



Fox Run Phase 5

Planning Rationale
Minor Zoning By-law Amendment
July 30, 2025



Prepared for Richmond Village Development Corporation

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1.0 Introduction

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Fotenn Planning + Design (“Fotenn”) has been retained by Richmond Village Development Corporation (“RVDC”), a division of Caivan Communities (“Caivan”) (“the Owner”) to prepare a Planning Rationale in support of a Minor Zoning By-law Amendment (Minor ZBLA) for the properties municipally known as 6335 Perth Street (the “subject site”) for the purpose of changing a zoning boundary and lifting a holding symbol.

The applicant has historically received development approvals relating to the establishment of the subdivision known as “Fox Run Phase 5” on the lands municipally addressed as 6335 Perth Street. The approved zoning for the lands incorporated a holding symbol (-h suffix) to prohibit development of the lands prior to the demonstration of adequate servicing. With regard to the evolution of efforts to develop the lands the following zoning amendments are being proposed:

1. The conversion of seven (7) Blocks, Blocks 31 to 37, shown below in Figure 1, to a parkette by expanding the boundary of the O1 – Open Space zoning on the area now defined as Block 102, and
2. To split one (1) residential block into two (2): Block 105 will become Blocks 98 and 99.

The proposed changes can be compared between the M Plans dated May 1, 2024 (shown below in Figure 1) and the revised M Plan dated January 16, 2025 (shown below in Figure 2). Note that all subsequent reference to block numbers in this document refer to the m-plan dated January 16, 2025, and shown in Figure 2, unless otherwise noted.



Figure 1: M Plan dated May 1, 2024



Figure 2: M Plan dated January 16, 2025

A change in zoning boundary is proposed for Block 102. This will serve to change it from Village Residential, Second Density, Rural Exception 779 with a holding symbol (V2E[779r]-h) to Parks and Open Space (O1) to facilitate the establishment of a park. Blocks 98 and 99 will remain zoned V2E[779r]-h. Although “Park” is a permitted use in the V2E

subzone, the change in zoning serves to ensure orderly and predictable land use management. The lands will be conveyed to the City and will provide certainty that Block 102 will not be developed as residential dwellings.

Blocks 98 and 99 are described as “Frozen Lots”. The holding symbol is not proposed to be lifted from these blocks, as a Draft Condition of approval indicates that a turning circle is proposed in this location, with a future possibility to be used to extend Oldenburg Avenue to the north. Until a decision is made on whether Oldenburg Avenue is to be extended north through Block 99, these lands will remain held from development as residential dwellings.

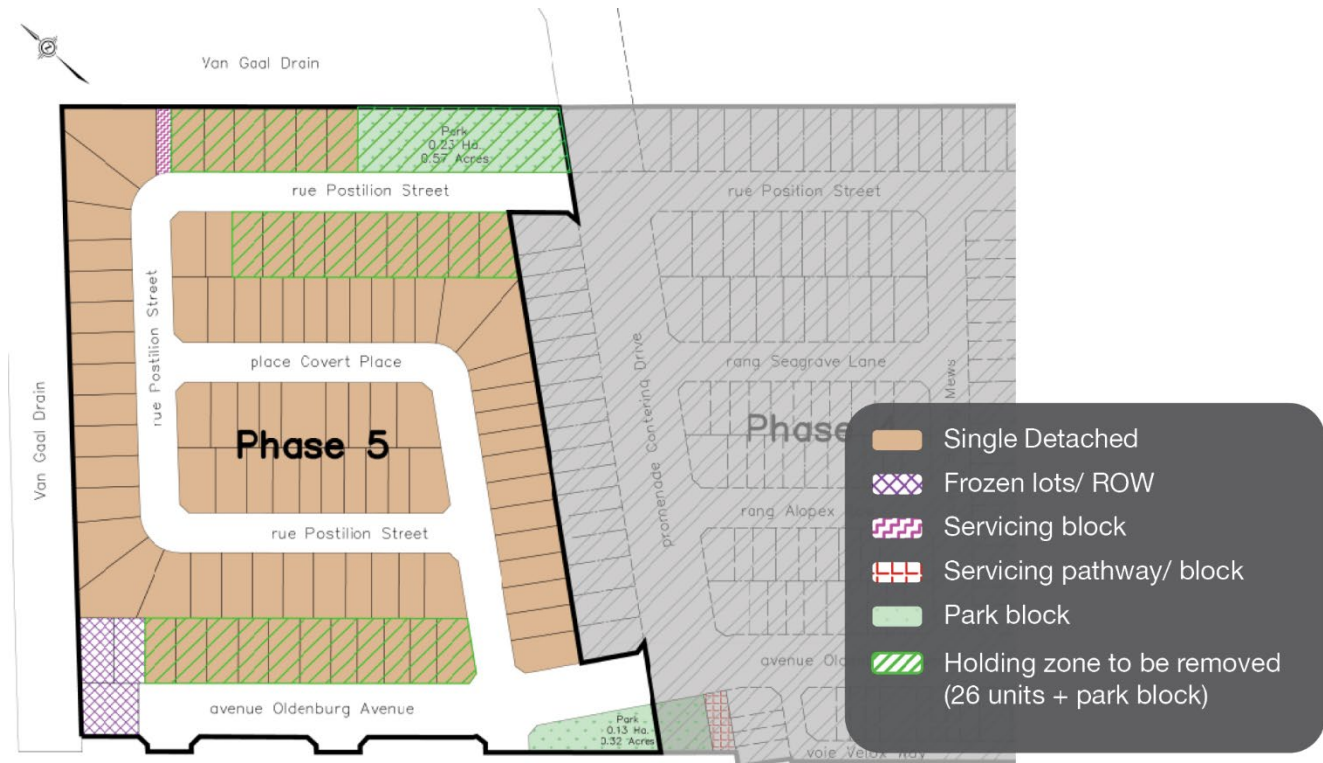


Figure 3: Concept Plan prepared by CAIVAN dated April 25, 2025.

The lifting of the holding symbol is required to facilitate the redevelopment of a given subdivision block. The holding symbol is therefore proposed to be lifted for the following blocks:

- / Residential: Blocks 25-30, 31-39, and 87-97; and
- / Park: Block 102

A discussion of the servicing implications relating to the lifting of the holding zone is provided in Servicing Summary Memorandum prepared by DSEL (“Servicing Summary Memo”). In summary, this Minor Zoning By-law Amendment application is proposed to advance the development of the subdivision by addressing both the zoning boundary change to re-zone Block 102 to O1 and to lift the holding symbol as it applies to the residential blocks.

1.1 Subject Site

The subject site is located in the Fox Run subdivision within the Village of Richmond. The Minor Zoning By-law Amendment application will permit the redevelopment of the lands with frontage on Postilion Street and Oldenburg Avenue.

To the south, the land has already been redeveloped with a mix of two (2) storey townhouses and single detached dwellings. The Fox Run subdivision includes lands to the north and south of Perth Street.



Figure 4: Key map, prepared by Caivan, dated April 2025, retrieved 20 May 2025

2.0

Policy + Regulatory Framework

2.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS.

The PPS came into effect October 20, 2024, and consolidates the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) into a more streamlined land-use planning policy for the Province of Ontario. The PPS provides policy direction for housing supply in the province, supporting development and alignment with infrastructure. It also provides policy direction on opportunities for job creation and economic development, increasing the supply of developable land, protections for the environment and natural resources, and protections for communities, resources, and properties from natural and man-made hazards.

The following statements from Section 1 – Vision are applicable to the subject site, among others:

- Para 2 Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come
- Para 4 Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians.
- Para 5 Ontario’s vibrant agricultural sector and sensitive areas will continue to form part of the province’s economic prosperity and overall identity. Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of rural areas, local food production, and the agri-food network.

The proposed development increases the supply and mix of housing options in the Village of Richmond, introducing detached dwelling units. The proposed development is located within the urban boundary and will not result in any unmitigated impacts to the agricultural sector or other sensitive areas. The proposed development is proximate to other existing dwellings in Richmond.

