

FOTENN

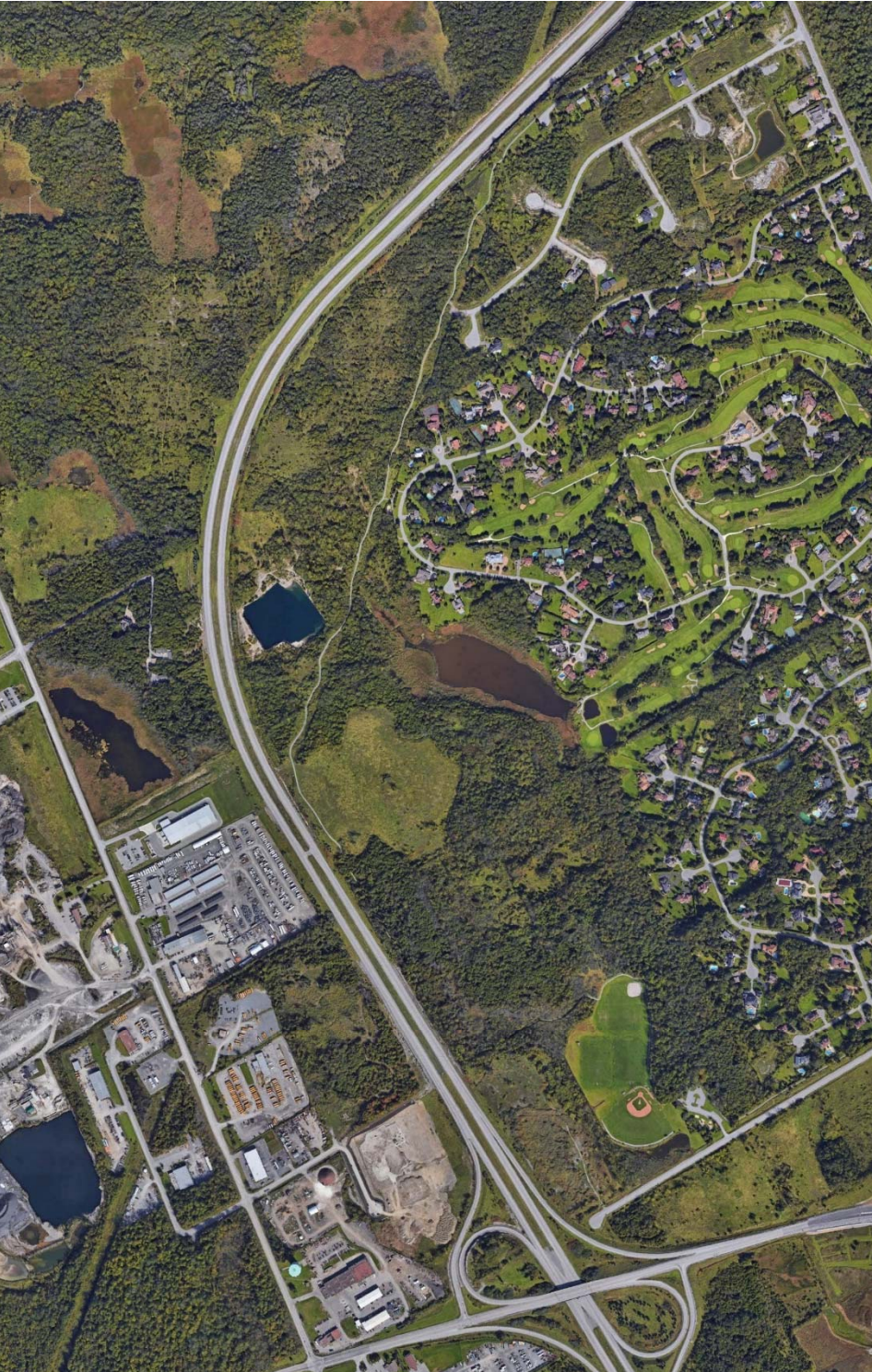
CEDARVIEW LANDS PLAN OF SUBDIVISION REVISION



December 15, 2017

Planning Rationale and
Integrated Environmental
Review

Plan of Subdivision
Revision



Prepared for:



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Fotenn Consultants Inc. has been retained by 2436091 Ontario Ltd. (Mattamy Homes) to prepare and submit an application to revise an existing Plan of Subdivision for their lands adjacent to Highway 416, north of O’Keefe Court and west of Cedarview Road (the “subject lands”). The application seeks to revise a previously draft approved Plan of Subdivision to create a new road connection through adjacent properties to the south to provide a secondary road connection for the lands (to O’Keefe Court) and to secure a servicing corridor where the water service can be looped. The revision has also triggered the study, and ultimately the retention, of headwater feature corridors at the south end of the subject lands. Two new conservation blocks are proposed to provide a protected corridor around these surface water features providing the benefit of retained forest cover and approximately 870 metres of retained/created headwater feature channel.

1.1 Site History

In 2007, Fotenn submitted a Plan of Subdivision application for the subject lands as well as some additional lands to the north and east adjacent to Cedarview Road (file no. D07-16-06-0016). Official Plan Amendment (file no. D01-01-06-0010) and Zoning By-law Amendment (file no. D02-02-06-0070) applications were submitted concurrently to allow for the development of the lands with a country lot subdivision on partial municipal services (potable water only). The combined applications permitted 129 country-estate lots, partially serviced with municipal water and private, individual septic systems, as well as the protection of provincially significant wetlands, a golf course expansion and the establishment of an executive 9-hole golf course.

The Official Plan and Zoning By-law Amendment applications were approved by the City of Ottawa in 2007. The draft plan of subdivision, known as “Onassa Springs” was subsequently approved on October 31, 2007. In July 2010, Fotenn submitted a requested to extend the draft plan of subdivision approval (file no. D07-16-10-0019), which was approved to extend the draft approval to October 5, 2013.

