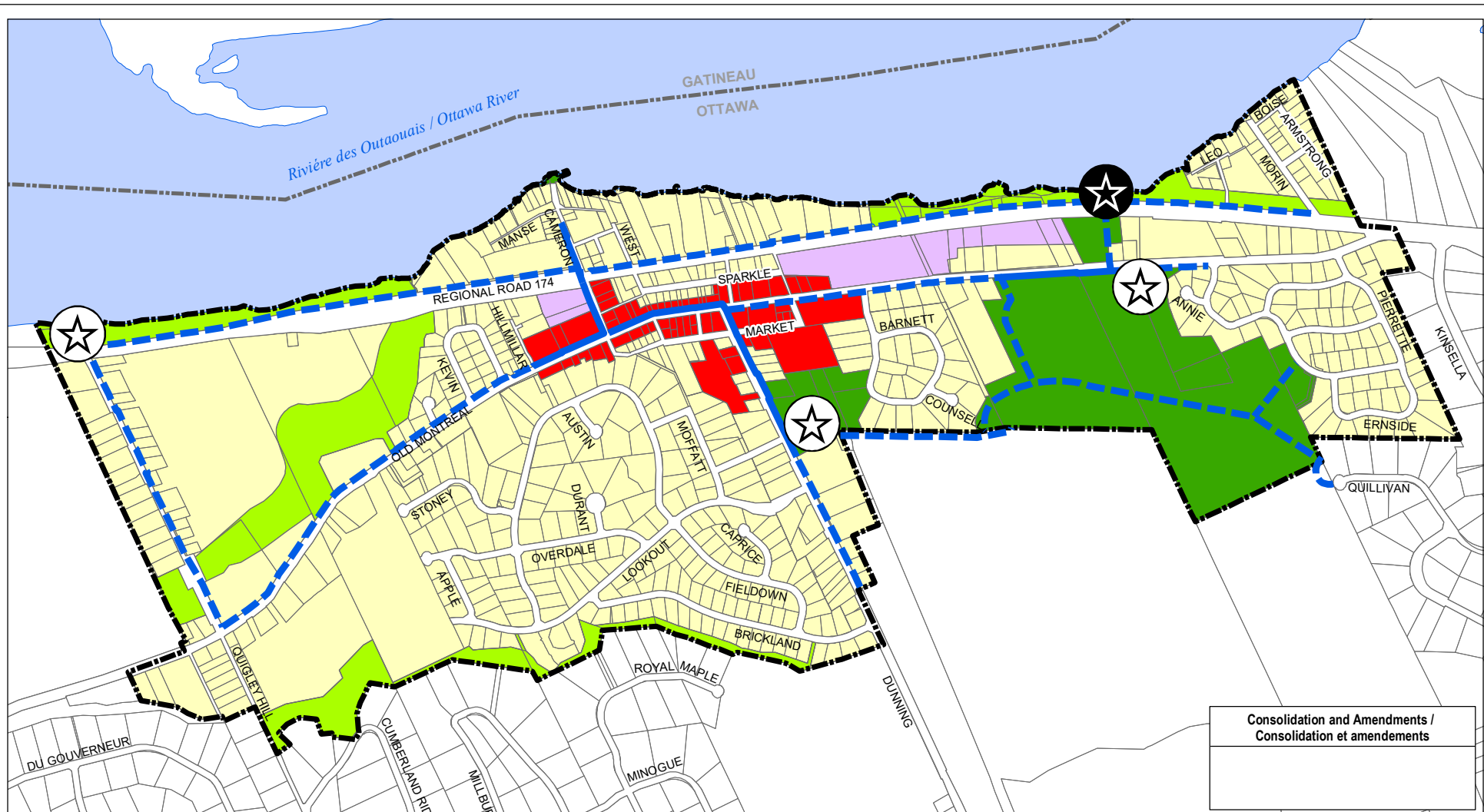






0 50 100 200 300 m

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## VILLAGE OF / VILLAGE DE **Cumberland**

### SECONDARY PLAN - VOLUME 2 **Schedule D - Designation Plan**

### PLAN SECONDAIRE - VOLUME 2 **Annexe D - Plan de désignation**

Village Boundary / Limites du village

City Boundary / Limites de la ville

#### DESIGNATION / DÉSIGNATION

Village Commercial / Zone de commerces ruraux

Village Core / Centre du village

Village Greenspace / Espaces verts du village

Village Park / Parc du village

Village Residential / Zone résidentielle du village

Existing Amenity Area / Destination  
Aire d'agrément existante / Destination

Proposed Amenity Area / Destination  
Aire d'agrément proposée / Destination

Existing Connection / Lien existant

Required Connection / Lien requis



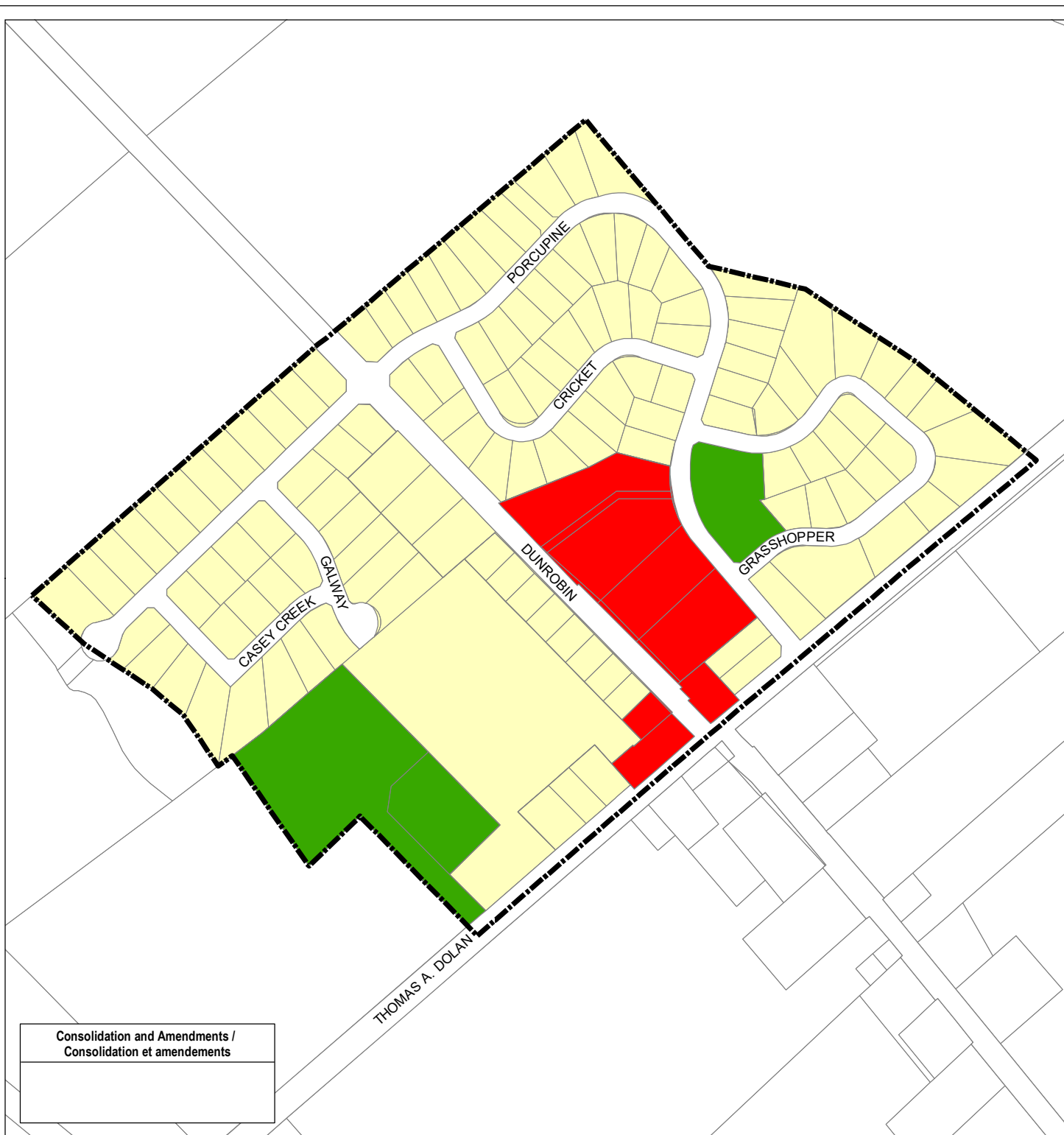
**Ottawa**



0 250 500 m

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
# VILLAGE OF / VILLAGE DE **Dunrobin**