The following PPS policies are applicable to the subject site, among others:

- 2.1.6 Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

- 2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
 - b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- 2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
- 2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:
- a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
- 2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
- 2.3.1.4 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.
- 2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas

The proposed Minor Zoning By-law Amendment supports the development of complete communities by diversifying the housing stock, introducing detached dwellings in an area with a mix of one (1) storey single detached dwellings in the housing subdivision to the east and two (2) to two and a half (2 ½) storey single detached dwellings in the subdivision south of Perth Street. The proposed development continues the construction of the Fox Run subdivision to the south. The proposed development contributes to meeting the City's minimum housing targets for Rural Villages. According to section 3.1.4(b), Rural Villages are targeted to accommodate 5% of household growth.

The present Minor ZBLA application to change a zoning boundary and lift a holding symbol will realize the development potential of the subject site, which was previously approved by the City of Ottawa. The lifting of the holding symbol will permit orderly development of the subject site in conformity with the conditions identified in the holding symbol text. The zoning boundary change introduces parkland in the neighbourhood, which is one important element of a complete community.

- 2.5.1 Healthy, integrated and viable rural areas should be supported by:
- a) building upon rural character, and leveraging rural amenities and assets;
 - c) accommodating an appropriate range and mix of housing in rural settlement areas;
 - d) using rural infrastructure and public service facilities efficiently;
 - g) conserving biodiversity and considering the ecological benefits provided by nature [...]

2.5.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

2.5.3 When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

- 2.6.1 On rural lands located in municipalities, permitted uses are:
- a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
 - d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
 - e) home occupations and home industries;
 - f) cemeteries; and
 - g) other rural land uses.
- 2.6.2 Development that can be sustained by rural service levels should be promoted.
- 2.6.3 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.
- 2.6.4 Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
- 2.6.5 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

The proposed development introduces an appropriate range and mix of housing typologies in a rural area and, as demonstrated in the Servicing Summary Memo prepared by DSEL and the Servicing Allocation Rationale by Caivan, available under separates covers, details the proposed water supply, sanitary and stormwater approach to service the housing development. The previously-approved ZBLA introduces density in a rural settlement area, which is the intended focus of growth and redevelopment. The proposed scale of development, single detached dwellings, is consistent with rural characteristics and the provision of services. The proposed residential use is an appropriate land typology for rural lands. The proposed Minor ZBLA will not have any adverse, unmitigated impacts on the rural economy, including affecting agricultural and resource-related uses. The proposed zoning boundary change will change the

proposed land uses, but is not anticipated to require a Minimum Distance Separation (MDS) analysis, as the development was previously approved through a Plan of Subdivision and Zoning By-law Amendment review process.

3.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;
- b) ensure that these services are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. is feasible and financially viable over their life cycle;
 - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and
 - 4. aligns with comprehensive municipal planning for these services, where applicable.
- c) promote water and energy conservation and efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process;
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and
- f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.

3.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

Per the Servicing Summary Memo prepared by DSEL, there is sufficient water and sanitary capacity to service the subject site. The proposed zoning boundary change is not expected to affect the ability to provide servicing to the subject site as a whole.

3.9.1 Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed Minor ZBLA will expand the size of the park located at the southeast corner of the site. Since the holding symbol on Blocks 98 and 99 are proposed to remain, this ensures that the orderly development of public streets can proceed and is not advanced prematurely, as a potential extension to Oldenburg Avenue is being contemplated. The road and park network provide a range of publicly-accessible settings for recreation and enhance the neighbourhood connectivity.

In conclusion, the proposed Minor ZBLA is required to advance the redevelopment of the subject site. The proposed development efficiently utilizes land and municipal services in an area intended for public civil servicing. A variety of family and tenant compositions will be accommodated, as the proposed development contributes single detached dwellings in an area with a variety of existing dwelling types.

The proposed development is therefore consistent with PPS.

2.2 City of Ottawa Official Plan (2022, as amended)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046 when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the city will accommodate this growth over time and set out the policies to guide the development and growth of the City.

The subject site is located in the Rural Transect and is designated as "Village" in the City of Ottawa Official Plan (2022, as amended).

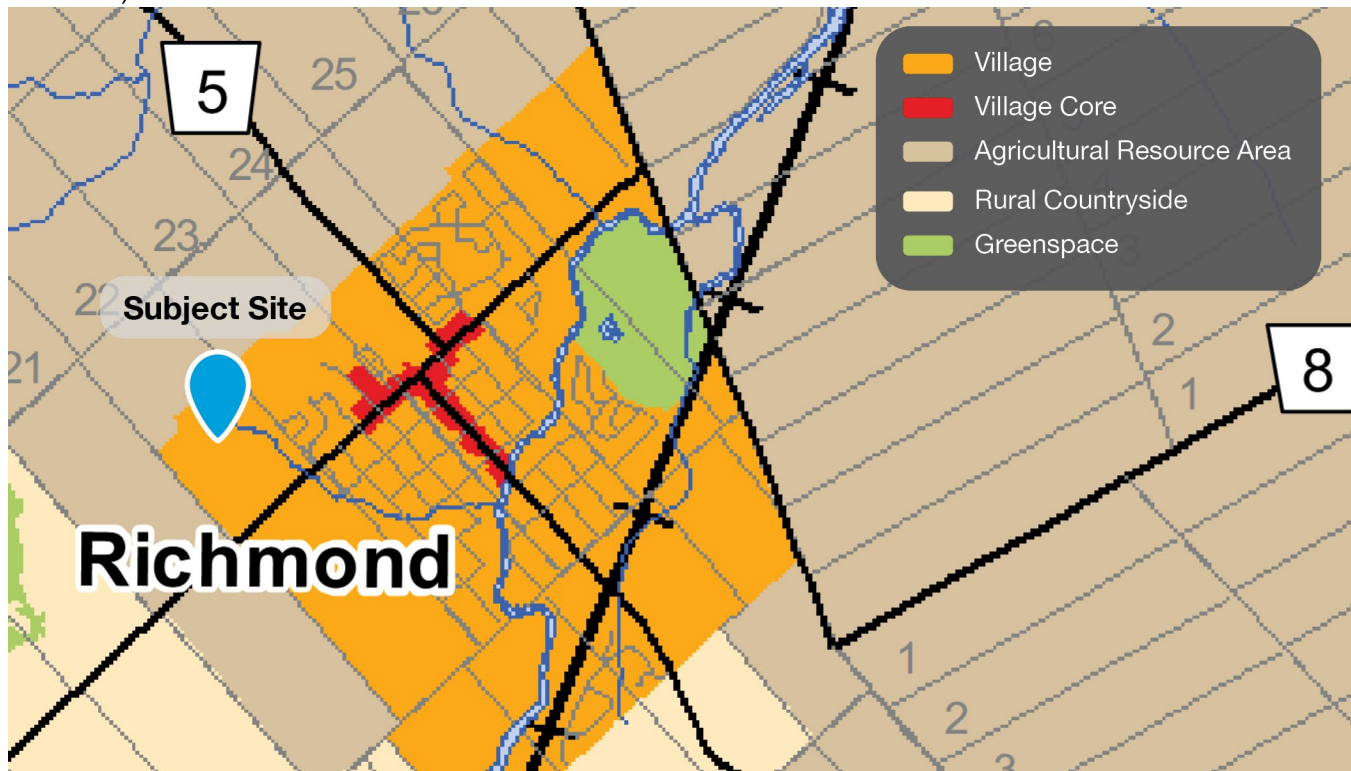


Figure 5: Schedule B9 – Rural Transect, City of Ottawa Official Plan (2022, as amended)

2.2.1 Growth Management Framework

Section 3 of the Official Plan outlines a growth management framework, which is premised on the ability to provide sufficient development opportunities and an appropriate range of choices, locating and designing growth so as to increase sustainable transportation mode shares and use existing infrastructure efficiently, while reducing greenhouse gas emissions.

The Official Plan notes that most growth will occur within the urban area of the City, with a majority of residential growth to be within the built-up area through intensification, increasing over time during the planning horizon.

Section 3.1 discusses how the city will designate sufficient land for growth. Per Policy 4, the City anticipates 93% of growth will be within the urban area, and 47% of that growth is to occur within the existing urban area as it existed on July 1, 2018. 7% is directed to the rural area, with 5% being within villages. Intensification will support 15-minute neighbourhoods by being directed to Hubs and Corridors, where the majority of services and amenities are located, as well as the portions of Neighbourhoods within a short walk to those Hubs and Corridors.

The proposed development is located within an existing Village.