In June 2011, applications were submitted to revise the Plan of Subdivision (file no. D07-16-11-0012) and amend the Zoning By-law (file no. D02-02-11-0061). The proposed subdivision revision amended the plan by replacing the previously envisioned executive golf course and club house with an additional 16 one (1) acre residential lots, and altering street patterns. The Zoning By-law Amendment rezoned the affected lands to allow the revised residential lots and road configurations. The revised draft plan of subdivision was approved on April 25, 2012 and the Zoning By-law Amendment was approved on July 11, 2012 (as By-law 2012-250).

In 2014, a second request to extend the previous draft approval was submitted (file no. D07-16-14-0023) ahead of the lapse date of April 25, 2015. The request was granted on June 24, 2015.

Two (2) phases of the draft plan of subdivision have been registered and constructed, collectively known as “Phase 1” east of the hydro corridor and abutting Cedarview Road. A total of 57 lots were created and serviced, however very few homes have been constructed to date.

The balance of the lands, west and south of the hydro corridor are draft approved for the originally envisioned country-estate lots, expansion of the Cedarhill Golf Club, and environmental (wetland) protection area. These lands are the subject of the current application, together with lands to the south where the proposed road and servicing connection is proposed.

2.0 SURROUNDING AREA AND SITE CONTEXT

The subject property is located east of Highway 416, north of O’Keefe Court and Fallowfield Road, and west of Cedarview Road in the former City of Nepean. A 12 metre wide hydro corridor crosses the property, splitting it into three larger parcels. The first parcel, located east of the hydro corridor and abutting Cedarview Road, was developed as Phase 1 of the approved Onassa Springs subdivision. These lands do not form part of the current application. A single road access, known as “Onassa Circle”, serves this first phase providing access to Cedarview Road to the east and terminating at the hydro corridor to the west. Several cul-de-sacs provide access to a total of 57 residential lots in Phase 1 as well as a stormwater management pond and park block.

Parcel 2 is located west of the hydro corridor, immediately adjacent to Highway 416. The lands include an abandoned quarry adjacent to the highway. Finally, Parcel 3 is located south of the hydro corridor and abuts the property at 4497 O’Keefe and Lytle Park to the south. This parcel includes a designated Provincially Significant Wetland (PSW) area in the northeast corner of the parcel.

The current applications apply only to Parcels 2 and 3 (Figure 1). Together, these lands have a total area of approximately 178 acres (72 hectares). The parcel is currently accessed only via Onassa Circle. The proposed revision to the Plan of Subdivision would add a secondary road access to the south, passing between the property at 4497 O’Keefe Court and Lytle Park to connect to O’Keefe Court. The approximate location of this connection is shown in Figure 1.



Figure 1: Site Context

The property at 4497 O’Keefe has an area of 6.9 hectares and is presently vacant. Active development applications are currently being reviewed by the City which would facilitate the development of these lands as a commercial/light-industrial complex permitted by the current zoning.

Lytle Park, located on the east side of the proposed road access, is a municipally owned park with multiple playing fields, a play structure, parking area, and multi-use/recreational pathway that connects to Lytle Avenue in the north.

The surrounding land uses are characterized as follows:

North: Just to the north of the subject lands is Lytle Avenue, a single-loaded local residential street characterized by rural single-detached dwellings. Further north is Highway 416, a limited access provincial freeway, and further north are forested and farmed National Capital Commission Greenbelt lands.

East: East of the subject lands are the Orchard and Cedarhill Estate subdivisions. These subdivisions are characterised by large lots and estate homes serviced by municipal potable water, but each with on-site private septic systems. The lots in Cedarhill Estates back onto the 18-hole Cedarhill Golf Club. Development along the west side of Cedarview Road consists of a mix of older, rural residential uses and some industrial/commercial uses.

South: South of the subject lands is Lytle Park, a municipal park with baseball diamonds, play structure, three (3) sports fields, and a naturalized area. Also to the south is the property at 4497 O’Keefe Court, a vacant parcel zoned for commercial/light industrial development. Both the park and the vacant lands are accessed from O’Keefe Court, a local dead-end street that provides access to Fallowfield Road in the east. On the south side of O’Keefe Court are additional vacant lands, zoned for a business park. A draft plan of subdivision was also approved for the lands though no development has been started as of the writing of this report.

West: Immediately west of the subject lands is the Highway 416 corridor, with an interchange located at the intersection with Fallowfield Road.

3.0 PROPOSED DEVELOPMENT

The proposed revision to the previously approved Plan of Subdivision for the subject lands affects the south portion of the property. The revision proposes a new 22 metre wide road access and servicing corridor between the subject lands and O’Keefe Court, passing between 4497 O’Keefe Court and Lytle Park. This new right-of-way would not only provide a secondary access to the subject lands, but would also provide a corridor in which the water service could be looped, as was required through the original draft approval. The proposed road alignment accounts for the existing park facilities and the development proposed at 4497 O’Keefe Court.



Figure 2: Propose Plan of Subdivision Revision Affected Area and Proposed Roadway

The previously approved Plan of Subdivision envisioned 89 estate lots on the subject lands, each with a minimum area of 4,000 square metres, as a minimum frontage of 30 metres. The proposed subdivision utilized the same servicing strategy as the adjacent Cedarhill and Orchard Estates developments, with potable water and private, on-site septic systems. The original approval also included blocks for the expansion of the Cedarhill Golf Club, the protection of the Provincially Significant Wetland (PSW), and a block around the former quarry pit.

The original conditions of draft approval spoke of the need to loop the water service connection before permits would be issued for more than 50 dwelling units (or the equivalent). Through Fotenn's previous work on the subject lands, the locations discussed for this service looping were through Block N of Registered Plan M-278 (Cedarhill Estates) connecting to Cedarhill Drive, or through the lands to the south connecting to O'Keefe Court.

The proposed revisions to the Plan of Subdivision also resulted in revisions to account for environmental features on the site. The previous subdivision approval permitted development of all the lands, including the lands at the south end of the subject lands. The proposed plan revisions retain approximately 5.9 hectares of land that would have previously been developed.