SECONDARY PLAN - VOLUME 2  
**Schedule E - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe E - Plan de désignation**

 Village Boundary / Limites du village

## DESIGNATION / DÉSIGNATION

-  Village Core / Centre du village
-  Village Park / Parc du village
-  Village Residential / Zone résidentielle du village

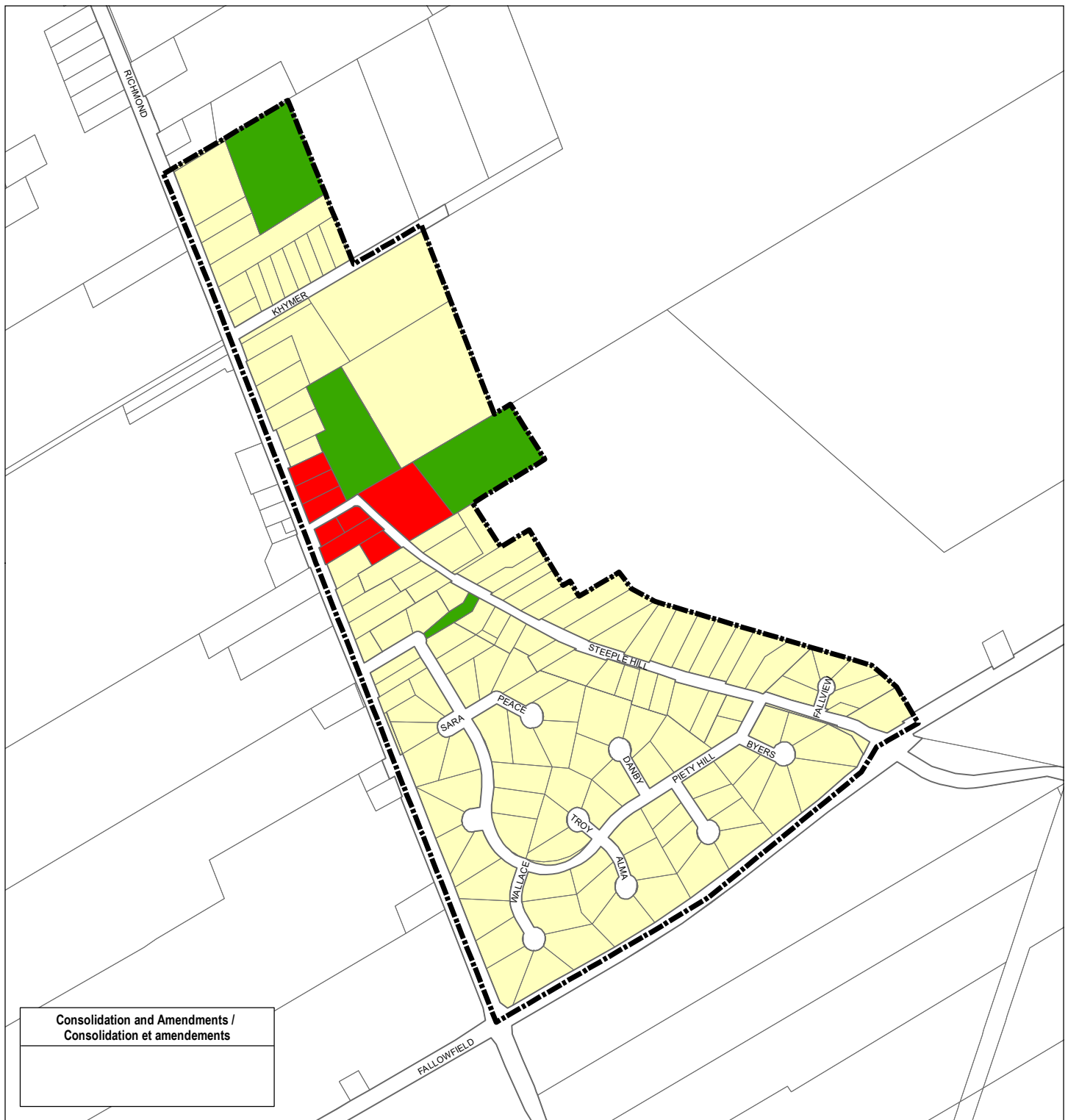






0 50 100 200 m

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VILLAGE OF / VILLAGE DE  
**Fallowfield**

SECONDARY PLAN - VOLUME 2  
**Schedule F - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe F - Plan de désignation**



Village Boundary / Limites du village

**DESIGNATION / DÉSIGNATION**



Village Core / Centre du village



Village Park / Parc du village

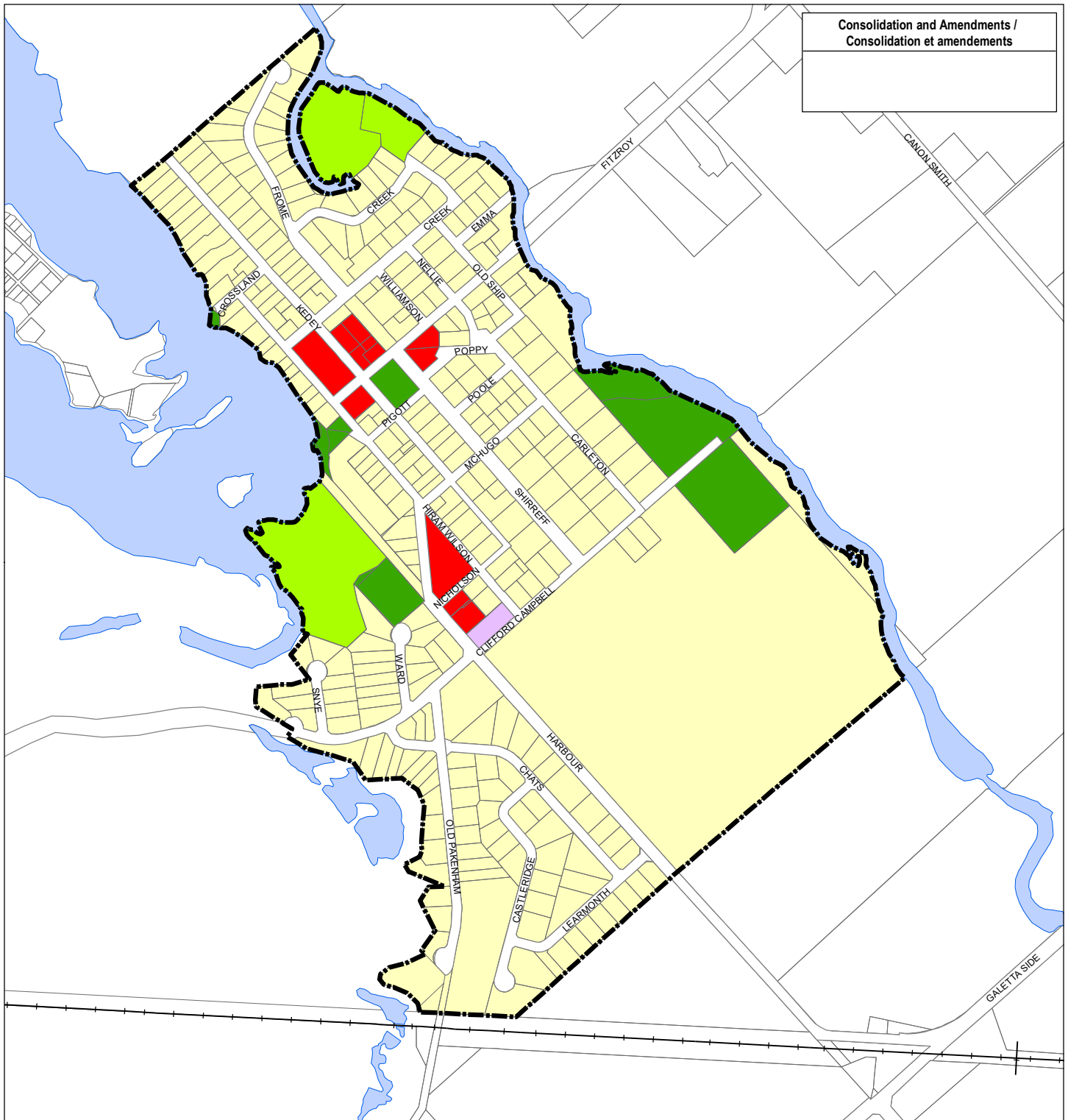


Village Residential / Zone résidentielle du village



0 50 100 200 300 m



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VILLAGE OF / VILLAGE DE  
**Fitzroy Harbour**

