FOTENN

Richmond Meadows

Planning Rationale
Minor Zoning By-law Amendment
May 27, 2025

FOTENN

Prepared for Mattamy Homes

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1.0 Executive Summary

Fotenn Consultants Inc. (“Fotenn”) has been retained by Mattamy Homes (“Mattamy”) to prepare a Planning Rationale in support of a Minor Zoning By-law Amendment application for Mattamy’s Richmond Meadows community in the Village of Richmond (the “subject lands”). The subject lands are comprised of multiple properties south of Ottawa Street West in the southernmost phase of the community.

The purpose of the Amendment is to modify the Flood Plain Overlay to reflect an approved cut-and-fill application by the Rideau Valley Conservation Authority (RVCA). The requested change to the zoning map will enable Mattamy to proceed with building permits for the construction of 205 detached dwellings and 28 townhouse dwellings on the newly-registered lots within the subject lands.

1.1 Application Summary

In support of this application to adjust the Flood Plain Overlay, the following materials are attached:

- Application form;
- Correspondence from RVCA confirming acceptance of the proposed cut-and-fill and noting the forthcoming adjustment to the flood plain mapping; and
- As-built floodplain grading plan for Richmond Meadows Phase 3, 4, and 5 prepared by DSEL, dated May 2025.

A Holding Zone (-h suffix) was applied to the subject lands through the initial Zoning By-law Amendment following draft approval of the subdivision. The Holding Zone was lifted in 2024 following the demonstration of the necessary criteria, including:

- Adequate sanitary, water, and stormwater servicing;
- Established limit of development relating to watercourse setback;
- Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer; and
- Permission from the RVCA to undertake a cut-and-fill operation to adjust the flood plain.

Confirmation of updated flood plain mapping was provided as a letter of permission from the RVCA to allow Mattamy to undertake a cut-and-fill program on the site. As the cut-and-fill process is now complete, the RVCA is currently updating its flood plain mapping and will subsequently provide clearance for building permits directly to the City of Ottawa. This Zoning By-law Amendment application requests the Flood Plain Overlay in Comprehensive Zoning By-law 2008-250 be adjusted to match the new mapping.

2.0
Subject Lands and Surrounding Context

The subject lands are located in the Village of Richmond, within the City of Ottawa's rural west area. The village dates from the 19th century, when it served primarily as a service and social centre for the surrounding rural community. It has since grown to become a bedroom community for people working in nearby urban centres of Kanata and the broader Ottawa area. Despite this, it retains amenities including schools, local retail, a community centre, and an arena. The village is traversed by the Jock River, the flood plain of which affects the subject lands.

Figure 1: Subject lands and surrounding context.

The subject lands are located along the southern edge of the Village of Richmond, bound to the southeast by the Jock River and fronting on Ottawa Street West to the northwest. To the north is 6431 Ottawa Street, an earlier phase of The Meadows community, which consists of a mix of detached and townhouse dwellings as well as a 2.8-hectare school lot and 3.4-hectare community park. Further north, the community is integrated with Caivan's Fox Run residential subdivision.

The subdivision of the subject lands received draft approval from the City on October 13, 2021, permitting 380 residential lots for a total of 366 detached dwellings and 70 townhouse dwellings, as well as an internal road network, pedestrian pathways, and a 0.85-hectare parkette. The subject lands are predominantly flat and cleared, having been used for farming prior to their preparation for development. The Jock River, to the south of the site, is buffered by natural vegetation. The flood plain covers much of the subject lands, bounded by a berm along the Ottawa Street West right-of-way that was constructed by the previous owner under authorization of the RVCA in 2005.

3.0
Policy Background

3.1 City of Ottawa Official Plan

The City of Ottawa Official Plan (OP) provides general direction on land use planning within city limits, and is generally implemented through the Zoning By-law, among other mechanisms. Policy 3.4.1 states that rural development shall be focused within villages where municipal services exist (specifically including Richmond), while Policy 3.1.4 indicates that Villages are to absorb 5% of the city's projected population growth over the 25 years following the adoption of the Plan.

The subject lands are located in the Village Designation of the Official Plan. The scale and form of residential uses is to be limited by available servicing, as directed by the relevant Secondary Plan.