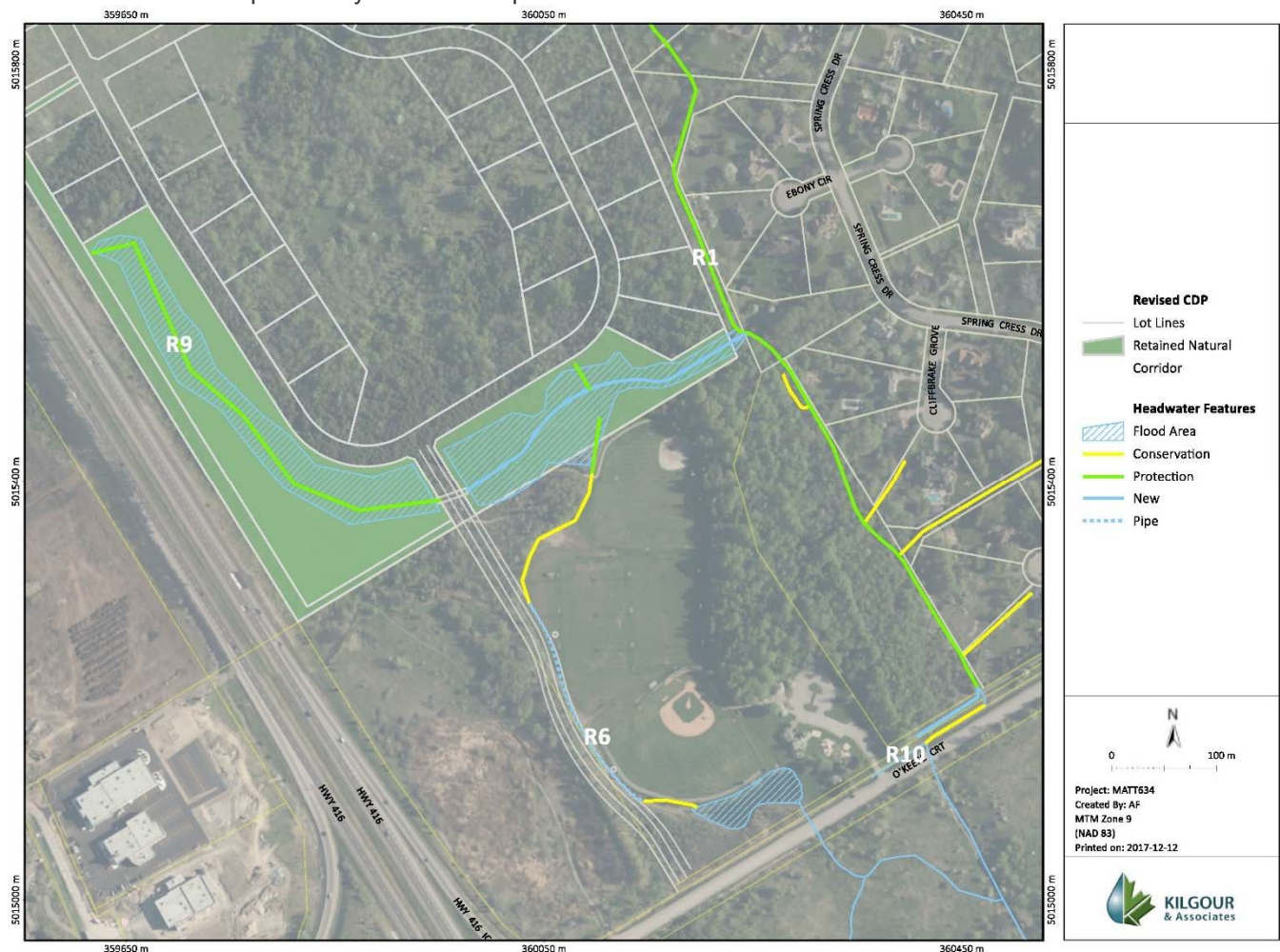


Figure 3: Retained Natural Corridor and Headwater Features

The proposed revision removes 15 residential lots and replaces them with conservation blocks around Reach 9. An additional lot (lot 54) has been reduced in size to accommodate the surface feature. The result will be the

retention/creation of approximately 870 metres of headwater feature corridor that would have been removed had the subdivision developed as previously approved. The improved corridors will retain forest cover, and improve water temperature and quality as it flows through the subject lands and Lytle Park into the O'Keefe Drain to the south

The revisions will maintain 77 lots for residential development, two blocks for the golf course expansion, one block for the wetland, and add two new blocks for conservation areas. The pathway block along the south and west edges of the property formalizes the existing pathway, connecting Lytle Park to the hydro corridor and ultimately Lytle Avenue to the north.

POLICY AND REGULATORY FRAMEWORK

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act in April 2014. It 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.

The PPS recognizes that “the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment and a strong economy”. To this end, the PPS generally promotes the creation of “healthy, liveable and safe communities”, through efficient land use patterns based on densities and a mix of land uses that efficiently use land, resources, infrastructure, and public service facilities, minimize air quality impacts, promote energy efficiency, support active transportation, are transit and freight supportive, and include a range of uses and opportunities for redevelopment and intensification.

Section 1.1.4 contains policies relating to Rural Areas in Municipalities. Policy 1.1.4.1 states that healthy, integrated, and viable rural areas should be supported by promoting regeneration, using rural infrastructure and public service facilities, efficiently, and promoting diversification of the economic base and employment opportunities, conserving biodiversity, amongst others.

The current approved Plan of Subdivision would permit the entire removal of headwater features and natural corridors at the south end of the subject property. Through the current application to revise the Plan of Subdivision, these corridors and features are being retained/improved, accounting for the important benefits these features provide. The conserved areas will also provide opportunities for recreation by formalizing the existing pathway connection through the lands.