SECONDARY PLAN - VOLUME 2  
**Schedule G - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe G - Plan de désignation**

 Village Boundary / Limites du village  
 Railway / Voie ferrée

**DESIGNATION / DÉSIGNATION**

 Village Commercial / Quartier commercial du village  
 Village Core / Centre du village  
 Village Greenspace / Espaces verts du village  
 Village Park / Parc du village  
 Village Residential / Zone résidentielle du village

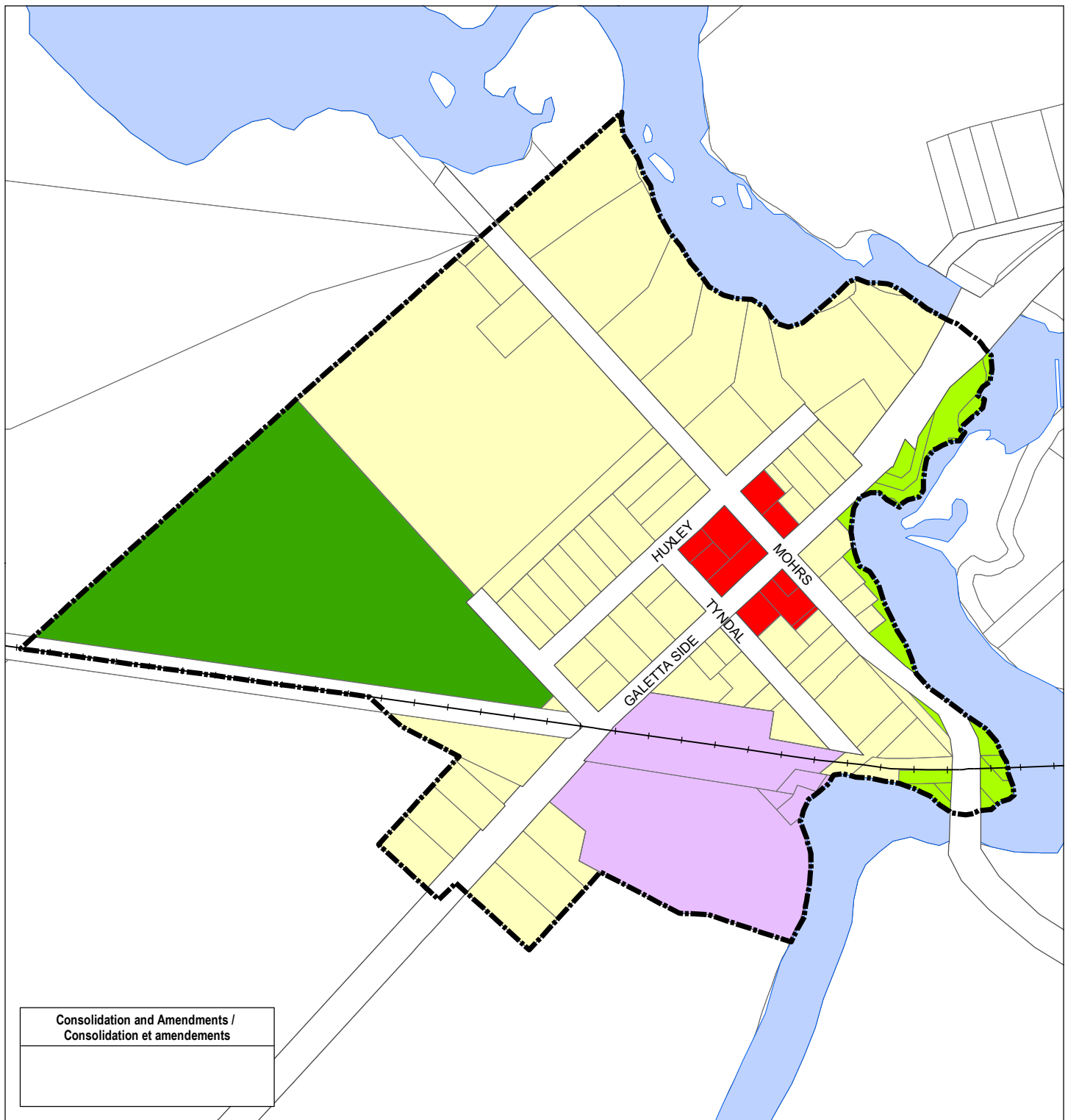




0 50 100 200 300 m

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









# VILLAGE OF / VILLAGE DE Galetta

SECONDARY PLAN - VOLUME 2  
Schedule H - Designation Plan

PLAN SECONDAIRE - VOLUME 2  
Annexe H - Plan de désignation

 Village Boundary / Limites du village  
 Railway / Voie ferrée

## DESIGNATION / DÉSIGNATION

-  Village Commercial / Quartier commercial du village
-  Village Core / Centre du village
-  Village Greenspace / Espaces verts du village
-  Village Park / Parc du village
-  Village Residential / Zone résidentielle du village