3.1.1 Protection of Health and Safety

Measures to protect people and property from the impacts of environmental hazards are established in Section 10 of the Official Plan. Development of land within and adjacent to flood plains is subject to Subsection 10.1.1, where it is specified that:

1) Development and site alteration shall not be permitted in the 1-in-100-year flood plain or in an erosion hazard area.
2) Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of development and the natural hazard.
3) Notwithstanding Policy 1) and 2), some minor development and site alterations may be permitted. Minor development and site alterations are defined as the following:
    d. Passive open spaces which do not affect flood flows;
    e. Minor site alterations which do not result in a negative effect on flooding and which are supported by the appropriate conservation authority;
4) Revisions to the Flood Plain Overlay in the Zoning By-law, or regulation limits in secondary plans or area-specific policies, may be implemented without the need for an Official Plan amendment, when site-specific geodetic elevation information prepared by an Ontario Land Surveyor has been accepted by the appropriate conservation authority, or when the City is undertaking updates to the Flood Plain Overlay in the Zoning By-law and concurrence from the appropriate conservation authority has been received.
5) A requirement for flood plain studies in support of a development application will be identified in consultation with the City and the appropriate conservation authority. Flood plain studies, submitted to the City, as part of the development review process, shall be supported by appropriate engineering and environmental studies.

The proposed Amendment to the Flood Plain Overlay conforms with Official Plan policies, including those regarding natural hazards. The cut-and-fill undertaken by Mattamy was conducted with permission from the RVCA, and the updated flood plain only impacts lands where passive open space is planned. Access to residential lots is not impacted by the flood plain, and the modification is supported by technical studies. The proposed revision to the Flood Plain Overlay is supported by the RVCA, and therefore does not require an Official Plan Amendment.

3.2 Village of Richmond Secondary Plan

The Village of Richmond Secondary Plan provides guidance for development and redevelopment within the village, with its policy direction premised upon the Village of Richmond Community Design Plan (CDP).

The subject lands are identified as part of the Western Development Lands on Schedule A of the Secondary Plan, which establish particular policies for growth targets, density and servicing. Subdivision proposals are required to be generally guided by the conceptual Demonstration Plan in the CDP.

Due to the subject site's proximity to the Jock River, policies of Section 4 also apply, including:

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.
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.

The amendment to the floodplain overlay conforms with the policies of the Village of Richmond Secondary Plan. Studies submitted through the draft plan of subdivision process confirm that the proposed grading and drainage is appropriate.

3.3 City of Ottawa Zoning By-law (2008-250)

The City of Ottawa Zoning By-law implements the land use policies of the Official Plan. The zoning of the subject lands was initially established through By-law 2021-329 in 2021 to implement the draft approval of the plan of subdivision.

The zoning applied to the lands includes V2E – Village Residential Second Density Zone, subzone E (with rural exception 902r), V3B – Village Residential Third Density Zone, subzone B (with rural exception 903r), and O1 – Parks and Open Space Zone (with rural exception 904r), which are planned to accommodate detached dwellings, townhouses, and open space, respectively. The Floodplain Overlay presently applies to much of the subject lands.