The proposed roadway connection assists in facilitating the redevelopment of the lands in a safe and appropriate manner and facilitates a servicing connection that is required for the planned development of the lands.

The proposed Plan of Subdivision revision is consistent with the PPS.

4.2 City of Ottawa Official Plan

The subject lands are designed “General Rural Area” on Schedule A of the City of Ottawa Official Plan. The General Rural Area is intended to accommodate land uses that are considered to be characteristic and supportive of the rural community. Uses permitted within the General Urban Area include: agricultural uses, forestry and conservation, and residential uses.

Section 3.7.2, policy 8(h) states that despite other policies to the contrary, the subject lands and the Phase 1 lands (described collectively as 800, 848 Cedarview Road, and 4497 O’Keefe Court) may develop as a Country Lot subdivision with one (1) acre lot sizes and with a greater number of lots than 40, subject to appropriate studies and municipal approvals. This policy was added through the 2007 Official Plan Amendment approval to permit the development of the subject lands.

The proposed Plan of Subdivision Revision application does not impact on the proposed use of the land for residential purposes. The proposed right-of-way connection to O’Keefe Court will facilitate the development of the lands by providing a necessary loop for the water service, and a secondary access to the subdivision.

The Official Plan introduced a moratorium on Country Lot subdivision in 2011 which restricted all country lot subdivisions for a period of five (5) years. This policy prevented new subdivisions, without restricting the development of ones that had been previously approved.

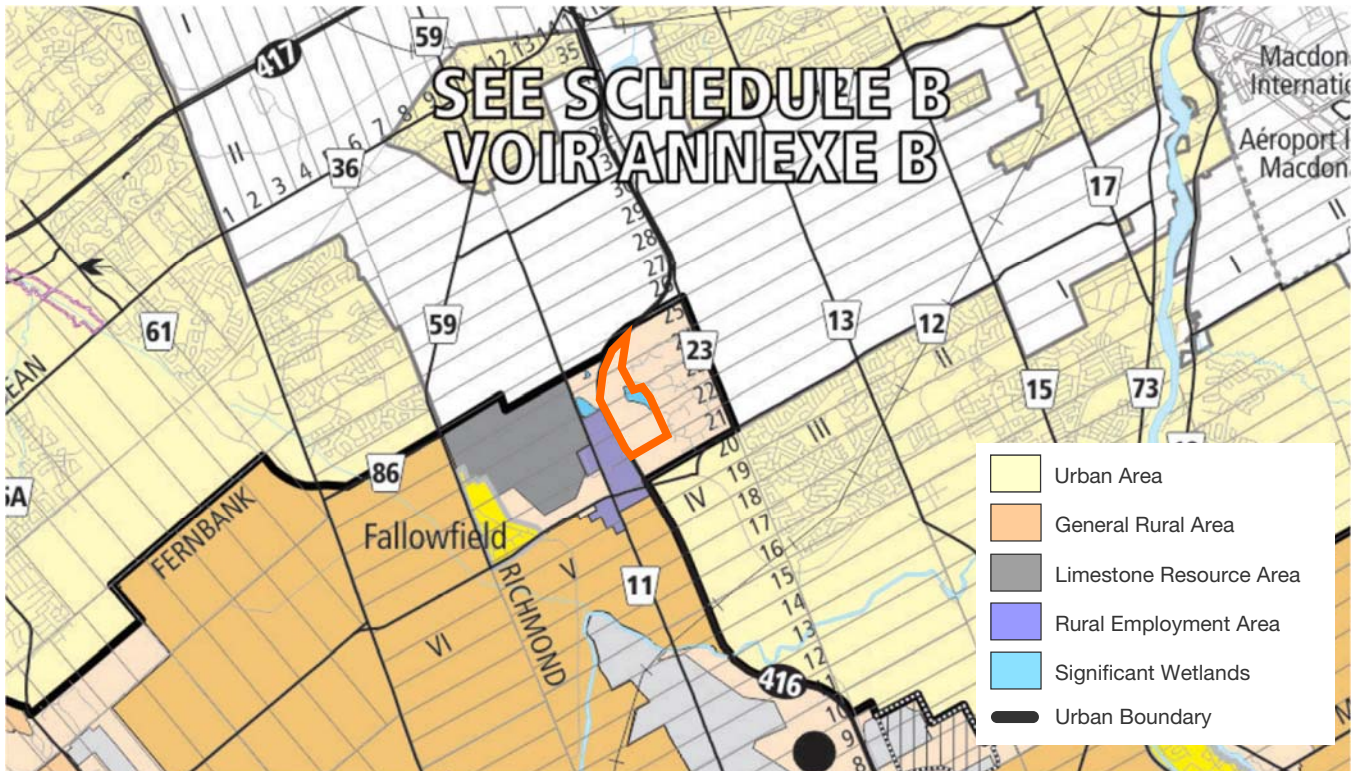


Figure 4: City of Ottawa Official Plan - Schedule A (subject property outlined in orange)

Section 4.7 contains policies regarding Environment Protection with the objectives of increasing forest cover across the City, maintaining and improving water quality, protecting and improving habitats, protecting springs, recharge areas, headwater wetlands and other hydrogeological areas, and managing resources uses low-maintenance, natural solutions.

Per the policies of Section 4.7.1, an Integrated Environmental Review is required for any subdivision application that requires an Environmental Impact Statement (EIS). An EIS has been prepared in support of the current application and in accordance with the policies of Section 4.7.8. The EIS provides a detailed discussion of the protection and conservation for natural features that have been integrated into the proposed subdivision plan, and that is reflected in all supporting studies.

Section 5.0 of this report provides the necessary components of an Integrated Environmental Review as noted in Section 4.7.1. The proposed Plan of Subdivision revision modifies the previously approved lot pattern to add the proposed 22 metre road right-of-way, but also removes residential lots to retain, create and improve headwater features that cross the property. As a result, approximately 5.9 hectares of forest cover is also retained across the conservation blocks.