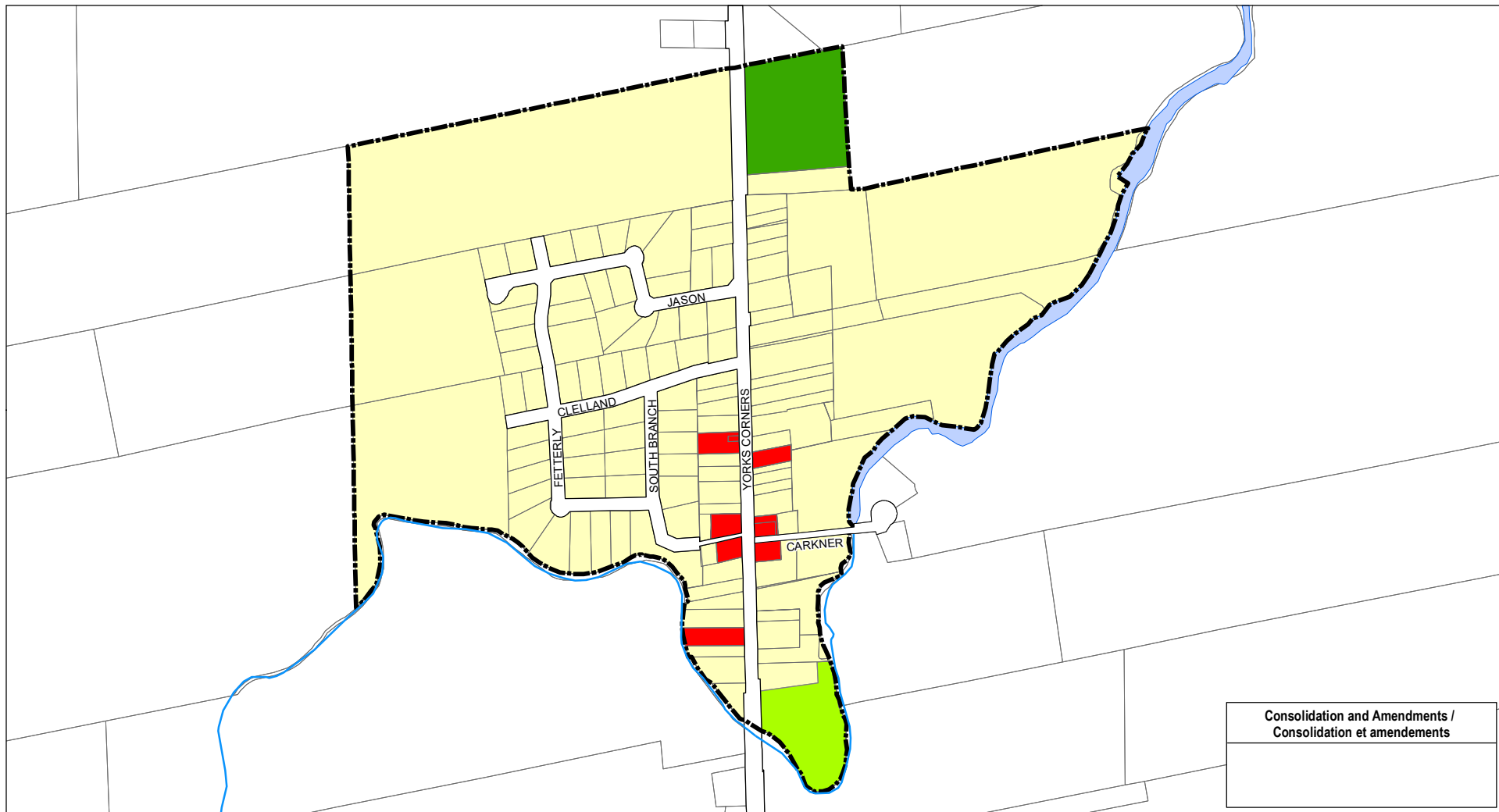




0 50 100 m


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


VILLAGE OF / VILLAGE DE  
**Kenmore**

SECONDARY PLAN - VOLUME 2  
**Schedule J - Designation Plan**  
PLAN SECONDAIRE - VOLUME 2  
**Annexe J - Plan de désignation**

 Village Boundary / Limites du village

**DESIGNATION / DÉSIGNATION**

-  Village Core / Centre du village
-  Village Greenspace / Espaces verts du village
-  Village Park / Parc du village
-  Village Residential / Zone résidentielle du village

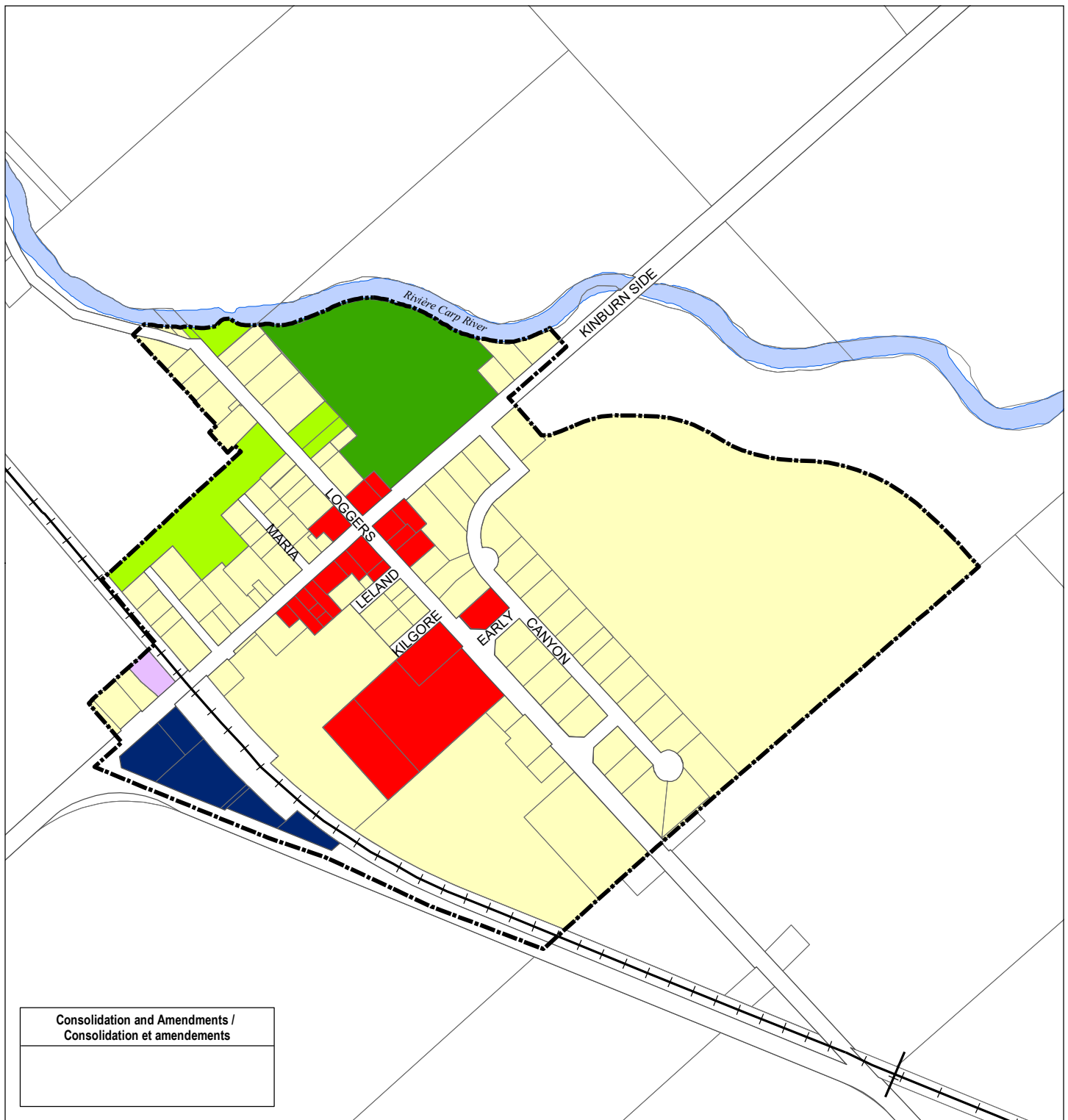




0 50 100 200 300 m