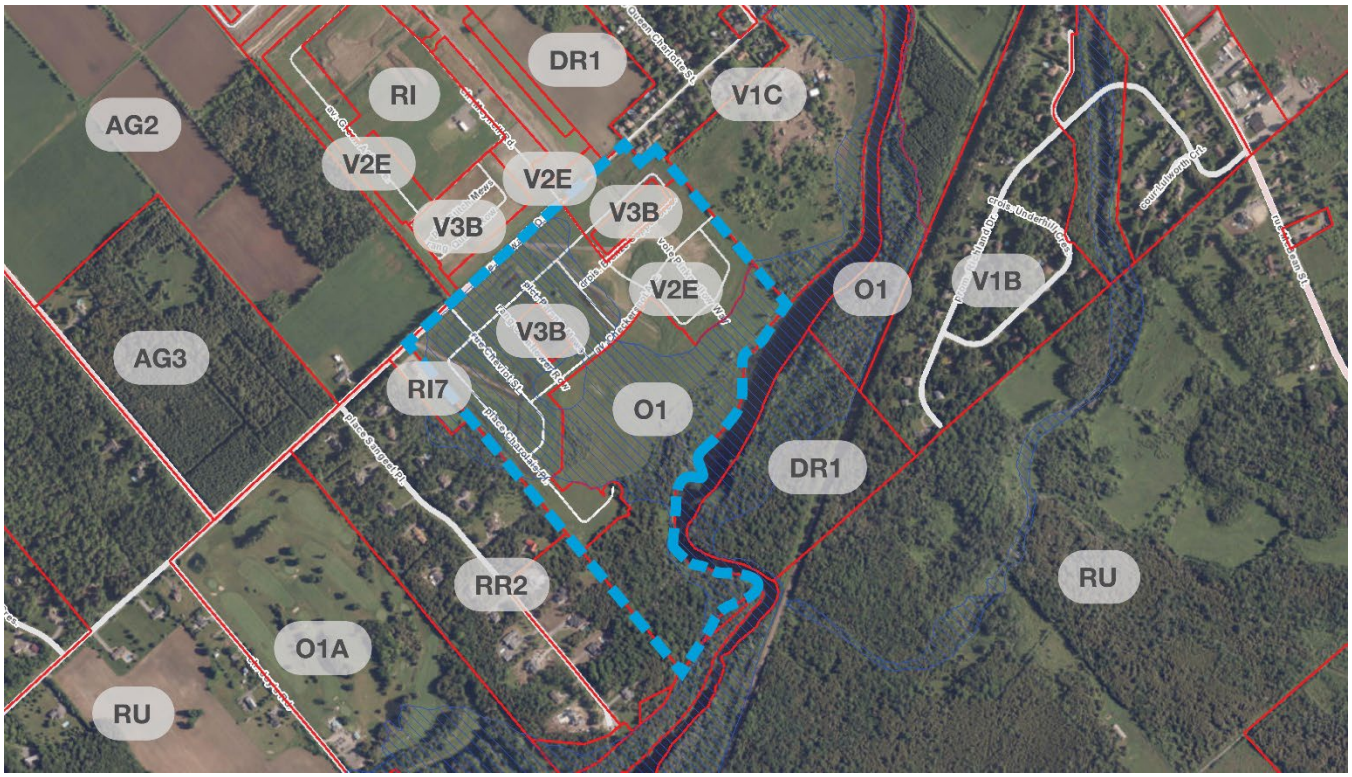


Figure 2: Extract from the Zoning context of the subject site. Note the flood plain overlay represented by blue hatching.

3.3.1 Holding Zone

A Holding Zone (-h suffix) was applied to the subject lands at the time of the initial Zoning By-law Amendment, but was lifted in June 2024 upon demonstration of the necessary criteria:

- The demonstration of adequate sanitary, water, and stormwater servicing;
- Confirmation from the RVCA that floodplain mapping has been updated;
- The establishment of a limit of development relating to watercourse setback;
- The demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer

A permit to undertake cut-and-fill work to adjust the floodplain was obtained from RVCA on November 22, 2022, representing the first step in satisfying the second criterion. The current Zoning By-law Amendment is intended to reflect adjustments to the floodplain mapping by the RVCA.

3.3.2 Floodplain Overlay

The Floodplain Overlay, as mapped by the RVCA in 2005 and included in Zoning By-law 2008-250, is intended to restrict development to minimize the threat of injury, contamination, or property damage. Subject to Section 58 of the By-law, which takes precedence over the provisions of the underlying zone, development of affected lands is limited to:

