

PLANNING RATIONALE

2183144 ONTARIO LTD.

APPLICATION FOR PLAN OF SUBDIVISION APPROVAL

**CONCESSION 7 N PT. LOTS D AND E
FORMER TOWNSHIP OF CUMBERLAND
NOW IN CITY OF OTTAWA**

DECEMBER 2009

TABLE OF CONTENTS

1.0 INTRODUCTION.....	3
1.1 Purpose.....	3
1.2 Site Description and Location.....	3
1.3 Description of Adjacent Neighbourhood.....	3
2.0 PROPOSED PLAN OF SUBDIVISION.....	3-4
3.0 OFFICIAL PLAN AND ZONING BYLAW.....	4
3.1 City of Ottawa Official Plan	4
3.2 City of Ottawa Zoning Bylaw	4-5
4.0 PROVINCIAL INTERESTS.....	5
5.0 CONCLUSION.....	5-6
Figure 1 Property Location Map.....	7
Figure 2 Draft Plan of Subdivision.....	8

1.0 INTRODUCTION

1.1 Purpose:

I Mark Purchase, Manager of Planning and Land Development for Thomas Cavanagh Construction Limited acting as authorized agent on behalf of the owner 2183144 Ontario Ltd. have prepared this Planning Rational Report in support of an application for Draft Plan of Subdivision Approval for a proposed 21 estate lot subdivision in the Former Township of Cumberland, City of Ottawa, City Ward Number 19.

The Planning Rationale Report is required in accordance with the Provincial Policy Statement (PPS) to support applications for Draft Approval of Subdivisions, and in this regard this report will provide background information that is consistent with the PPS and City of Ottawa Official Plan

1.2 Site Description and Location

The subject property is legally described as Part of Lots D and E, Concession 7, RP50R844 Part 2, Former Township of Cumberland, Now in the City of Ottawa. Municipally Addressed as 1730 Wilhaven Drive (refer to Figure 1 Property Location Map)

The subject property is on the south side of Wilhaven Drive and is bounded by O'Toole Road to the east. The property is 19.91ha in size consisting primarily of agricultural fields with a few areas of woodlands and hedgerows. There is a small bungalow on the property with outbuildings. The bungalow is currently rented with the lease expiring August 1, 2010.

1.3 Description of Adjacent Neighbourhood

The Land Use designations surrounding the subject property as defined within the City of Ottawa Official Plan are as follows: to the north is General Rural, and to the south, east, and west is Agricultural Resource. In the General Rural Area to the north is a portion of the Wilhaven Drive Natural Area, and the Agricultural Resource Area to the east is a portion of the O'Toole Road Natural Area. Northeast of the property on the north side of Wilhaven Drive extending to Dunning Road are estate lot subdivisions. Both Wilhaven Drive and O'Toole Road are designated as rural collector roads.

2.0 PROPOSED PLAN OF SUBDIVISION

The development being proposed is for a 21 lot rural estate subdivision (refer to Figure 2 Draft Plan of Subdivision). Each lot will be at least .8ha in size and at least having a

minimum 60m of frontage. The lots will be serviced by private septic systems and wells. A Hydrogeological and Terrain Analysis Report has been prepared and is submitted with the application, and said report supports development of the property on private services.

The proposed development is accessed by a single street that bisects the property with lots on either side save and accept two lots fronting onto Wilhaven Drive. The street intersects with Wilhaven Drive and O'Toole Road. The street will be a public road having an area of 1.52ha with a 20m road allowance comprised of an asphalt roadway and drainage ditches in accordance with City standards.

3.0 OFFICIAL PLAN AND ZONING BYLAW

3.1 City of Ottawa Official Plan

The subject property is designated General Rural Area in accordance with Schedule A to the City of Ottawa Official Plan. A variety of land uses permitted under the designations that are compatible within the context of the rural area these include, rural housing, small farms, wood lots, golf courses, small industry and small clusters of residential and commercial development.

The development of Rural estate Lots are subject to the policies in the Official Plan in particular as set out in Section 3.7.2.6 and in regard to Section 4. The key requirements of Section 3.7.2.6 when evaluating a proposal for the creation of estate lots are as follows:

- a. all development will conform with the requirements from Section 4 of the Official Plan, including, but not limited to, protection of vegetative cover, water and wastewater services, erosion prevention, and so on;
- b. All development will be evaluated within the context of any existing subwatershed studies or groundwater studies approved by the City;
- c. The minimum lot size shall be .8ha but studies may indicate the requirement for larger lots;
- d. The maximum size of country estate lot subdivision shall be 40 lots;
- e. Subdivisions may not impede the ability of Villages and Urban areas to expand over the planning period, and; may not be located within 1 kilometre of an approved urban and Village boundary;
- f. Subdivisions will not create conflicts with non residential uses that need to locate in the rural area;
- g. Subdivisions will develop where there is the least impact on municipal operations;
- h. Subdivisions will be planned on the basis of assessments of sufficient detail to ensure the long term quality and quantity of the groundwater

3.2 City of Ottawa Zoning Bylaw

The subject property is currently zoned RU-Rural Countryside Zone (Sections 227-228), City of Ottawa Zoning Bylaw 2008-250

4.0 PROVINCIAL INTERESTS

The current PPS was issued on March 1 2005 under Section 3 of the Planning Act. The PPS permits country lot subdivisions and promotes “development that is compatible with the rural landscape and can be sustained by rural service levels” (PPS Subsection 1.1.4.1d). The following is a brief outline of the proposed development as it relates to the PPS.