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Consolidation and Amendments / Consolidation et amendements

# VILLAGE OF / VILLAGE DE Kinburn

SECONDARY PLAN - VOLUME 2  
Schedule K - Designation Plan  
PLAN SECONDAIRE - VOLUME 2  
Annexe K - Plan de désignation

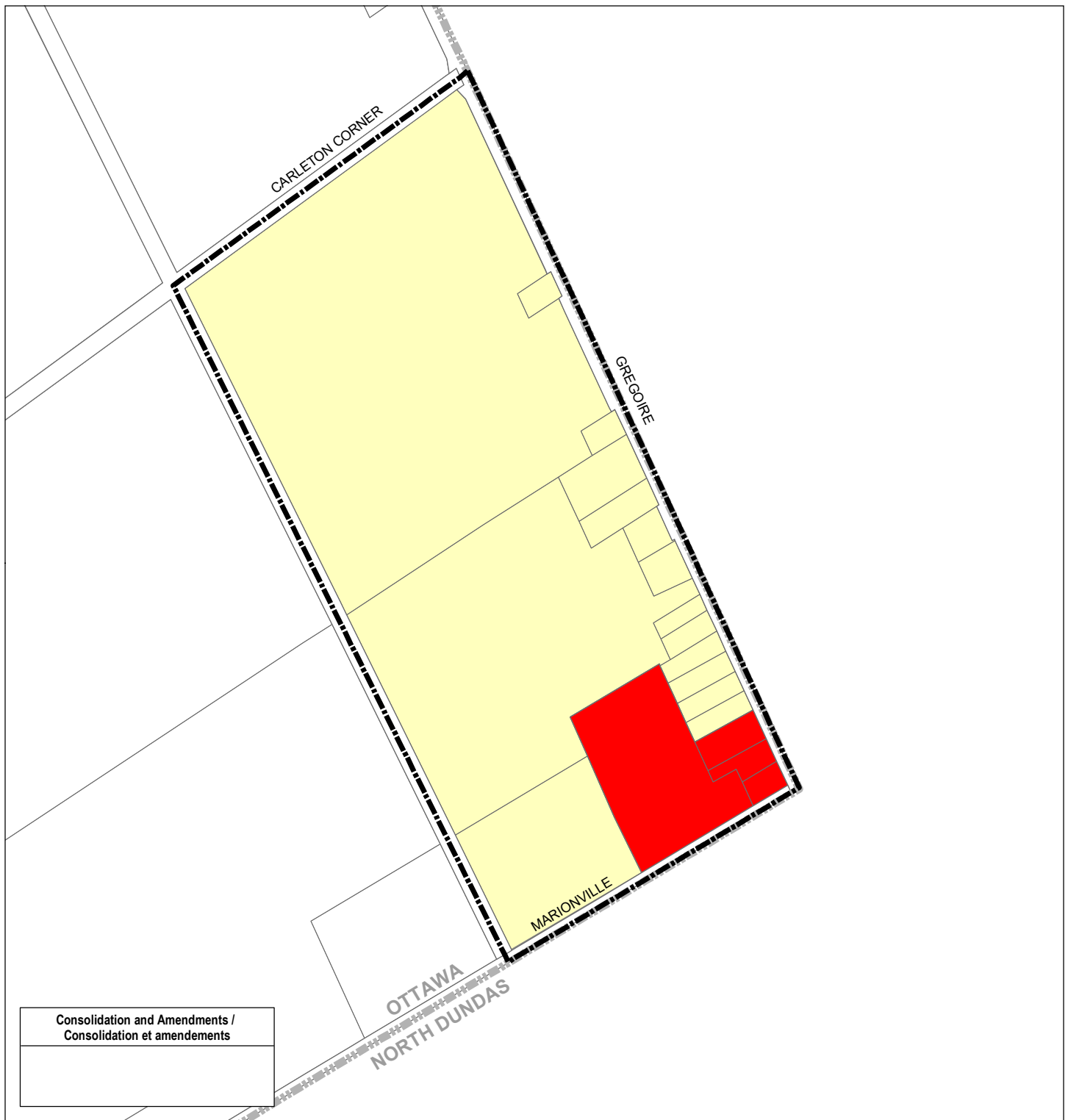
- Village Boundary / Limites du village
- Railway / Voie ferrée
- DESIGNATION / DÉSIGNATION**
- Village Commercial / Quartier commercial du village
- Village Core / Centre du village
- Village Greenspace / Espaces verts du village
- Village Park / Parc du village
- Village Residential / Zone résidentielle du village
- Village Industrial / Zone industrielle du village