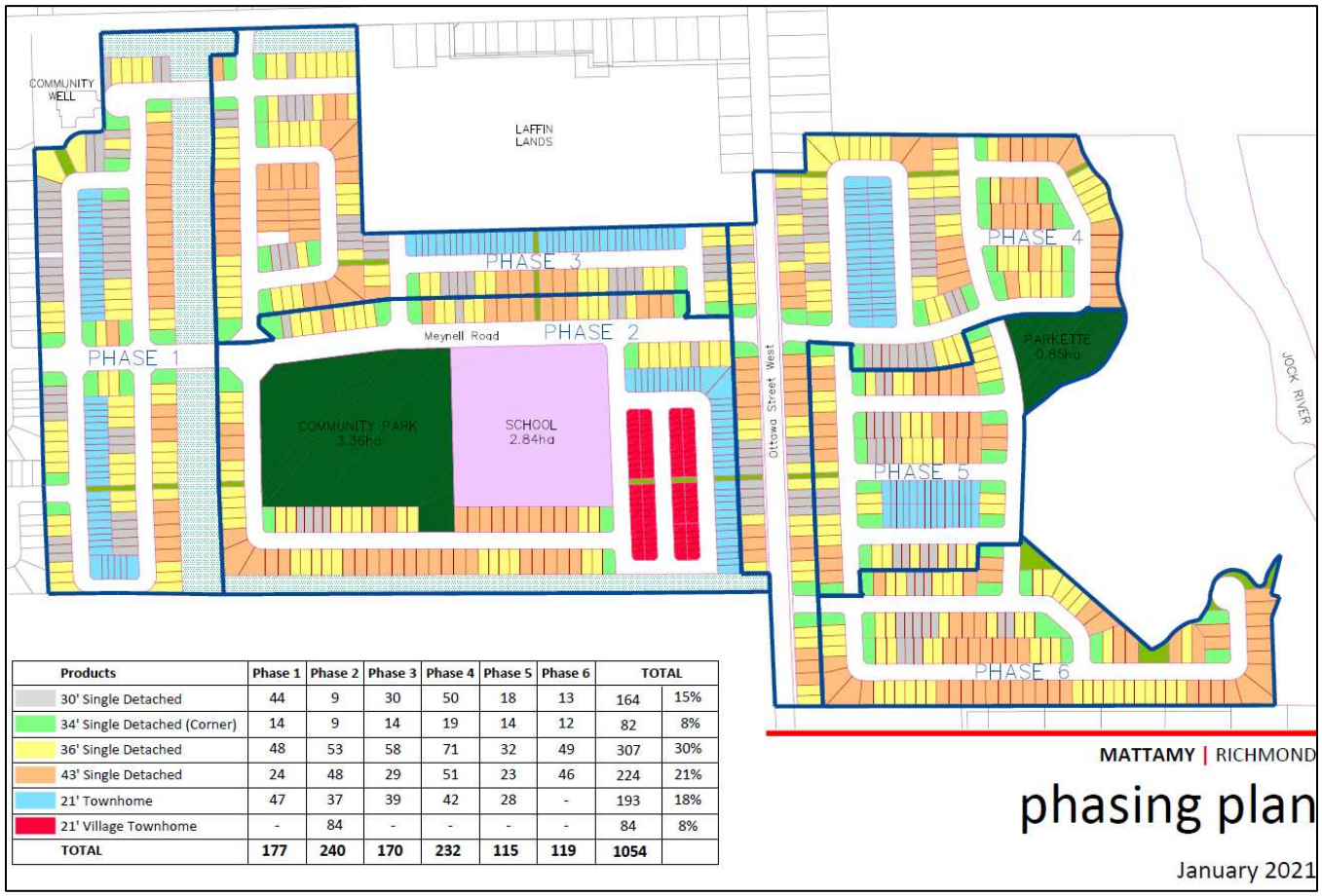
- Additions to permitted uses which do not exceed the lesser of 20 square metres or an amount equal to 20 percent of the gross floor area of the building;
- Buildings or structures that are accessory to permitted uses and do not exceed a gross floor area of 50 square metres and a height of one storey;
- A change of use from one permitted use to another;
- One additional dwelling unit that is located fully above grade; or
- Permitting the following uses whether or not they are permitted by the underlying zone:
  - Marine facility; and
  - Utility installation, subject to approval under the Environmental Assessment Act.

Additional uses, such as cemeteries, daycares, gas bars, and light industrial uses, are not permitted in a flood plain. Development in a flood plain is regulated under the Conservation Authorities Act, which requires a permit from the relevant Conservation Authority in addition to a municipal building permit.

The RVCA has authorized adjustment of the existing floodplain mapping through a cut-and-fill program. The removal of the floodplain overlay from the subject lands will permit building permits to be issued for construction of new dwellings in accordance with the draft subdivision approval.

4.0
Proposed Development

The requested Zoning By-law Amendment is required to permit Phases 4, 5, and 6 of Mattamy's Richmond Meadows subdivision. Together, these phases consist of 396 detached dwellings and 70 townhouse dwellings, as well as a parkette, open space, and a public street network.