Per policy 3 of section 3.2, the vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them. Hub and Corridor designations are intended to be diverse concentrations of employment, commercial, community and transportation services (in addition to accommodating significant residential opportunities) that are accessible to adjacent Neighbourhood designations on a daily and weekly basis.

Policy 4 states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.

Policy 8 indicates that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices. Dwelling sizes are categorized into two broad categories, with a range of floorspaces occurring within each category:

- a) Small-household dwellings are units with up to two bedrooms and are typically within apartment-built forms; and
- b) Large-household dwellings are units with three or more bedrooms or an equivalent floor area and are typically within ground-oriented built forms.

The proposed development is an example of residential intensification occurring within a Village with servicing, including water, wastewater, and sewer services being proposed. Two (2) storey single detached dwellings are proposed, which will introduce new large-household dwellings that are suitable for families and large households.

Per Section 3.3, new neighbourhoods shall be designed to be 15-minute neighbourhoods. Policy 1 states that residential growth within the greenfield portions of the urban area will be planned as complete 15-minute neighbourhoods through the creation of a framework for a compact design, mix of uses and densities, a fully-connected street grid and viable options for sustainable transportation modes. Growth will also proceed in a logical, orderly, and coordinated progression through phasing and in accordance with secondary plans.

Although the Fox Run subdivision predates the present Official Plan, the present zoning boundary change proposed will convert seven (7) residential Blocks into one (1) park Block, which will provide recreation space within walking distance for future residents, which is one (1) of the elements of a 15-minute neighbourhood.

Section 3.4 indicates that rural growth shall be focused in villages. Policy 1 states that most of the village growth shall be directed to where municipal services exist or are planned in the villages of Richmond, Manotick, Greely and Carp. Policy 2 confirms that intensification within all villages is supported, subject to health and safety limitations for partial and private services.

The proposed Minor Zoning By-law Amendment will facilitate development in the Village of Richmond. Full civil servicing is proposed.

2.2.2 City-Wide Policies

2.2.2.1 Housing

Section 4.2 of the Official Plan provides policies on Housing. Per Section 4.2.1., the city shall enable greater flexibility and an adequate supply and diversity of housing options throughout the city. A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

- a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;
- b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;
- c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;
- d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of new policies or development application requirements against the impacts to housing affordability [...]

The Minor ZBLA application will permit the construction of additional single detached dwellings, in addition to the existing townhouse and single detached dwellings in the broader Fox Run subdivision. The proposed development will permit ground-oriented units that diversify the unit typologies and opportunities in the Village of Richmond.

2.2.2.2 Parks and Recreation Facilities

Section 4.4 provides direction on parks and recreation facilities. Section 4.4.1 states that the City shall identify park priorities within Ottawa's growth areas. Policy 2 states that all development, regardless of use, shall meet all of the following criteria to the satisfaction of the City:

- a) Consider land acquisition for parks as directed by the Parkland Dedication By-law to meet community needs for both residential and non-residential development, with an emphasis on active recreation amenities and potential cultural development with new parks acquired to address gaps or community needs; and
- b) Prioritize land for parks on-site over cash-in-lieu of parkland [...]

Section 4.4.5 states that the city shall prioritize location of new rural parks in Villages. Per Policy 1, in the Rural Transect, the City will encourage the location of new parks and recreation amenities in the Villages. Development in the Rural area outside of Villages shall contribute via cash-in-lieu of parkland towards parks and recreation amenities in Villages, however the City may consider developing groupings of fields and amenities for tournament locations in the Rural Transect outside of agricultural designated land.

The proposed development includes the conveyance of land for a park. Cash-in-lieu is not proposed.

Per Section 4.4.6, parks shall be designed to contribute to quality of life and respond to climate change. Policy 1 states that the design of parks should generally meet each of the following criteria:

- a) The emphasis on parks will be to provide space for recreational activities;
- b) Consider potential cultural development opportunities by including performance and cultural gathering spaces, or by reflecting diverse cultural groups through commemoration or park design;
- c) Consistent with the City's Public Art Policy, opportunities will be explored to select appropriate sites for the installation of new public art in parks;
- d) Some parks in the Downtown Core and Inner Urban Transects shall be built to withstand the impact of high usage and may require water, lighting and electricity, maintenance, more expensive recreational amenities and event/festival spaces that are of higher cost than that of parks that are less intensively used;

- e) A preferred minimum of 50 per cent of the park perimeter shall be continuous frontage on abutting streets; Sidewalks shall be provided along the entirety of a park's street frontages in all cases in all transects, and required on local roads that lead directly to parks;
- f) Where possible, landscape, servicing study and concept plans shall preserve existing mature trees and incorporate additional tree cover in a manner that is consistent with the use of the park and prioritizes shade for users. The tree canopy cover target for parks is 40 per cent, as detailed in Subsection 4.8.2, Policy 2), to be implemented, as appropriate;
- g) New park space should be co-located with an existing or proposed park or another element of urban or rural greenspace, where possible; and
- h) To adapt to climate change, provide cooling amenities in park design such as splash pads, wading pools, shade trees and shade structures, where possible.

The parkette is proposed to have a fitness area, including a cargo net, pull up bars, and balance bar, as well as passive open space for informal sports and picnicking, which will enable diverse recreational activities. Additional features include bicycle parking and a seating area with benches. The parkette is located along the route of the multi-use pathway (MUP) to provide a destination and lookout area to the naturalized Van Gaal Drain and connection to future pedestrian bridge. The park provides both active and passive space for a variety of users. Tree plantings are proposed in order to contribute to the tree canopy cover.

75% of the park fronts onto public space: the park has 87.56 metres of frontage on Postilion Street to the west and 83.44 metres of frontage on the Van Gaal Drain to the east.

An approximately 2,300 square metre parkette is proposed for Block 102, complementing larger park proposed to the southwest of the site, straddling the boundary of Phases 4 and 5 of the Fox Run subdivision.