The proposed revision to the approved Plan of Subdivision conforms to the Official Plan.

4.3 City of Ottawa Official Plan Amendment No. 150

In 2013, the City of Ottawa reviewed its Official Plan resulting in numerous policy changes. Ottawa Council adopted Official Plan Amendment (OPA) 150 in December 2013, receiving Ministry of Municipal Affairs and Housing approval April 24, 2014. As OPA 150 is currently under appeal, the current policies of the City of Ottawa

Official Plan 2003, consolidated May 2013 remain in full force and effect and have been used to review and evaluate the proposed development.

Although OPA 150 is not in full force and effect, it has been considered as the intended direction of City Council. The subject property maintains its designation as “General Rural Area” and the intent of this designation also remains unchanged. The review of OPA 150 also revealed no significant changes to the environmental protection policies of Section 4.7.1.

OPA 150 does remove the opportunity to do Country Lot subdivisions entirely, making the existing 5-year moratorium permanent. The policy change does not impact previously approved plans of subdivision however, such as the one of the subject lands.

4.4 City of Ottawa Zoning By-law

The subject property has a number of zoning designations. The lands at the south end of the property which are impacted by the proposed applications, are generally designated “Rural Residential, Subzone 4 (RR4)”. Special Exception 648r applies to the lands abutting the multi-use pathway to the west and the residential community to the east. This exception restricts site alteration within 15 metres of a rear property line.

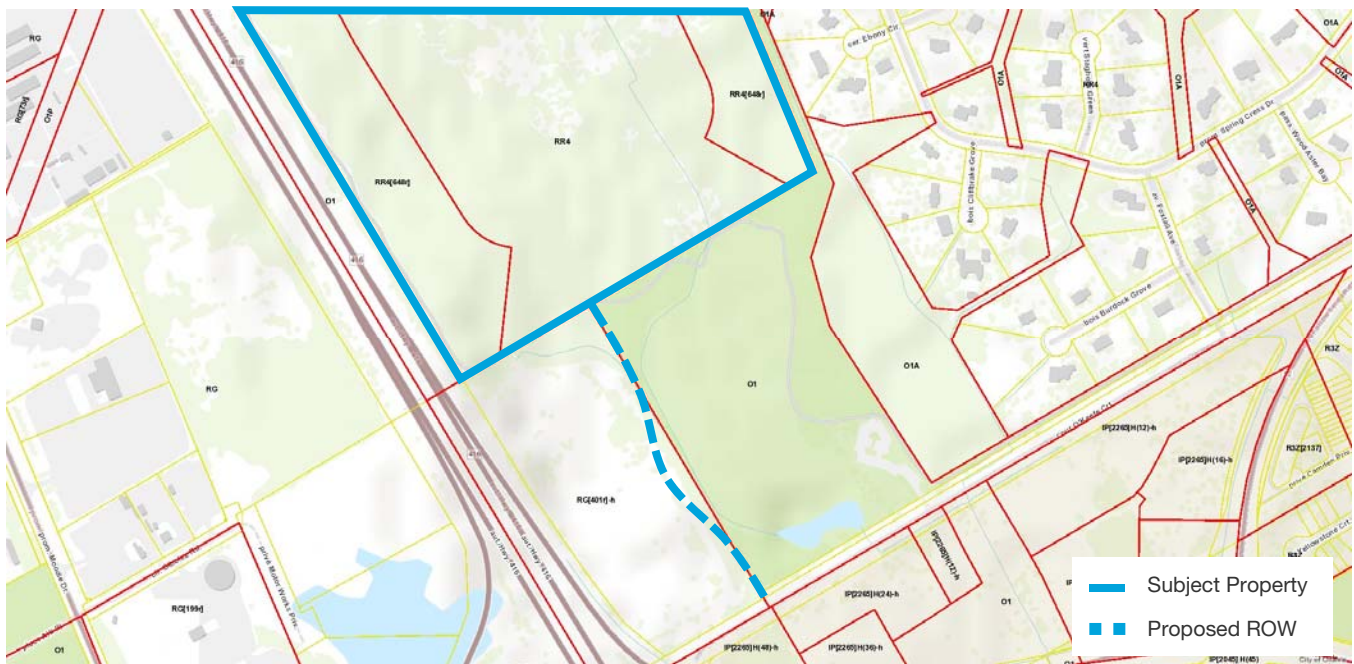


Figure 5: City of Ottawa Zoning By-law 2008-250

The RR zone is intended to recognize and permit large-lot residential development in planned subdivisions and permits only residential uses as well as related or accessory uses. Subzone 4 contains specific provisions relating to lot areas, maximum building heights, and setbacks.

The proposed modifications to the Plan of Subdivision comply with the applicable provisions of the Zoning By-law. The areas that are converted to conservation areas may be rezoned by municipal staff, once the boundaries are finalized. The proposed revisions do not necessitate a Zoning By-law Amendment. No amendment is proposed to the RR4 zone, or any of the existing exceptions.

5.1 Summary of Technical Studies

The following provides a summary of the various reports and their recommendations. Further detail on each of the studies can be found in the appropriate reports submitted as part of the current application.

5.1.1 Archaeological Assessment

Paterson Group was retained to prepare a Stage 1 Archaeological Assessment of the subject lands which included a review of the Ontario Ministry of Tourism, Culture, and Sport (MTCS) archaeological site databases, a review of relevant environmental, historical and archaeological literature, and primary historical research, including: historical maps and land registry records. Small portions of the northern half of the study area and the majority of the southern half were found to exhibit archaeological potential.

Based on the results of the investigation, it's recommended that a Stage 2 assessment be conducted for portions of the subject lands. Some areas, which are labeled as being "deeply disturbed" will not require further study.

5.1.2 Geotechnical Investigation

Paterson Group was retained to conduct a geotechnical investigation in the area of the proposed roadway location. The objectives of this study included determining the existing soil conditions along the proposed road alignment, assessing the surface condition within the subject lands, and providing pavement structure recommendations. The field observations were carried out on November 23, 2017.