Products	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	TOTAL	
30' Single Detached	44	9	30	50	18	13	164	15%
34' Single Detached (Corner)	14	9	14	19	14	12	82	8%
36' Single Detached	48	53	58	71	32	49	307	30%
43' Single Detached	24	48	29	51	23	46	224	21%
21' Townhome	47	37	39	42	28	-	193	18%
21' Village Townhome	-	84	-	-	-	-	84	8%
TOTAL	**177**	**240**	**170**	**232**	**115**	**119**	**1054**	

Figure 3: Richmond Meadows phasing plan

As shown on Figure 4 below, the new floodplain will be contained within the open space south of Checkerspot Avenue and the rear lot lines of dwellings fronting on Cheviot Street. None of the new residential lots will be impacted by the revised Floodplain Overlay.

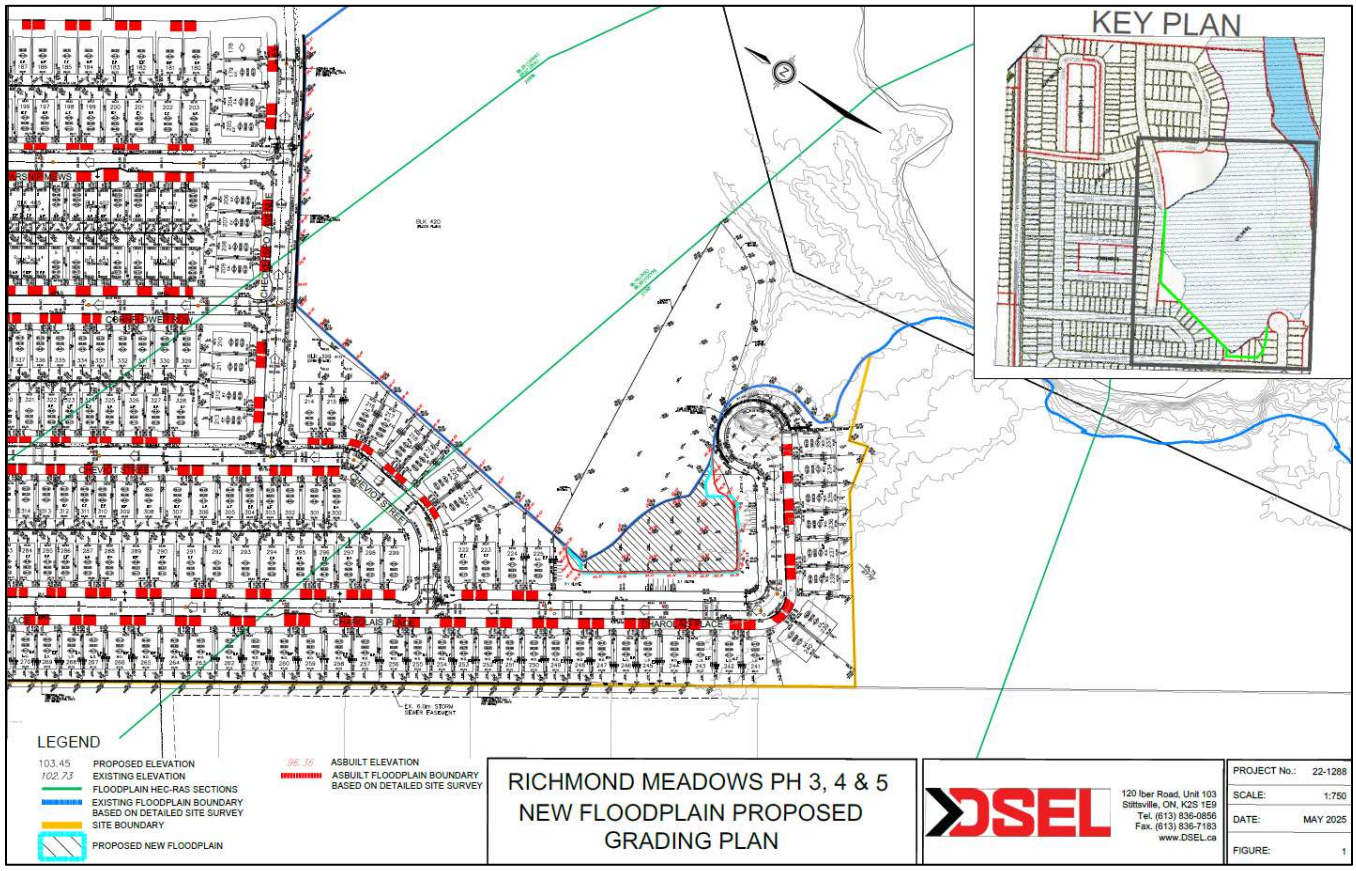


Figure 4: As-built grading plan with updated floodplain boundary, prepared by DSEL (May, 2025)