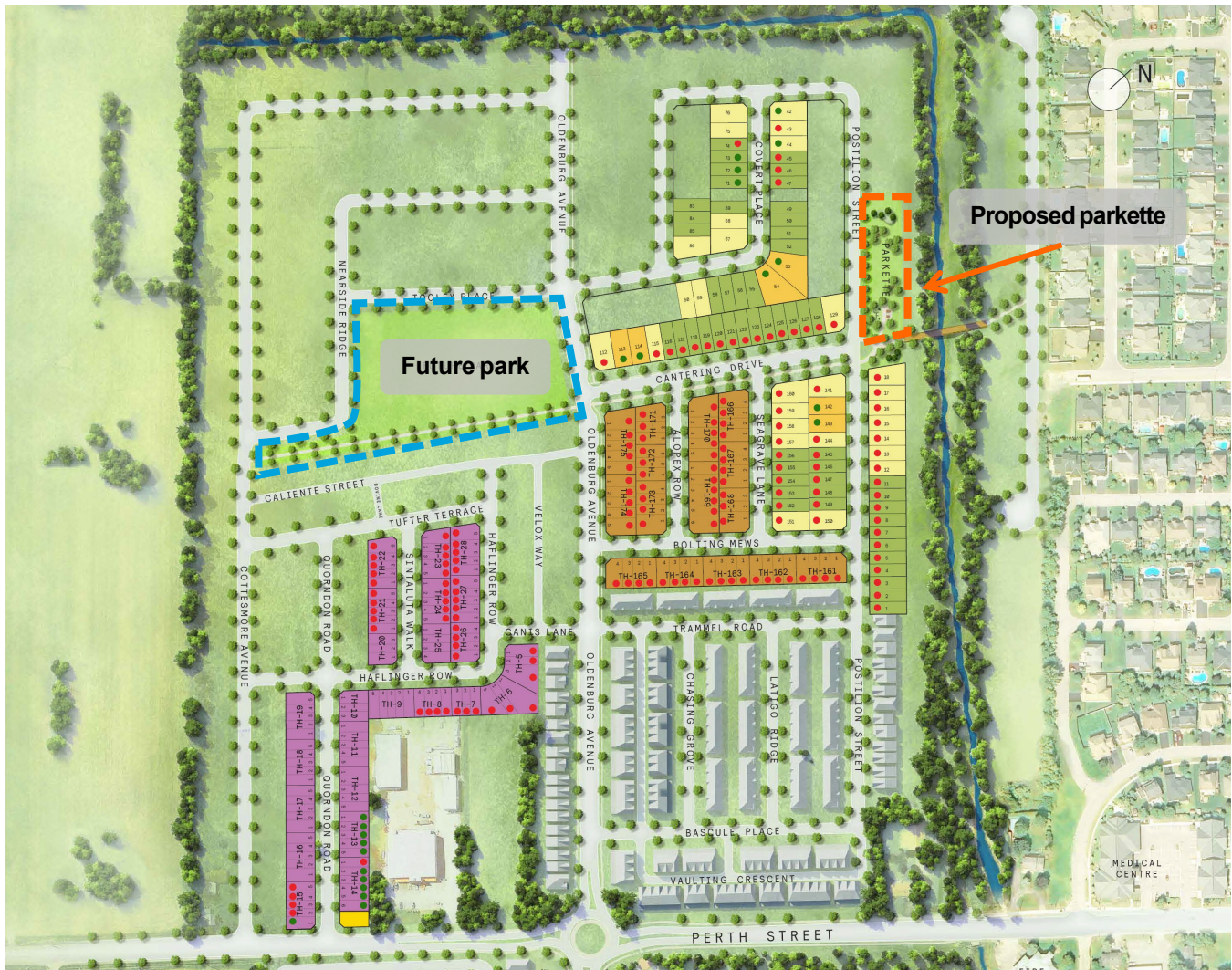


Figure 6: Fox Run Site Plan, retrieved from Caivan website, with the future park and proposed parkettes outlined.

2.2.3 Rural Transect

Section 5.5 provides direction on the Greenbelt and Rural Transects. Section 5.5.1 seeks to recognize a rural pattern of built form and site design. According to Policy 1, built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise. Mid-Rise buildings may be permitted with the Greenbelt Transect area identified by the Zoning By-law and within Villages as identified in a secondary plan.

- a) Within Villages, development will be context sensitive and characteristic of the Rural area. Secondary plans will guide the evolution of Villages to become 15-minute neighbourhoods with vibrant core areas. Within Villages, secondary plans will generally support urban built form development within the Village Cores, as described in Table 6, and both urban and sustainable suburban forms elsewhere, in accordance with context [...]

Policy 2 states that development in the Greenbelt and Rural Transect areas shall:

- a) Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages;
- b) Allow for higher densities within serviced Villages;
- c) Allow for uses that integrate well with the natural environment and rural area;

- d) Direct high-intensity rural industrial uses to locations near highway interchanges;
- e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area; and
- f) Within the Greenbelt, allow for higher institutional or employment uses where the use can be supported by the available transportation network, including consideration for the availability of public transit service.

The proposed development is located on lands designated 'Village', which permits both urban and suburban development. The proposed development provides low-rise density in a suburban development form.

2.2.4 Village Designation

Section 9.4 provides policies on the Village designation. Per Section 9.4.1, the City shall consider villages as rural neighbourhoods that should evolve into 15-minute neighbourhoods, particularly those that are fully serviced. Policy 2 states that the distribution of land uses and permitted development within a Village shall be identified by: a secondary plan in Volume 2; and based on the ability to support development on private water and wastewater services or on municipal services where such services exist.

Municipal water, wastewater, and stormwater management are proposed to service the site. The sanitary, water servicing capacity are outlined in the Servicing Summary Memo prepared by DSEL and the stormwater servicing capacity is outlined in the Servicing Allocation Rationale prepared by Caivan.

Section 9.4.2 states that the City shall ensure all development maintains rural and village character, and to facilitate the use of active transportation for short trips within each Village. Per Policy 1, the following are generally permitted uses within Villages unless otherwise prescribed by a secondary plan:

- a) Residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing;
- b) Small-scale office, retail and commercial uses;
- c) Institutional uses such as schools, care facilities, recreation and community facilities and places of worship;
- d) Community gardens, indoor and outdoor crop production market gardens and farmers markets;
- e) Small scale craft manufacturing of food, beverages and goods for sale; and
- f) Parks, recreation and community facilities which may include fairgrounds but does not include large scale facilities.

According to Policy 2, the following are uses that are prohibited within Villages unless otherwise prescribed by a rural secondary plan:

- a) Heavy industrial uses that could negatively impact nearby residential uses with noise, vibrations, dust fumes, groundwater contamination and/or heavy equipment vehicle traffic;
- b) Outdoor storage fronting a street; and
- c) New drive-through facilities and commercial parking lots in core areas.

Low-rise residential dwellings and a parkette are proposed on lands that will be municipally serviced. No incompatible land uses are proposed.

2.3 Village of Richmond Secondary Plan (2022)

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.

The Village of Richmond Secondary Plan provides guidance for the development of vacant lands and the redevelopment of older areas within the village.

The subject site is designated “Village Residential 1” and subject to the Western Development Lands Overlay.

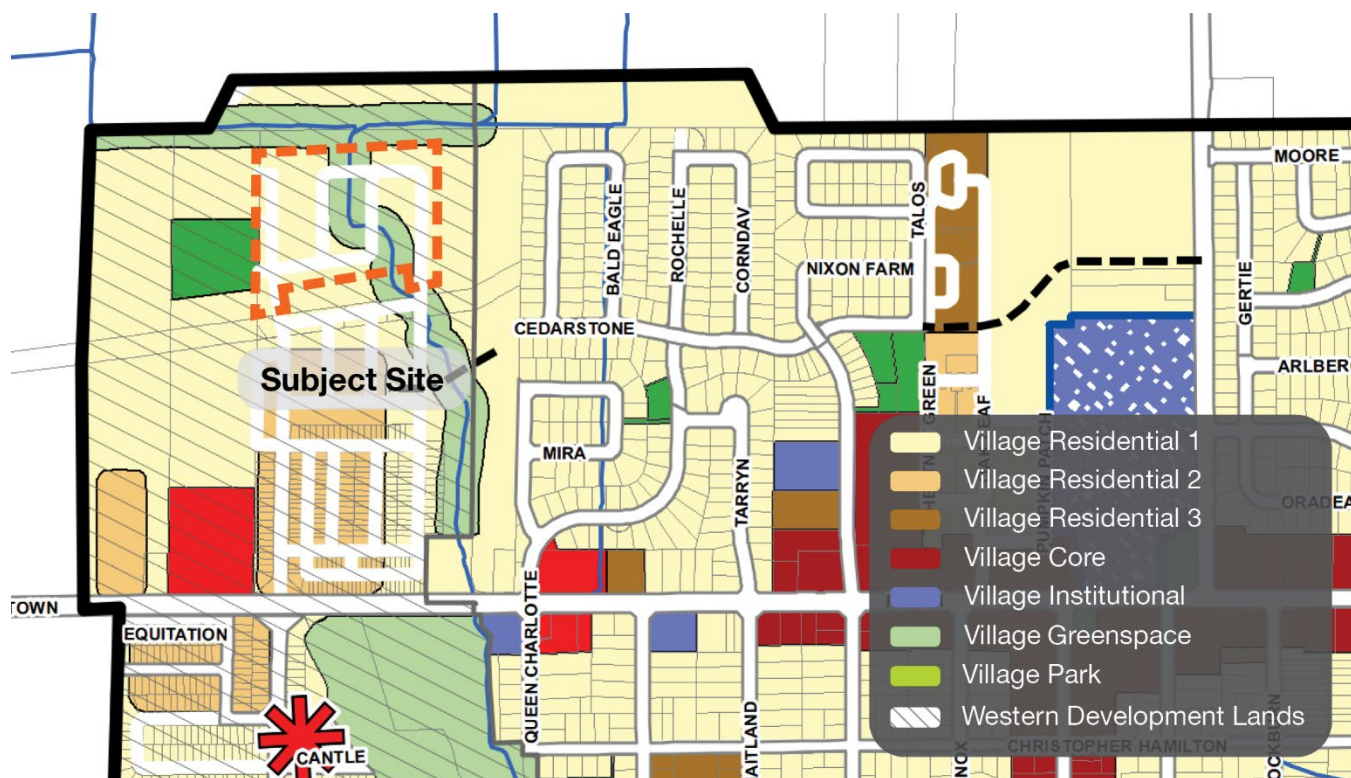


Figure 7: Schedule A – Designation Plan, Village of Richmond Secondary Plan, 2022

Section 2 of the Secondary Plan provides direction on infrastructure and transportation. Policy 1 states that development of the Western Development Lands 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.

Per Policy 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.

Policy 3 indicates that 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.