The proposed road alignment approximately follows an existing drainage ditch and treed area. The existing ground surface within the alignment generally slopes from north to south. An existing berm runs parallel to the proposed road alignment to the west, with the toe of the slope at or near the edge of the proposed road alignment.

Generally, the conditions at the test hole locations consisted of a 50 to 220 mm thick layer of topsoil, underlain by native silty clay with trace to some sand, or native silty sand. Based on available geological mapping, the local bedrock consists of interbedded limestone and dolomite within the south portion of the proposed road alignment, and interbedded sandstone and dolomite of the March formation within the north portion. The expected overburden thickness is between approximately 0 and 5 m.

The groundwater table was not encountered at any of the test hole locations. Water was noted within the existing drainage ditch along the proposed roadway alignment. It should be noted that groundwater levels are subject to seasonal fluctuations. Therefore, groundwater levels could vary at the time of construction.

Based on the review, the subject lands were found to be satisfactory for the proposed access road.

5.1.3 Environmental Impact Statement and Tree Conservation Report

An Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. to review and address the proposed revisions to the draft approved Plan of Subdivision. The purpose of the report was to evaluate the proposed changes to the plan, and to assess the resulting impacts on the natural heritage features of the area while also recommending any associated mitigations.

The EIS examined surface water features, particularly located in the south half of the subject lands and near Lytle Park that will be subject to changes in their proposed conservation/alteration as a result of the revisions to the subdivision plan. The previously approved Plan of Subdivision permitted the removal of all surface water features outside of the provincially significant wetland. Reach 9, along the west side of the subject lands, will now be largely maintained with a 30 to 45 metre buffer. In all, the revised proposal retains and/or creates approximately 870 metres of headwater feature channel length that would not have been retained in the previous approval.

The upper portions of Reach 9 will be preserved, within a natural corridor providing 30 to 45 m of buffer to the main line of the feature (469 m in length) and retaining the adjacent areas subject to spring flooding. The lower portion of Reach 9 (i.e. east of the new road) will be slightly realigned and extended eastward to form a 317 m feature connecting directly to Reach 1. Reach 8 will be removed above the crescent, but portions within the retained natural corridor will remain. Reach 8 will thus be reduced from 339 m to 84 m. Under the existing approved development plan for the area, both Reaches 9 and 8 will nearly be removed with a loss of 1,026 m of headwater channel. Under the new proposal, 870 m of HDF channel length will instead be retained and/or created.

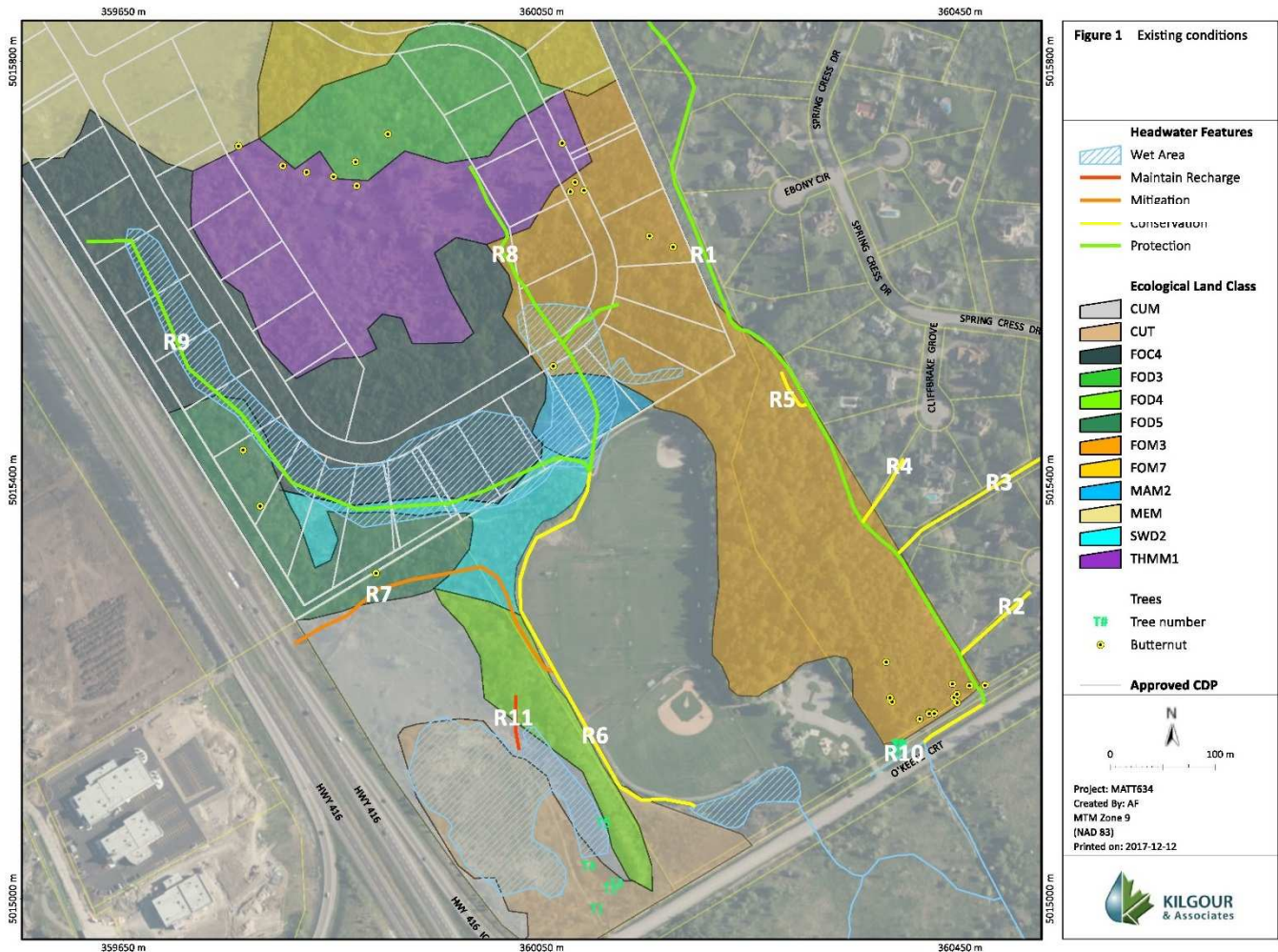


Figure 6: Existing Environmental Conditions

The combination of works proposed to the headwater features will allow cold surface water from forests of the Cedarview community area to enter into the O’Keefe Drain without being subjected to undue solar warming in the pond along Reach 7, or road salt loading through the roadside ditch.