0 50 100 200 300  
m



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VILLAGE OF / VILLAGE DE  
**Marionville**

SECONDARY PLAN - VOLUME 2  
**Schedule L - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe L - Plan de désignation**



Village Boundary / Limites du village

**DESIGNATION / DÉSIGNATION**



Village Core / Centre du village

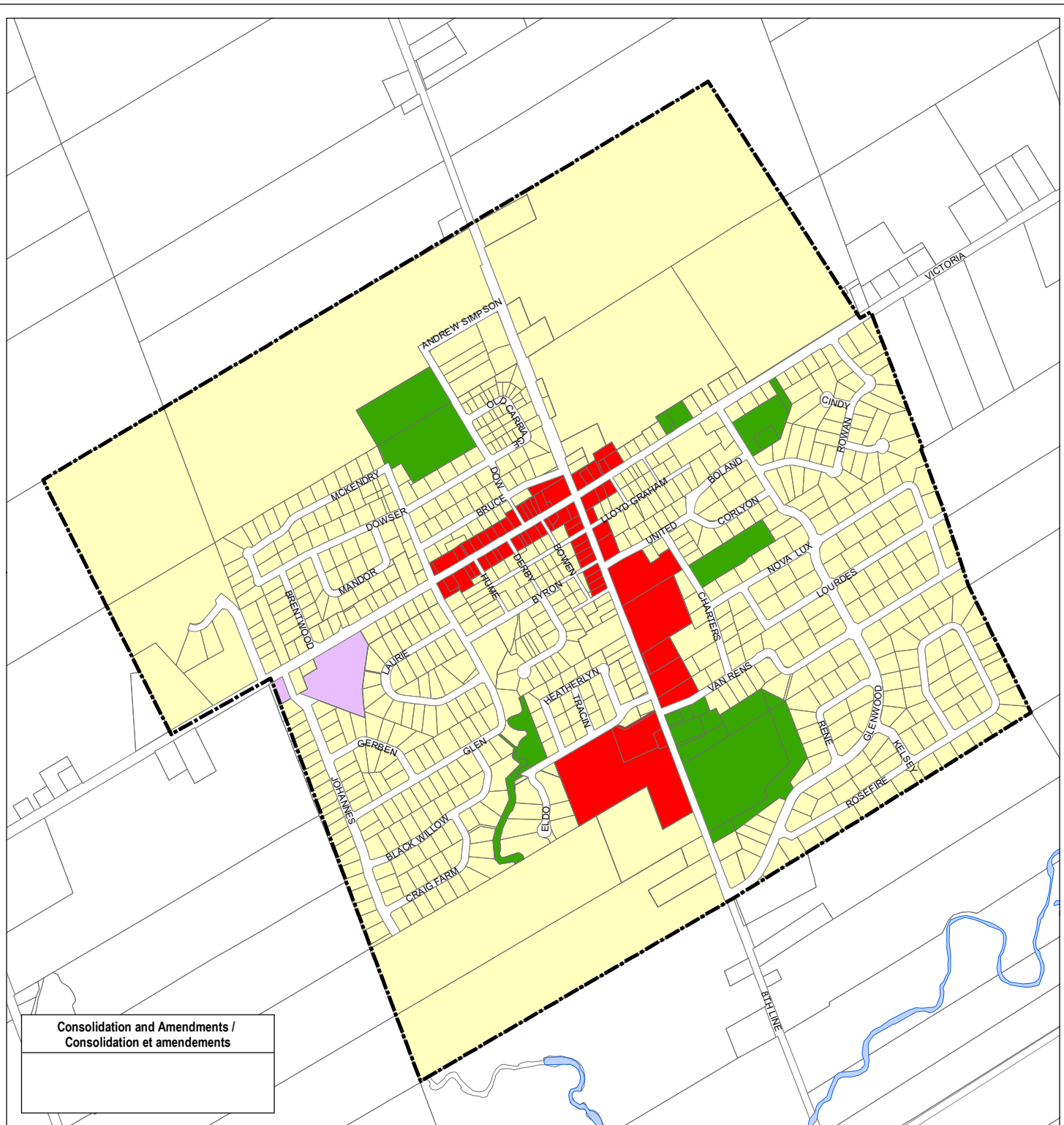


Village Residential / Zone résidentielle du village

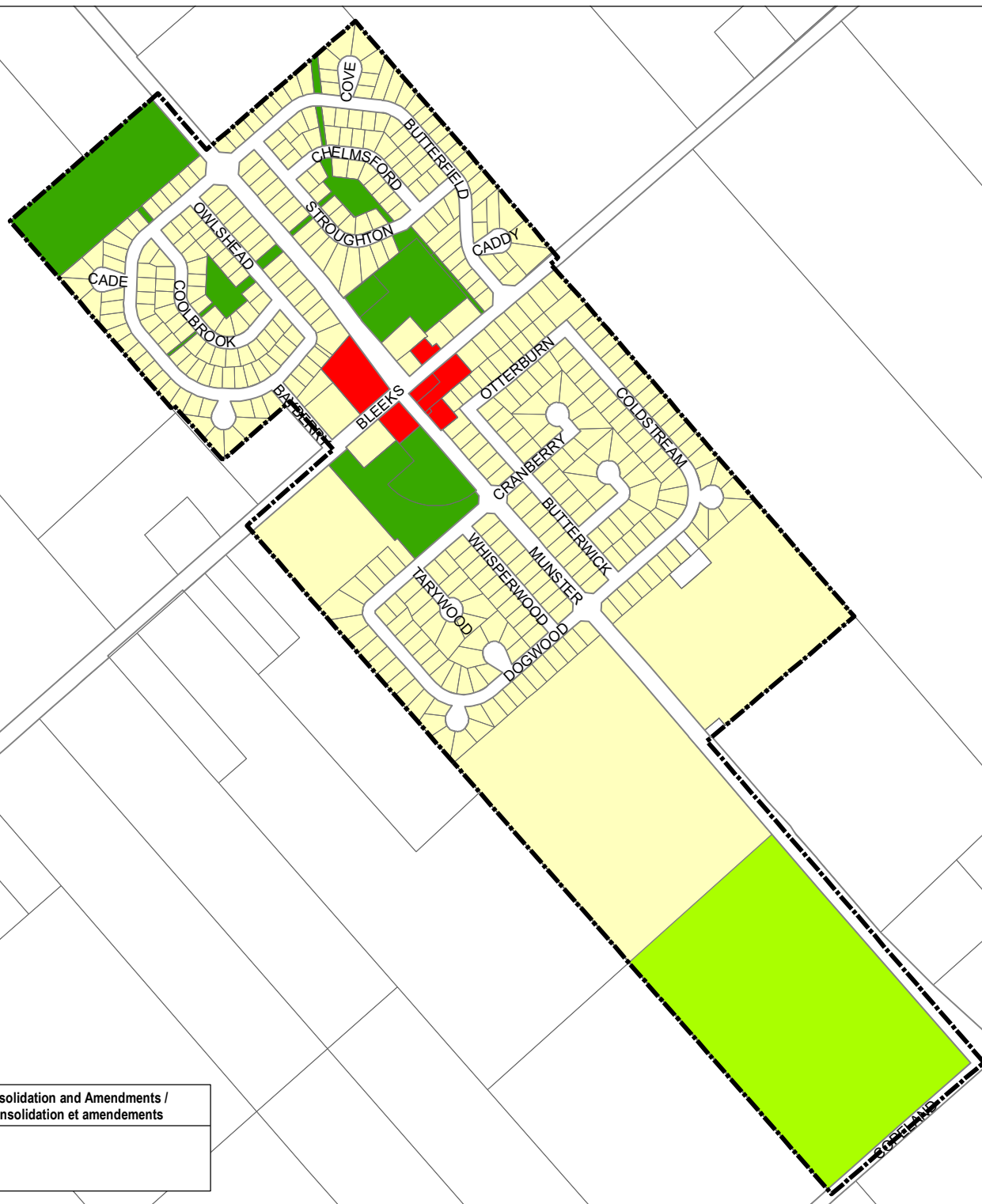


0 50 100 200 300 m

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Consolidation and Amendments / Consolidation et amendements





## VILLAGE OF / VILLAGE DE Munster

SECONDARY PLAN - VOLUME 2  
Schedule N - Designation Plan

PLAN SECONDAIRE - VOLUME 2  
Annexe N - Plan de désignation

 Village Boundary / Limites du village

### DESIGNATION / DÉSIGNATION

-  Village Core / Centre du village
-  Village Greenspace / Espaces verts du village
-  Village Park / Parc du village
-  Village Residential / Zone résidentielle de village



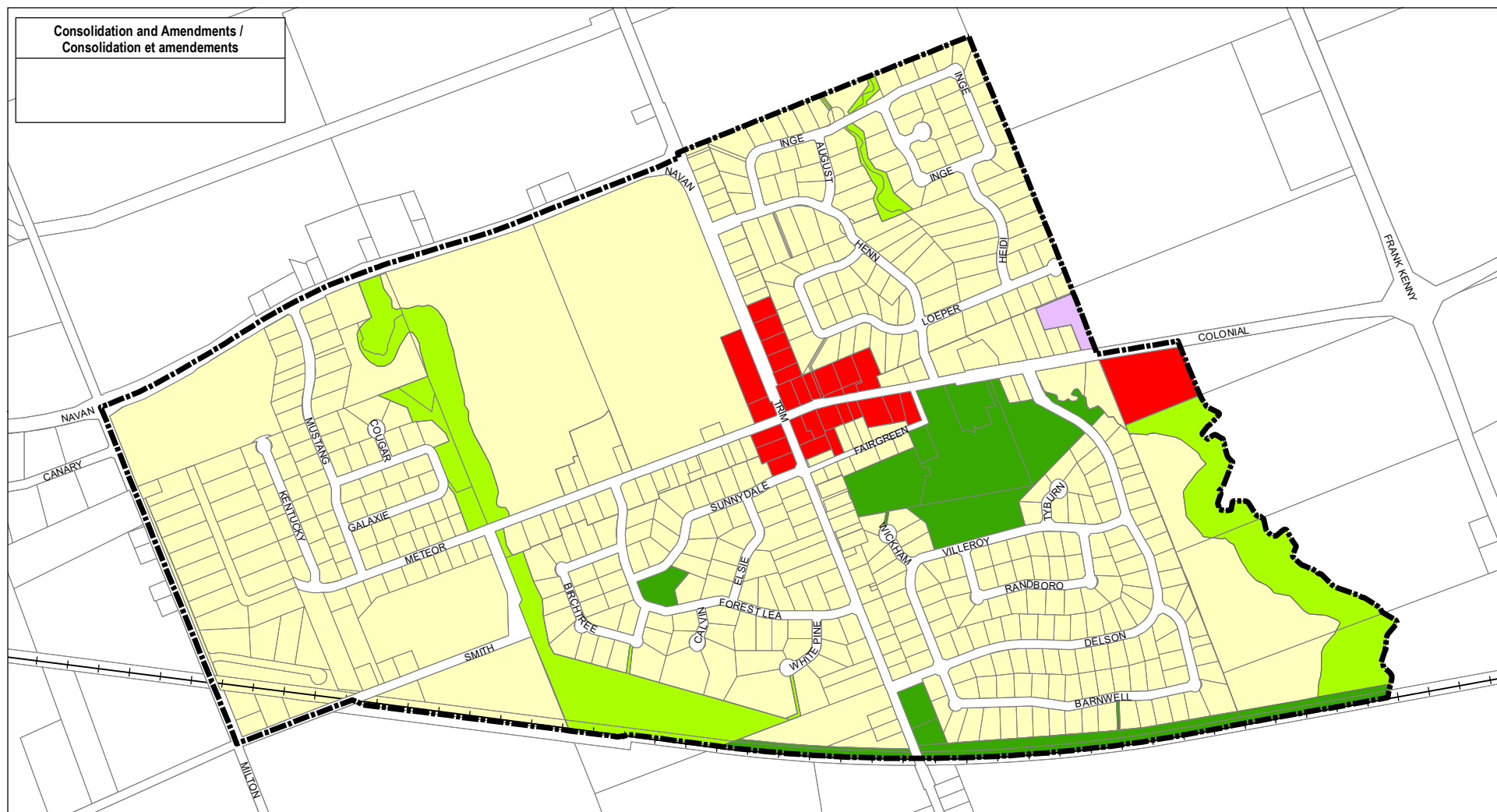
 Ottawa



0 50 100 200 300 400 m

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Consolidation and Amendments /  
Consolidation et amendements



VILLAGE OF / VILLAGE DE  
**Navan**

SECONDARY PLAN - VOLUME 2  
**Schedule O - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe O - Plan de désignation**