The Servicing Summary Memo prepared by DSEL demonstrates that there is sufficient capacity for water and wastewater to support the proposed development.

Section 3 discusses land use designations. In particular, Section 3.3 discusses residential designations. 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.

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

The proposed Zoning By-law Amendment would facilitate housing typologies which align with the scale and format envisioned in the Secondary Plan.

In addition to policies on the Village Residential 1 designation, the Secondary Plan also provides direction for the Western Development Lands overlay. The Western Development Lands is a neighbourhood area 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. This growth area will be well connected and integrated into the existing community.

The proposed Zoning By-law Amendment would implement approved residential densities now that servicing considerations are fulsomely addressed.

Policy 39 states that development phasing shall be according to the Village of Richmond Master Servicing Study and Transportation Master Plan.

According to Policy 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.

The Village of Richmond Community Design Plan (CDP) designates the subject site as Residential – One and Two Unit. According to Schedule B: Parks, Open Space, and Pathways Plan, a park is proposed on the west side of Fox Run Phase 5 and a conceptual footbridge over the Van Gaal Drain with off-road pathways is proposed. Both of these concepts are proposed, with a park to the west straddling Phases 4 and 5 of the Fox Run development and a bridge and associated MUP proposed as part of the proposed parkette concept.

The Demonstration Plan for the Western Development Lands envisions Single Family Residential development for the subject site. As discussed in sections 2.4 and 4.4, the site is not longer located within a floodplain.

Policy 41 states that 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.

As described in the Servicing Summary Memo, the City and Owner reached a settlement agreement in which the Owner will be eligible for additional sanitary wastewater allocation pursuant to a monitoring program that requires the City to reassess at regular intervals the number of units that can be accommodated within the Richmond Village Pump Station. A formal request for additional sanitary capacity was sent to the City in December 2023 per the settlement agreement. On May 16, 2024, the City of Ottawa provided additional sanitary capacity to Fox Run Phase 5

conditional on seven (7) conditions being met. As described in the Servicing Summary Memo, all wastewater conditions have been met to permit the lifting of the holding provisions in Fox Run Phase 5.

The Servicing Summary Memo further confirms that Well #3 project, which is fully funded by developers, is anticipated to be completed by November 2027, and will provide water supply for the proposed subdivision developments.

Further to the above policies, the Secondary Plan provides direction on 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.

Policy 42 states that 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*.

Policy 43 notes that prior to development within 30-metre of the Van Gaal Drain the proponent may be required to undertake sufficient work to demonstrate that:

- / There will be no increases in flood levels on adjacent properties; and
- / Existing approved flood elevations are matched; and
- / A 30-metre setback to the top of bank is maintained unless through a planning application process a more appropriate setback is identified.

The letter from the RVCA confirms that the majority of Fox Run North is no longer within the regulated floodplain. Please see section 4.4 for further discussion.

Section 3.7 provides direction on Parks. Lands that are designated Village Park. These areas 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.

Policy 58 states that uses permitted on lands designated Village Park are limited to parks and recreational and athletic facility.

Per Policy 59, parks will be developed in consultation with local residents and the City and include the following:

- / Pedestrian connections to sidewalks and pathways should be provided in consideration of connectivity; and
- / The park should be exposed to local streets with a minimum of two street frontages and sidewalks along all street frontages; and
- / Parks may be associated with other community facilities or infrastructure.

According to Policy 60, new parks will be required in the Western Development Lands. Their specific locations will be determined through the development review process.

The proposed parkette features a MUP, which will provide connections for people walking, cycling, and rolling to improve connections to the neighbourhood to the east. The park has two (2) public frontages. The location will be assessed through this development review process.

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

The subject site is zoned Village Residential Second Density Rural Exception 779 with a holding symbol (V2E[779r]-h). The purpose of the V2 zone is to:

- / permit detached and two-unit dwellings in areas designated as Village in the Official Plan, and historically zoned for such low density use;
- / allow a limited range of compatible uses, and
- / regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained.

Permitted uses include:

- | | | |
|--|---|---------------------------|
| / bed and breakfast (three (3) bedrooms permitted) | / home-based business | / secondary dwelling unit |
| / detached dwelling | / home-based daycare | / semi-detached dwelling |
| / duplex dwelling | / linked-detached dwelling | / townhouse dwelling |
| / group home (10 residents permitted) | / park | / urban agriculture |
| | / retirement home, converted (10 residents permitted) | |

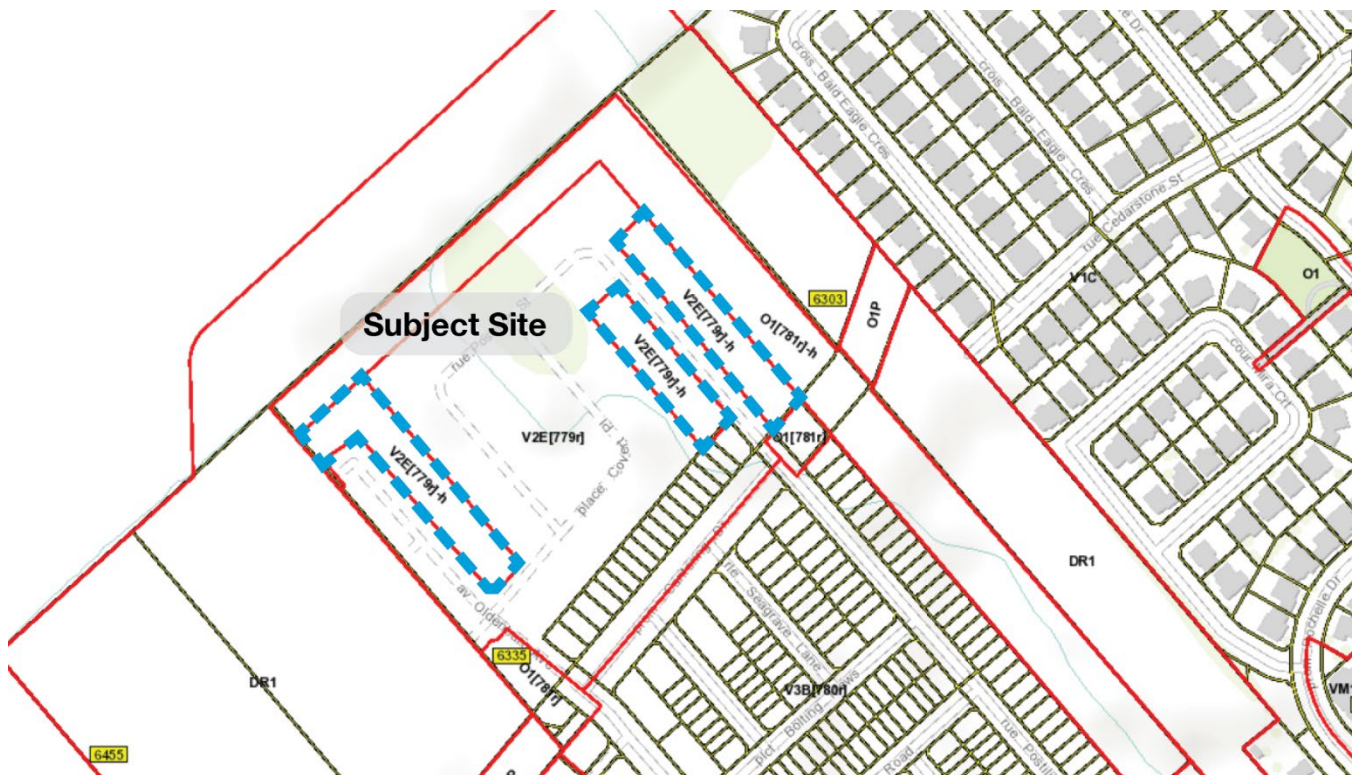


Figure 8: Zoning Map, City of Ottawa Zoning By-law (2008-250)

As shown in the screenshot above, no lands in the subject site or surrounding area are subject to the floodplain overlay. This is typically represented on GeoOttawa by the following legend:

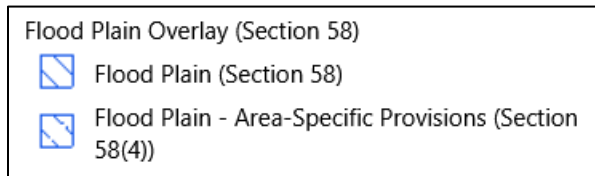


Figure 9: Legend from the GeoOttawa Zoning layer

As shown in Figure 9, below, although there are lands with a floodplain overlay, the subject site does not have this overlay.