A total of 225 species of plants were observed on site during plant surveys conducted by Kilgour. Butternut trees were the only species at risk observed during these surveys. These trees were marked and mapped. The large site is composed of diverse habitat categories. Two (2) areas were classified as mixed meadow habitat and were composed of grass and forb species with under 25% shrub and tree cover. Five (5) areas were classified as

deciduous forest and were composed primarily of deciduous tree species. Two (2) coniferous forest areas, five (5) mixed forest areas, and two (2) areas of shrubland habitat were also identified.

The previously approved estate lot subdivision was approved throughout the entire forested area of the south half of the subject property. Under the modified plan, several of the lots are removed and so 5.9 hectares of forest along the south and west sides of the community will remain fully forested.

Five (5) rounds of turtle surveys were performed on the site in 2016 and again in 2017. Painted turtles were observed in the natural wetland during all of the surveys. No other turtles were seen in either year. During other field visits, four species-at-risk, including Bobolink, Monarch, Butternut, and Snapping Turtle, were observed. The EIS contains a full evaluation of the impact of the proposed development on these species and states that in most cases, based on the timing of observations or the proposed development plan, there is no concern. In other cases, a specific timing window for tree clearing is required to protect the habitat, or a “net benefit” permit in the case of the Butternuts if they are to be removed/disturbed.

The EIS recommends the following mitigation measures;

- / Limit tree removal within the site to what is necessary to accommodate site construction. This includes limiting the tree cutting required to construct the new drain corridor along Reach 9. The banks of this realigned corridor must be revegetated and this is recommended to be done with Red Maple, Silver Maple and Yellow Birch species;
- / Protect the Critical Root Zone (CRZ) of remaining trees during future site development;
- / Establish a specific timing window for tree clearing to protect the nests of young and migratory breeding birds in Canada. Generally, no clearing may occur between April 1 and August 15 without a pre-clearing survey by a biologist knowledgeable in bird identification and habitat preferences;
- / Obtain a permit for any work within 50 metres of a Butternut;
- / Utilize exclusion fencing and conduct regular site inspections to ensure snapping turtles do not enter worksites;
- / In water works cannot occur between March 15 and July 1. Fish must be relocated and excluded from any headwater area subject works prior to the commencement of that work. Removals and subsequent exclusion monitoring are to be conducted by a qualified biologist;
- / Site clearing should be planned to help guide wildlife out of the area during development of the site (i.e. start on one side and move toward the far side guiding wildlife in that direction);
- / Adopt a multi-barrier approach to provide erosion and sediment control;
- / Retain existing vegetation and stabilize existing soils with vegetation where possible;
- / Ensure that drainage of the future streets is not directed towards Reach 9 without suitable quality control through a stormwater management system; and,
- / Employ a box culvert for the road crossing of Reach 9 designed with a natural bottom and a span of at least 3 metres and a height of at least 1 metre above the normal high water mark. The top edge along the road and the channel edges approaching both sides of the culverts must either be surrounded by permanent amphibian fencing so as to constrain and direct frogs and turtles through the culverts and limit direct access to the road above.

The EIS and TCR conclude that no negative impacts are anticipated to species-at-risk or their habitats under the proposed revisions to the Plan of Subdivision. Preservation of significant portions of headwater features permitted under the revised plan, together with the channel alterations and additions will improve water quality downstream and will provide a greatly reduced environmental impact as compared to the previously approved subdivision plan.

5.1.4 Site Servicing Brief

DSEL was retained to prepare an addendum to the previous IBI Group servicing report for the subject lands which was previously approved by the City of Ottawa for the subject lands. The addendum reviewed the proposed revisions to the Plan of Subdivision.

The Phase 1 lands to the northeast are serviced by municipal watermains but rely on private, on-site septic systems for wastewater disposal and treatment. The subject lands (including Parcels 2 and 3) are proposed to be serviced in the same way.

The development of the subject lands is proposed to be serviced by one connection to the existing 610mm diameter watermain along O'Keefe Court and one connection to the existing 305mm diameter watermain within Onassa Circle at Tilby Court. The connection to O'Keefe Court, which provides the previously required watermain loop for the subject lands, would occur within the proposed road corridor.

Stormwater management for the subject lands was previously contemplated in the Conceptual Stormwater management Plan prepared by JF Sabourin and Associates Inc. dated March 2007. It is not proposed to alter any of the stormwater management recommendations provided in the previous reports. It is proposed to provide some alterations to the ditch systems external to the subject property to accommodate the proposed road connection to O'Keefe Court and provide a drainage and wildlife connection from the conservation area to the existing ditch south-east of the subject property.

It is proposed to direct flow currently being conveyed by a ditch system to the existing water feature through a storm sewer and continue to discharge to the water feature to the south. The storm sewer system within the proposed road is sized to convey the 100-year storm event from the existing parkland to the east and the proposed development to the west as well as drainage from the road.

5.1.5 Transportation Brief

Parsons was retained to prepare a Transportation Brief that builds on their 2011 Transportation Impact Assessment (TIA) and addresses the proposed revisions to the Plan of Subdivision. The 2011 TIA recommended, and the City required through draft approval, that for the single vehicular connection to Cedarview Road, the following works be undertaken:

- / A southbound direct taper of 70 metres;
- / 2 metre wide southbound bicycle pocket (incorporated into the above-noted taper); and,
- / A 2.5 metre wide paved shoulder on the east side of Cedarview Road for the full width of the site's frontage.