Village Boundary / Limites du village



Railway / Chemin de fer

**DESIGNATION / DÉSIGNATION**



Village Core / Centre du village



Village Commercial / Quartier commercial du village



Village Residential / Zone résidentielle du village



Village Greenspace / Espaces verts du village

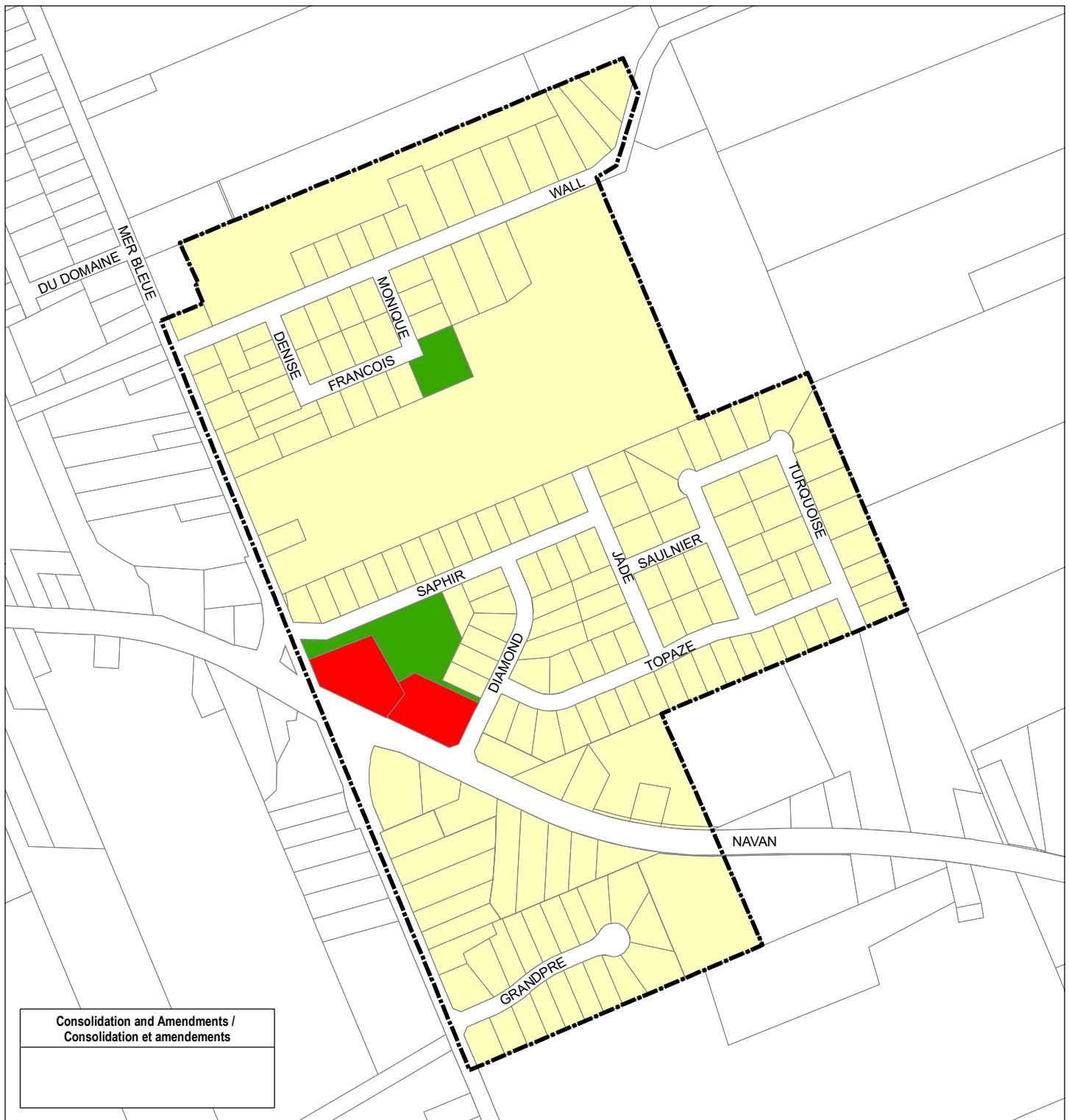


Village Park / Parc du village



0 250 500 m

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VILLAGE OF / VILLAGE DE

# **Notre-Dame- des-Champs**

SECONDARY PLAN - VOLUME 2  
Schedule P - Designation Plan

PLAN SECONDAIRE - VOLUME 2  
Annexe P - Plan de désignation



Village Boundary / Limites du village

## **DESIGNATION / DÉSIGNATION**



Village Core / Centre du village



Village Park / Parc du village



Village Residential / Zone résidentielle du village

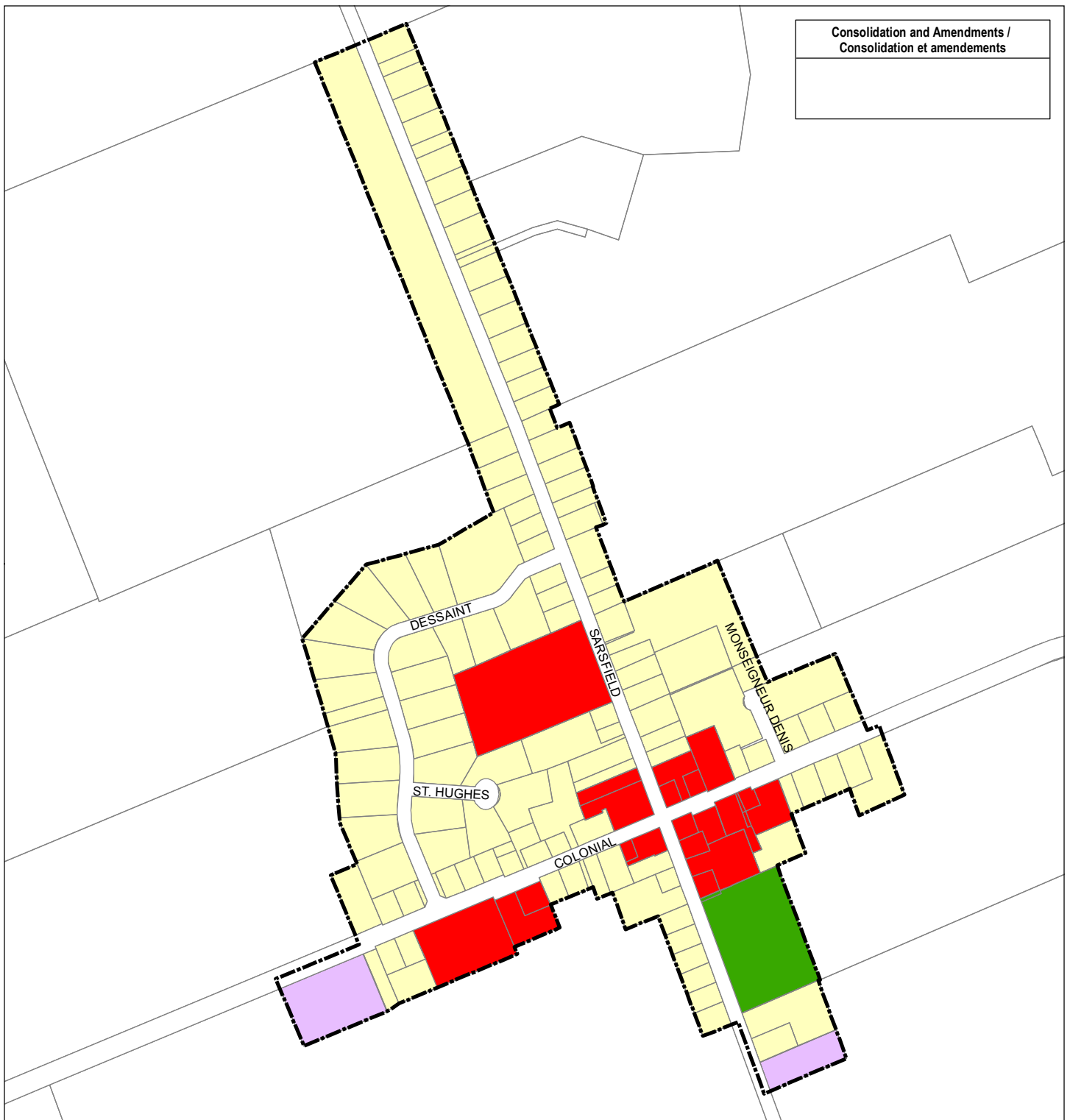


0 50 100 200 300 m

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


VILLAGE OF / VILLAGE DE  
**Sarsfield**

SECONDARY PLAN - VOLUME 2  
**Schedule R - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe R - Plan de désignation**