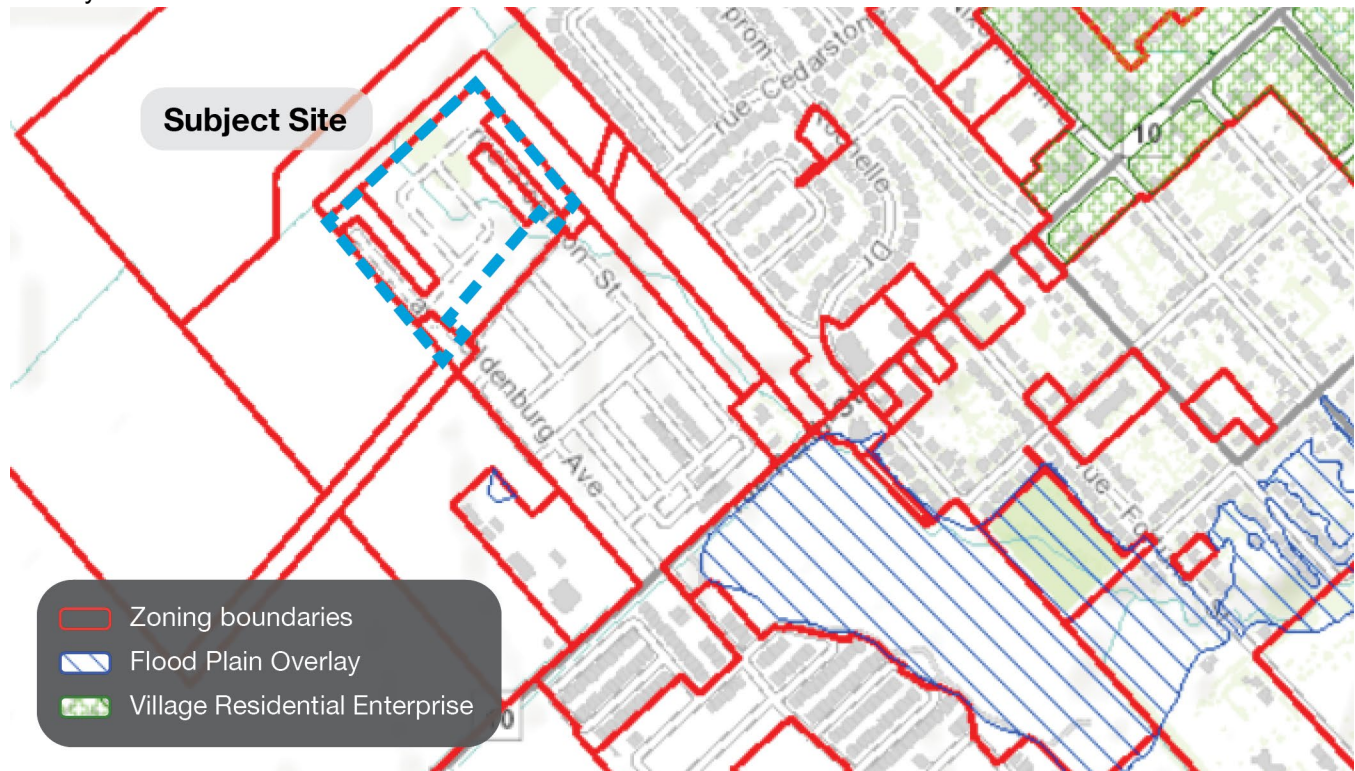


Figure 10: Zoning Map zoomed out, City of Ottawa Zoning By-law (2008-250)

2.4.1 Zoning Analysis: Detached Dwellings

Table 1, below evaluates the proposed housing typologies in the V2E[779r] zoning against the applicable zoning performance standards. Areas of compliance are noted with a green checkmark (✓) and areas of non-compliance are noted with a red 'x' (✗).

Table 1: Zoning performance standards for 6335 Perth Street – Detached Dwellings

V2E[779r]-h	Required		Proposed	Compliance?
Minimum lot area Table 234 and [779r]	Detached dwelling	243 m ²	243 m ²	✓
Minimum lot width [779r] and Table 234	Detached dwelling	9 m	9.14 m	✓

V2E[779r]-h	Required		Proposed	Compliance?
Minimum lot depth [779r]	Detached dwelling	27 m	27 m	✓
Minimum front yard setback [779r]	4 m		4 m	✓
Minimum interior side yard setback [779r] and Table 234	Detached dwelling	1.8 m with one minimum yard no less than 0.6 m	1.8 m total: 0.6 m and 1.2 m	✓
Minimum corner side yard setback [779r]	4 m		n/a	n/a
Minimum rear yard setback [779r]	6 m		6 m	✓
Maximum lot coverage [779r] and Table 234	Detached dwelling	60%	60%	✓
Maximum height	11 m		Up to 11 m	✓
Parking Provisions				
Minimum Resident Parking Rate Area D on Schedule 1A	1 per dwelling unit or oversize dwelling unit		1 interior 1 exterior	✓
Size of Parking Space s. 106(1)	Standard Size: 2.6 x 5.2 m		Garage: Min 3.2m x 5.9m Driveway: Min 2.8m x 5.2m	✓
Driveway Width s. 107(2) and (3)	Min. width: 2.6 m		Min. 2.8 m	✓
Maximum area of driveway [779r]	The area of the driveway cannot exceed 65% of the area of the yard in which it is located		65%	✓
Permitted Projections into Required Yards				
Maximum size and extent of projections for fire escapes, open stairways, stoop, landing, steps and ramps [779r]	Wheelchair ramps	No limit	n/a	n/a
	Other features: at or below the floor level of the first floor	No limit	n/a	n/a
	Other cases	1.5 m, but not closer than 1 m to a lot line	n/a	n/a
Maximum size and extent of projections for covered or uncovered balcony, porch,	Uncovered, unenclosed features such as decks or platforms where the walking	No minimum	n/a	n/a

V2E[779r]-h	Required		Proposed	Compliance?
deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings [779r]	surface is not higher than 0.6 m above adjacent grade			
	All other cases	2 m, but no closer than 1 metre from any lot line	1 m to a lot line	✓
Corner Sight Triangles				
Distance used to determine a corner sight triangle [779r]	2.75 m		2.75 m	✓

As discussed throughout this report, the additional site-specific exception provisions are as follows:

- / A holding symbol can only be removed when servicing capacity is demonstrated to the satisfaction of the City
- / A holding symbol on lands north of Perth Street can only be removed when:
 - servicing capacity is demonstrated to the satisfaction of the City, and
 - at such time as the ‘interim floodplain’ as shown on Schedule A in the Richmond Secondary Plan is deemed to be appropriately removed by the Conservation Authority and the City.

The lifting of the holding symbol is discussed further in the following section.

2.4.2 Zoning Analysis: Park

Table 2, below evaluates the proposed housing typologies in the O1 zoning against the applicable zoning performance standards. Areas of compliance are noted with a green checkmark (✓) and areas of non-compliance are noted with a red ‘x’ (✗).

Table 2: Zoning performance standards for 6335 Perth Street – Park

O1	Required	Provided	Compliance?
Lot Width	No minimum	87.56 m	✓
Lot Area	No minimum	2,308.363 m ²	✓
Front Yard Set Back	7.5 m	No buildings proposed	n/a
Corner Side Yard Setback	7.5 m		n/a
Interior Side Yard Setback	7.5 m		n/a
Rear Yard Setback	7.5 m		n/a
Lot Coverage Floor Space Index (F.S.I.)	n/a	n/a	n/a
Building Height	11 m	No buildings proposed	n/a
Accessory Buildings s. 55	n/a, no accessory buildings proposed	No accessory buildings proposed	n/a

O1	Required	Provided	Compliance?
Projections into Height Limit s. 64	n/a, no buildings proposed	No buildings proposed	n/a
Projections into Required Yards s. 65	n/a, no buildings proposed	No buildings proposed	n/a
Required Parking Spaces s. 101 and 103	Park, sports field: The greater of 1 per 4 fixed seats or 4 per sports field	No parking spaces proposed	n/a
	Park, other: None	No parking spaces proposed	n/a
Visitor Parking spaces s. 102	n/a	n/a	n/a
Size of Space s. 105 and 106	Standard Size: 2.6 x 5.2 m	No parking spaces proposed	n/a
Driveway Width s. 107	A driveway providing access to a parking lot must have a minimum width of: / 3m for a single traffic lane, and / 6m for a double traffic lane	No parking spaces proposed	n/a
Aisle Width s. 107	Angle of parking		
	0-40°		
	71-90°		
Location of Parking s. 109	n/a	n/a	n/a
Refuse Collection s. 110	No parking lot proposed	No parking spaces proposed	n/a
Bicycle Parking Rates s. 111	n/a	n/a	n/a
Amenity Space s. 137	n/a	n/a	n/a
Maximum Lot Coverage s. 179	20%	No buildings proposed	n/a

2.5 Parkland Dedication By-law (2022-280)

Part of this application proposes to re-zone lands to the east to create a parkette. To support this proposal, the Parkland Dedication By-law was reviewed.