The PPS promotes development of efficient land use patterns that do not cause safety and environmental concerns, and that development is sustainable within the context of the infrastructure that is planned or available and does not require unnecessary infrastructure expansion. The proposed plan of subdivision is an efficient use of the property. It is a small scale cluster of residential development having only one internal public street with access to two rural collector roads which efficiently can handle the traffic from the proposed subdivision. In addition the Hydrogeological Study demonstrates that private services for the proposed subdivision are appropriate and sustainable.

A Tree Conservation report has been prepared for the property, said report notes that no significant natural features were observed on site. The report also notes ‘ no valued woodlands, urban natural areas, rare communities, wetlands, steep slopes or valleys were observed on or adjacent to the site’ The lot pattern of the proposed plan will allow retention of the small amount of trees identified on the property.

A Stage 1 Archaeological Assessment has been completed for the property. The Stage 1 report indicates the property has primarily low archaeological potential with an area of moderate potential, in this regard it is recommended a Stage 2 investigation be completed.

There is no concern as to any man-made or natural hazards on the property that could impact public safety and well being.

5.0 CONCLUSION

This report has been prepared in support of an application for Draft Plan of Subdivision Approval for a proposed 21 rural estate lot development. The proposed development as supported by the studies submitted, which are as follows;

1. Tree Conservation Report
2. Stage I Archaeological Assessment

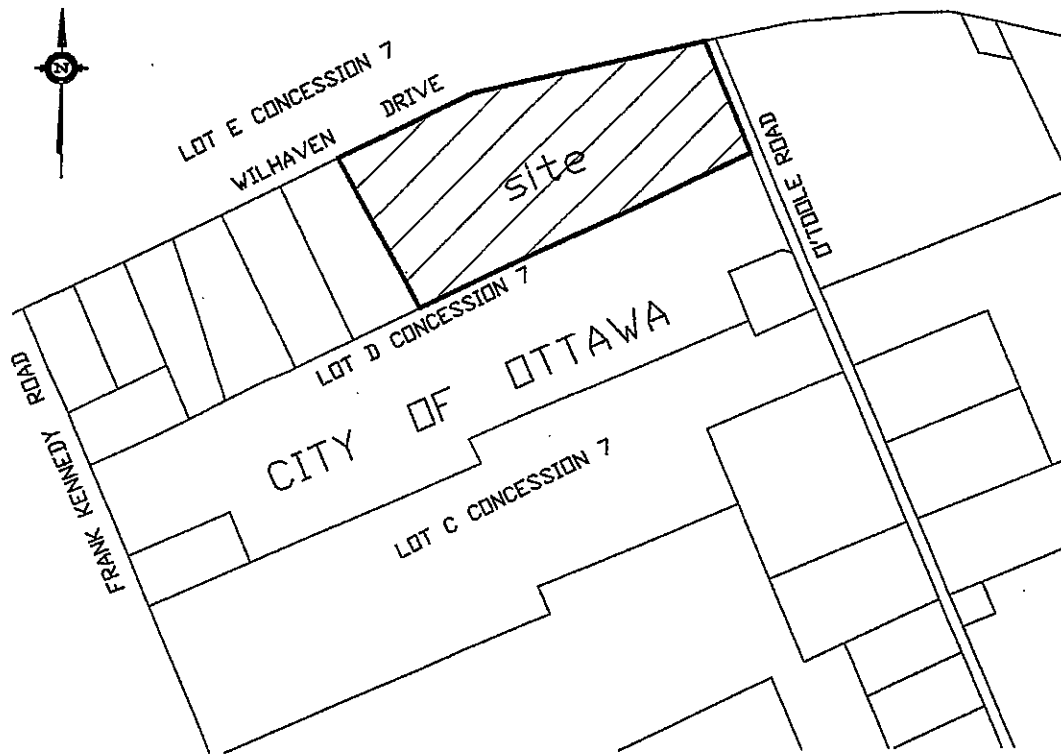
3. Hydrogeological and Terrain Analysis
4. Phase 1 Environmental Site Assessment
5. Servicing Options Report
6. Stormwater Management
7. Geotechnical Study