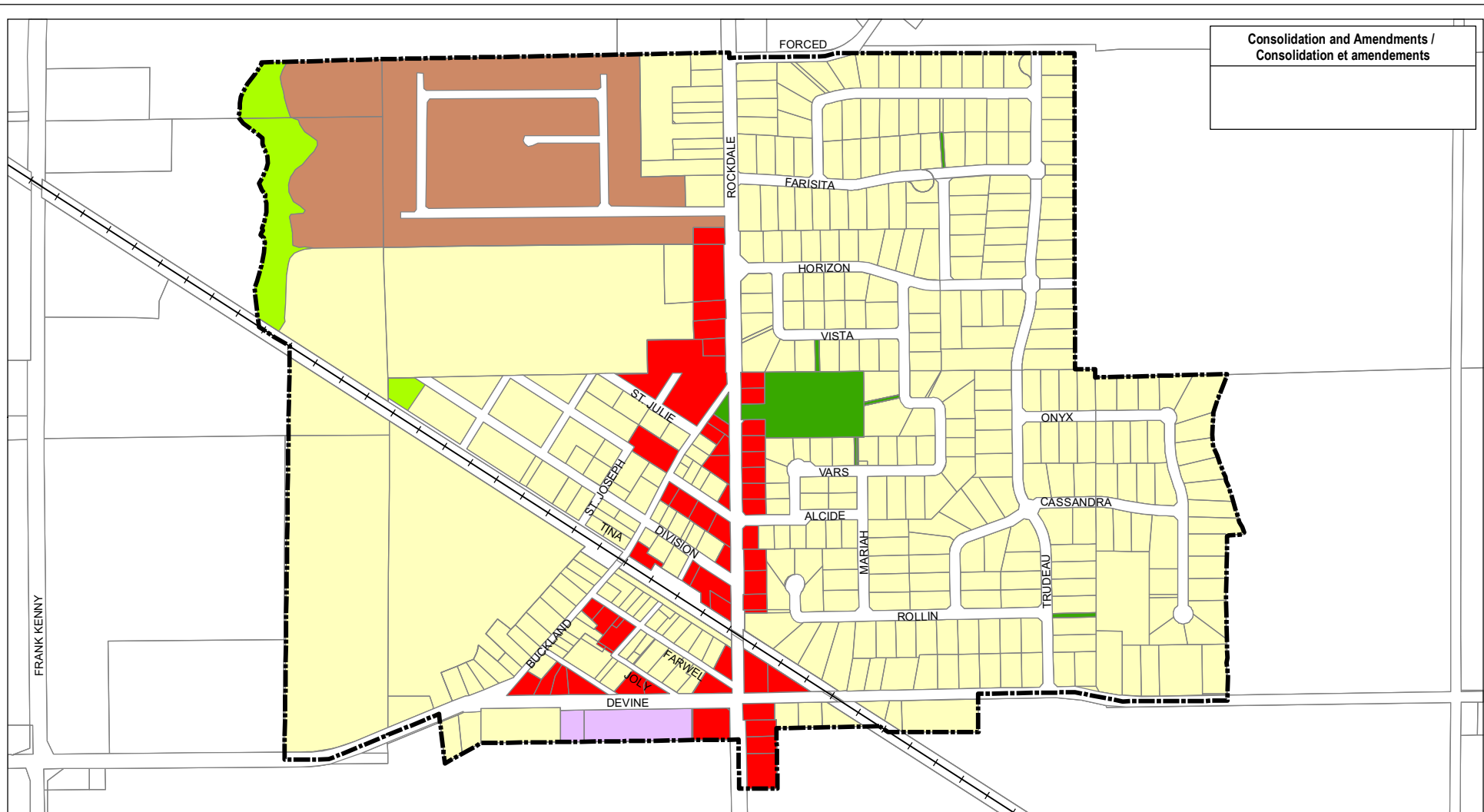
 Village Boundary / Limites du village  
**DESIGNATION / DÉSIGNATION**

-  Village Commercial / Quartier commercial du village
-  Village Core / Centre du village
-  Village Park / Parc du village
-  Village Residential / Zone résidentielle du village



0 50 100 200 300 m

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Consolidation and Amendments /  
Consolidation et amendements

VILLAGE OF / VILLAGE DE  
**Vars**

SECONDARY PLAN - VOLUME 2  
**Schedule S - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe S - Plan de désignation**



Village Boundary / Limites du village

—+— Railway / Voie ferrée

**DESIGNATION / DÉSIGNATION**

- Village Commercial / Quartier commercial du village
- Village Core / Centre du village
- Village Greenspace / Espaces verts du village
- Village Park / Parc du village
- Village Residential / Zone résidentielle du village
- Mobile Home Park / Parc de maisons mobiles



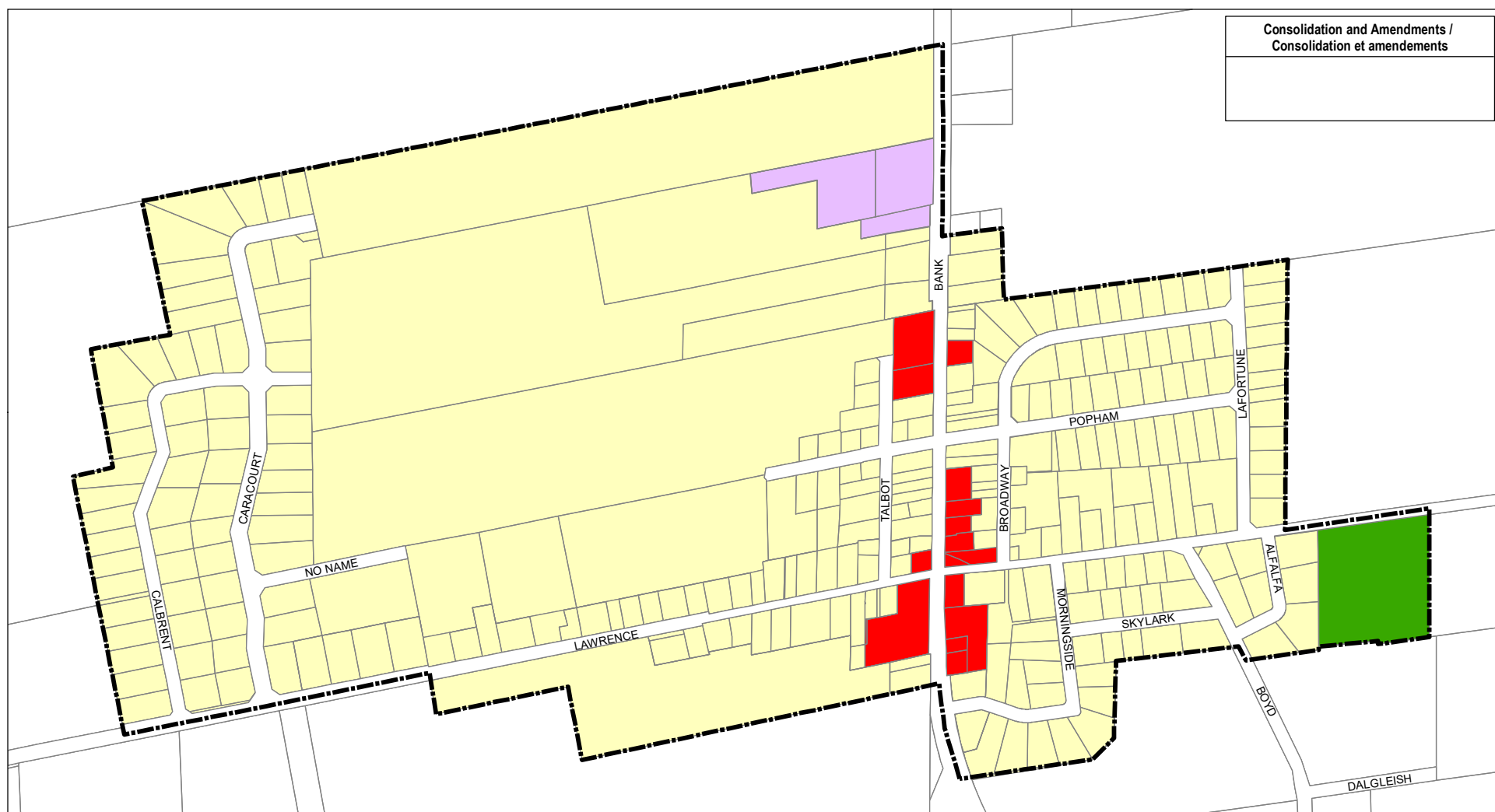
**Ottawa**



0 100 200 400 600  
m

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VILLAGE OF / VILLAGE DE  
**Vernon**

SECONDARY PLAN - VOLUME 2  
**Schedule T - Designation Plan**

PLAN SECONDAIRE - VOLUME 2  
**Annexe T - Plan de désignation**

 Village Boundary / Limites du village

**DESIGNATION / DÉSIGNATION**

-  Village Commercial / Quartier commercial du village
-  Village Core / Centre du village
-  Village Park / Parc du village
-  Village Residential / Zone résidentielle du village



**Ottawa**

0 100 200 400 m

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