Section 4 provides the conveyance requirements for lands, depending on the density. Parkland dedication requirements for land conveyance are as follows:

- / Residential density greater than 18 dwelling units/ hectare: 1 hectare per 300 dwelling units

- / Residential density equal to or less than 18 dwelling units/ hectare: 5% of gross land area

The proposed parkette has an area of 2,308.36 square metres and is intended to support parkland conveyance requirements for Phase 5 as well as to accommodate a shortfall in previously registered phases.

Section 8 outlines the conditions of land for conveyance. Policy 1 states that the General Manager retains the right not to accept the conveyance of land that is considered not suitable for use as parkland including, but not limited to:

- / hazardous or flood prone lands or lands with artesian wells or similar;
- / wetlands and woodlots retained for conservation purposes;
- / steep or unstable slopes;
- / any land having unsuitable or unstable soil conditions for intended recreation facilities;
- / utility rights-of-way or easements; or
- / any land containing an easement, encumbrance, or right-of-use that limits or restricts the City's use of the land.

Policy 2 states that any land that has been or is to be conveyed to the City for stormwater management facilities, overland flow routes, floodplain or conservation purposes, roadways, walkway blocks or any other non-parkland purpose, will not be credited against the required parkland conveyance or cash-in-lieu of parkland conveyance.

The lands proposed to be conveyed to the city for the parkette, Block 102, are not hazardous or flood prone lands, wetlands or woodlots retained for conservation purposes, do not have any steep or unstable slopes, do not have soil conditions that would be unsuitable for the intended recreation facilities, do not have any utility rights-of-way or easements, do not contain an easement, encumbrance, or right-of-use that limits or restricts the City's use of the lands, and do not have any stormwater management facilities, overland flow routes, floodplains, or conservation purposes, or roadways, walkways, blocks, or any other non-parkland purposes. The proposed MUP would provide access to and from the park.

The park would be conveyed to the City of Ottawa as part of the registration of the Plan of Subdivision. The Owner intends to construct the park, and the preliminary design is shown in Figure 10 and Figure 11, below.

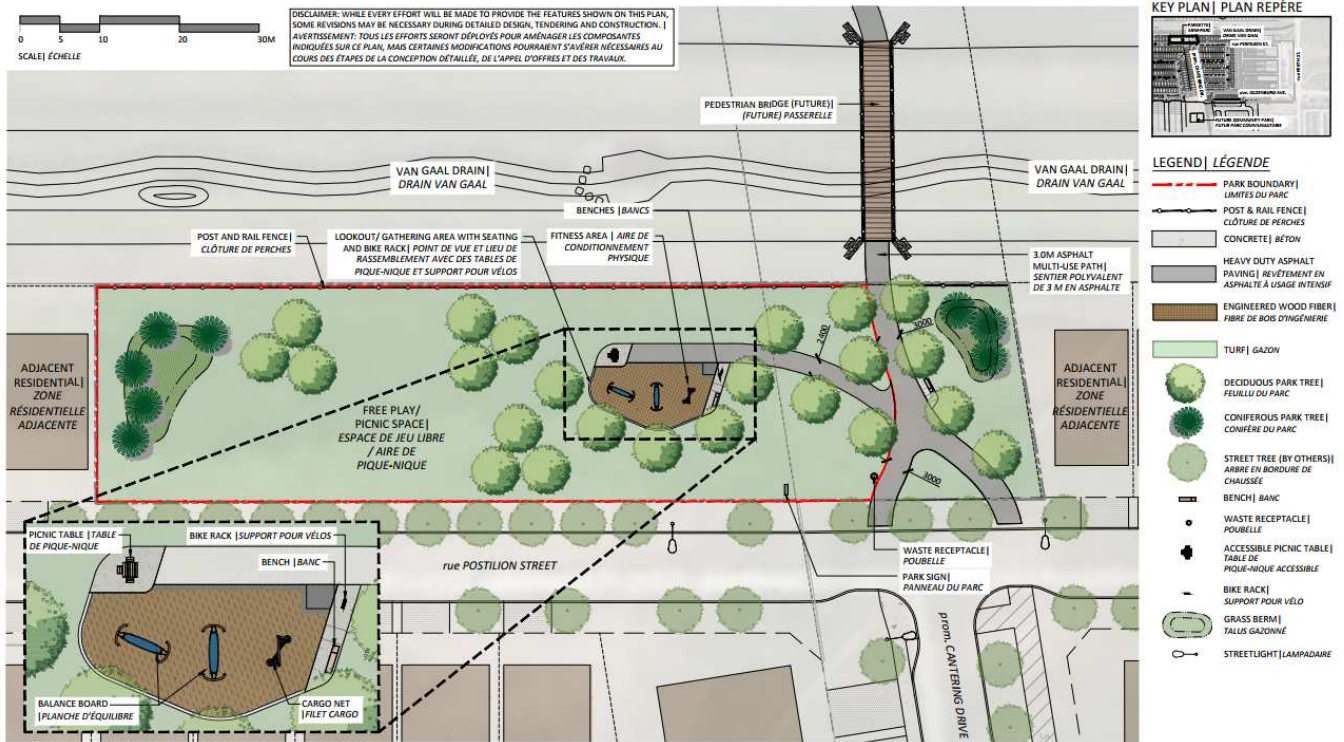


Figure 11: Proposed parkette design, prepared by NAK design strategies, dated June 16, 2025.

PARK FEATURES | CARACTÉRISTIQUES DU PARC



PARK CHARACTER IMAGERY | IMAGERIE DU CARACTÈRE DU PARC



Figure 12: Park feature and park character imagery, prepared by NAK design strategies, dated June 16, 2025.

Proposed Zoning By-law Amendment

The Minor Zoning By-law Amendment is proposed to amend the zoning of the subject lands in the following manners:

- / Expand the boundary of the abutting Parks and Open Space (O1) zoning to facilitate a park on Block 102, and
- / Remove the holding symbol applicable to Blocks 25-30, 31-39, and 87-97, currently zoned Village Residential Second Density Rural Exception 779 (V2E[779r]-h).