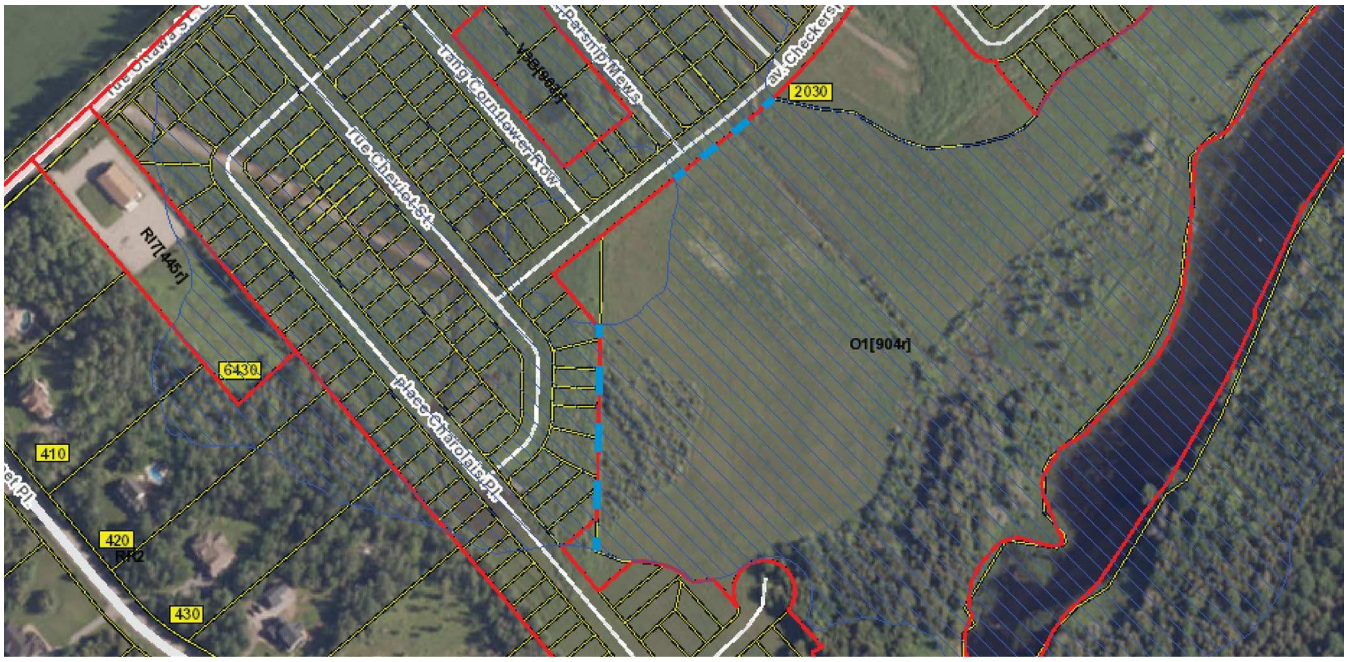


Figure 5: Detailed view of City of Ottawa Floodplain Overlay, denoted by a blue hatched area. The dashed light blue line indicates the approximate limits of the updated floodplain boundary.

5.0
Conclusion

It is our professional opinion that the Minor Zoning By-law Amendment application represents good planning and is in the public interest for the following reasons:

- The proposed development conforms with the policies in the City of Ottawa Official Plan (2022), including the Village of Richmond Secondary Plan;
- The development permitted by this application has undergone review through the approval of previous development applications;
- The approved cut-and-fill operation to adjust the floodplain has been completed by Mattamy; and
- RVCA is adjusting the floodplain mapping accordingly.

Should you have any questions related to the contents of this letter or the application, please do not hesitate to contact the undersigned.

Sincerely,

Kenneth Blouin, M.Pl
Planner

Jaime Posen, RPP MCIP
Principal