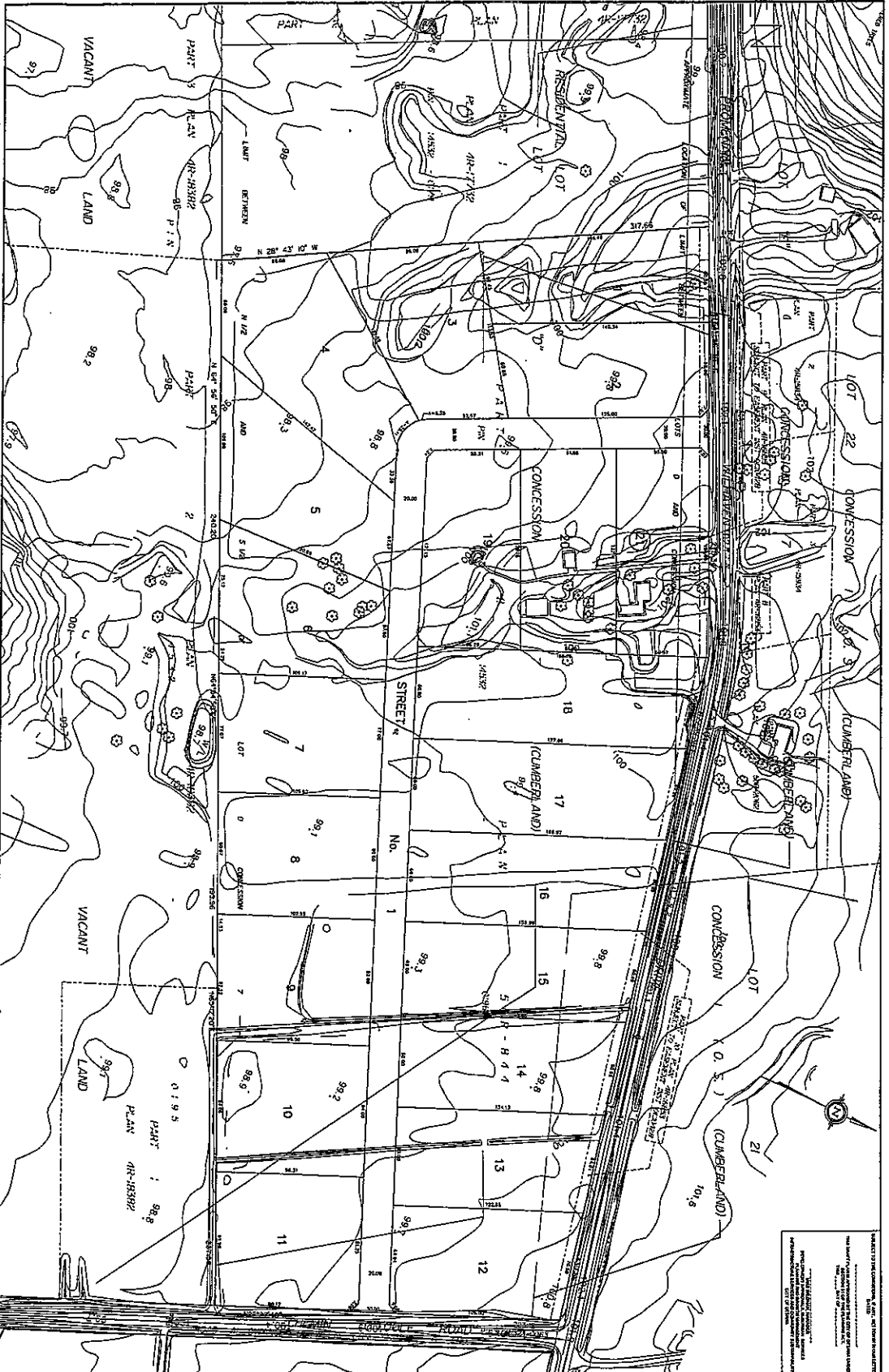
adhere to the policies of the City of Ottawa Official Plan and Provincial Policy Statement. The proposed development represents appropriate and respectful land use planning for the property itself and its adjacent surroundings, and therefore the draft subdivision should be approved.

PROPERTY LOCATION

CITY OF OTTAWA

Not to Scale





OWNER'S CERTIFICATE
 I hereby certify that the above described land is as shown on the attached site plan.
 (SEE SIGNATURE)

SUBDIVISION CERTIFICATE
 I hereby certify that the above described land is as shown on the attached site plan.
 (SEE SIGNATURE)

DATE: _____
BY: _____
TITLE: _____

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51.17 OF THE PLANNING ACT

- 1) Name of applicant
- 2) Name of landowner
- 3) Name of developer
- 4) Name of contractor
- 5) Name of engineer
- 6) Name of architect
- 7) Name of surveyor
- 8) Name of planner
- 9) Name of environmental officer
- 10) Name of other professional
- 11) Name of other person
- 12) Name of other person
- 13) Name of other person
- 14) Name of other person
- 15) Name of other person
- 16) Name of other person
- 17) Name of other person
- 18) Name of other person
- 19) Name of other person
- 20) Name of other person

DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 'D' AND 'E' CONCESSION 7 AND PART OF LOT 21 CONCESSION 7 (OLD SURVEY) Geographic Township of Cumberland City of Ottawa
 Prepared by Anne O'Sullivan, Valonek Ltd.

Scale: 1:1000
 Date: _____
 Project: _____
 Plan: _____

ANNE O'SULLIVAN, Valonek Ltd.
 100...
 Ottawa, Ontario