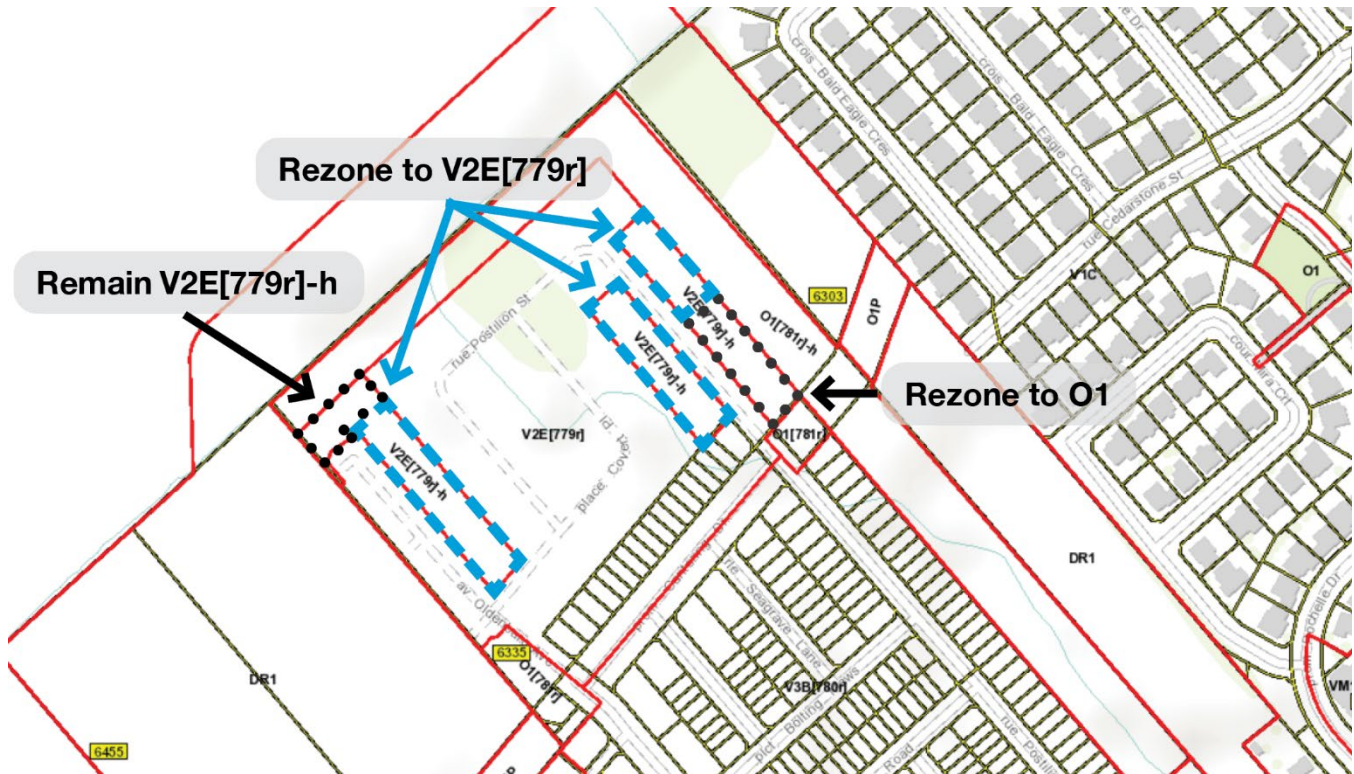


Figure 13: Proposed Zoning By-law Amendment

Supporting Plans + Studies

4.1 Servicing Summary Memo

DSEL has prepared three (3) Memorandums, all of which are included in the Servicing Summary Memo file:

- / July 17, 2025: wastewater and water supply
- / May 28, 2024: before early servicing - inflow prevention and maintenance plan in response to the City of Ottawa's email to Susan Murphy on May 9, 2024.
- / June 13, 2025: water supply

The July 17 Memo assesses the wastewater servicing capacity. In August of 2021, the City and Caivan reached a settlement agreement associated with Caivan's appeal to the Development Charges By-law within the Village of Richmond. The letter states that Richmond Village Development Corporation (inclusive of Richmond North and Richmond South) will be eligible for additional sanitary wastewater allocation pursuant to a monitoring program that requires the City to reassess at regular intervals the number of units that can be accommodated within the Richmond Village Pump Station.

DSEL prepared Wastewater Flow Monitoring Reports in support of future development within the Western Development Lands. Quarterly reports and access to live data have been submitted to the City beginning in Q1 2022.

The City provided additional sanitary capacity to Fox Run Phase 5 conditional on seven (7) conditions being met, which the Memo confirms have been met. Therefore, all wastewater conditions have been met to permit the lifting of the holding provisions in Fox Run Phase 5.

The May 28 Memo provides detail on the inflow prevention and maintenance plan in response to the City of Ottawa's email to Susan Murphy on May 9, 2024. DSEL prepared two General Plans showing the locations of exiting end caps and proposed plugs.

The June 13 Memo assess the water allocation rationale in support of the lifting of the holding provision over a portion of the development lands. Per the memo, funding for Well #3 has been secured and is entirely developer funded. Construction is anticipated to be completed by November 2027.

The anticipated water demand for all development phases in the Western Development lands, including Caivan Fox Run Phases 1 through 5, Mattamy Phases 1 through 5, and Richmond North Phase 1, is calculated as 25.32 L/s. The existing firm capacity of the Richmond West PS is 28 L/s. Therefore, sufficient capacity exists to support the full build out of Fox Run Phase 5. The memo concludes that there is sufficient maximum day capacity within the existing facility to support the lifting of the holding provisions on Fox Run Phase 5.

4.2 Servicing Summary and Allocation Rationale

Caivan prepared a Servicing Summary and Allocation Rationale dated June 24, 2024.

Support for the stormwater servicing capacity is provided in the previously provided to the city by DSEL on page 10. As discussed in the Servicing Allocation Rationale, Condition 20(a) states:

(20) The Owner acknowledges and agrees that a holding zone will be placed on the proposed subdivision lands as follows:

- a) *To require that prior to proceeding with registration of any phase of development the Owner shall demonstrate a program for both servicing capacity for sanitary and stormwater and water for the phase in question*

As per the approved detailed engineering design submission, the subject lands will be serviced by the existing stormwater management pond in Phase 1 of this development. There is sufficient residual capacity in the downstream storm sewers and infrastructure to accommodate the flow brought on by this phase as demonstrated by the stormwater modelling approved with the detailed design submission for Phases 4 and 5 (DSEL 2023). The Environmental Compliance Approval (ECA) Application to the Ministry of the Environment, Conservation and Parks (MECP) has been submitted to approve the storm and sanitary sewers connecting to existing sewer stubs within the subdivision. Through the City's approval of the detailed design for the subdivision, the program for the stormwater management system has been demonstrated to be satisfactory to facilitate the full build out of Fox Run subdivision.

Condition 20(c) states:

(20) The Owner acknowledges and agrees that a holding zone will be placed on the proposed subdivision lands as follows:

- c) *That a detailed grading and drainage plan demonstrating the underside of footings to be above the groundwater pursuant to Condition 11.*

The approval of the Master Grading Plan has demonstrated the underside of footings to be above the groundwater. Adequate storm servicing is demonstrated through the approval of subdivision detailed engineering.

4.3 Survey

Plan 4M, Plan of Subdivision of Part of Units 13, 14, 16, and 21 Index Plan D-21, Geographic Township of Goulbourn, City of Ottawa, prepared by J.D. Barnes Limited, dated January 16, 2025, is included under a separate cover. This plan confirms topographical information as well as the applicable legal boundaries of the subject property.

4.4 Concept Plan

A Concept Plan prepared by CAIVAN dated April 25, 2025, is provided under a separate cover showing which lands are proposed to have the holding symbol lifted.

4.5 Status of Floodplain: Van Gaal Drain - Memo from the Rideau Valley Conservation Authority

The Rideau Valley Conservation Authority (RVCA) prepared a memo dated July 17, 2024, which confirms that the majority of Fox Run (North) is no longer within the regulated floodplain and that the realignment of the Van Gaal Drain has been completed to the satisfaction of the RVCA.

It is our understanding that the subject site was previously located within the floodplain. Fotenn has confirmed via GeoOttawa that the subject site does not have a floodplain overlay, which is typically shown on the zoning layer of GeoOttawa. A screenshot of the zoning is layer is available in section 2.3.1, above. Further, we understand that the Owner will require a permit from the RVCA during the Building Permit phase.

Conclusion

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

- / The proposed development is consistent with the Provincial Planning Statement (2024), which promotes efficient land use development on serviced lands. The application facilitates development of previously-approved lands with low-rise residential dwellings, thereby increasing housing options and making efficient use of land and municipal infrastructure.
- / The proposed development conforms to the policies of City of Ottawa Official Plan as it implements objectives of the City's Growth Management Framework and is consistent with policies for the Rural Transect and Village designation. The Minor ZBLA will permit the development of lands within, as opposed to outside of, the Village boundary.
- / As part of the proposed development, lands will be conveyed for a public parkette, providing recreation space for future residents to enjoy. The proposed parkette has been assessed against the Parkland Dedication By-law (2022-280) and found to be consistent with the policies.
- / The proposed development complies with the general intent of the Zoning By-law, subject to the proposed site-specific Zoning By-law Amendment.
- / The lifting of the holding symbol is not premature.
- / The proposed development is supported by technical plans and studies submitted as part of this application.

Sincerely,



Tamara Nahal, MCIP RPP
Planner



Scott Alain, MCIP RPP
Senior Planner