From a transportation perspective, as the proposed road link will reduce site-generated traffic using the approved connection to Cedarview Road, there is no further analysis required at this location. As the new link will attract traffic to O'Keefe Court and therefore the O'Keefe/Fallowfield intersection, some analysis is required at this intersection to determine the impact/requirements, if any. Based on the orientation of the subdivision and the location of the approved and proposed access points, it is assumed that site-generation traffic would be distributed approximately 60% to the approved Cedarview Road access and 40% to the proposed O'Keefe Court access.

IBI Group prepared a Community Transportation Study (CTS) in January 2015 for a neighbouring development along O'Keefe Court that accounted for all the existing/projected development planned for the lands in and around the O'Keefe/Fallowfield/Strandherd/Highway 416 intersections. It is understood that this study accounted for the proposed development of all vacant lands in the area and included intersection modifications for the O'Keefe/Fallowfield intersection. The Parsons Transportation Brief supports the findings of the CTS and the City's comments on this report regarding intersection improvements.

Based on their review of the projected volumes, Parsons concludes that the proposed revision to add a secondary road link is appropriate from a transportation perspective.

5.2 Design with Nature Principles and Subdivision Design

As outlined in Section 4.7.1(2) of the Official Plan, subdivision design is required to include a statement with respect to how the design with nature approach has influenced the design of the development and how it supports the following environmental objectives:

- / Increasing forest cover across the city;
- / Maintaining and improving water quality;
- / Maintaining base flows and reducing peak flows in surface water;
- / Protecting and improving the habitat of fish and wildlife in stream corridors;
- / Protecting springs, recharge areas, headwater wetlands and other Hydrogeological areas;
- / Managing resources by using low-maintenance, natural solutions.

Section 8 of the City of Ottawa Official Plan defines design with nature as:

An approach that utilizes natural methods during site design to work with the terrestrial, aquatic, and biological characteristics of the site and the relationship between them. These measures may serve to reduce the reliance on technological solutions, which may be expensive, energy- or management-intensive, and less environmentally sensitive. This may include:

- / Retention of natural vegetation on slopes to reduce erosion;*
- / Conservation of as many existing trees as feasible;*
- / Use of appropriate natural infiltration techniques on site to reduce the need for stormwater management ponds;*
- / Orientation of streets to maximize opportunities for passive solar heating and reflection of natural contours;*
- / Protection of natural stream corridors and incorporation of natural features into open spaces.*

The proposed development response to these principles and objectives as follows:

- / The previous conditions of subdivision approval limited the removal of trees on each of the estate lot properties to no more than 25% of the existing forest cover;
- / Tree removal within the new drain corridor along the lower Reach 9 will be limited to the narrowest swatch width possible, generally less than 8 metres. The banks of the realigned feature will be revegetated;
- / The proposed revision will retain/create approximately 870 metres of headwater feature channel that would have been lost had the subject lands been developed as previously approved. Through the revision, a total of 15 estate lots totaling 5.9 hectares along the south and west sides of the community will instead remain fully forested;
- / The modifications to the headwater reaches around the subject lands and the park will reduce the solar heating of the watercourse and the contamination by road salt in the ditches as the surface water flows into the O'Keefe Drain to the south; and,
- / The Provincially Significant Wetland (PSW) in the northeast corner of the site will remain protected as it was in the previous approval.

5.3 Energy Efficiency and Sustainable Design

Section 4.7.1 of the City of Ottawa Official Plan requires a description of how the design of the subdivision will maximize the energy-efficiency of development and to promote sustainable design that reduces consumption, energy use and carbon footprint of the built environment have been considered. The City has developed a checklist for this purpose.

ID	Question	Response
1a	Does the project proponent intend to seek LEED certification for this project?	No
1b	If yes, which level of LEED certification is the project intended or designed to meet?	N/A
1c	Will this project be seeking certification under another third-party green building rating system?	No
1d	If yes, which system and level of certification?	N/A
2	Will this project include renewable energy facilities and pursue a FIT or MicroFIT contract under the Ontario Power Authority's Feed-in Tariff program?	No
3	Please indicate which of the following features the project is designed to incorporate (check all that apply):	None

The proposed development complies with the applicable policy and regulatory framework, as described below:

Consistent with the Provincial Policy Statement

The proposed revision to the previously approved Plan of Subdivision will permit the lands to develop as previously envisioned making use of existing infrastructure and public service facilities. The revisions will also result in the protection of natural heritage features that would have previously been removed.

Conforms to the Official Plan

The proposed subdivision conforms to the general intent of the site specific policy in Section 3.7.2 of the Official Plan that permits the country lot subdivision on the subject lands. The proposed development and application continues to meet the general intent and specific requirements of the current policies regarding Moratorium on Country Lot Development. Those policies allow the City to approve modifications to approved or constructed Country Lot Subdivision provided that the changes comply/satisfy the criteria outlined in the policy. Specifically, the proposed modifications will reduce the number of lots within the subdivision and provide additional blocks for the retention/creation of headwater features and forested areas.

Complies with the Zoning By-law

The proposed development continues to comply with the previously approved site-specific zoning for the subject lands. The addition of a road right-of-way and conservation blocks does not necessitate any amendments to the Zoning By-law. The City may, through an anomalies By-law, choose to rezone the conservation lands for protection from development in the long-term.

Represents Good Planning

The application to revise the previously approved Plan of Subdivision represents good planning and is reasonable and appropriate for the use of the lands. The addition of a secondary vehicular access and servicing corridor will ensure the health and safety of residents and the added benefit of retained headwater feature corridors and forest cover are in the public interest.

Please feel free to contact me should you have any questions.



Paul Black, MCIP RPP
Senior Planner