



Planning Rationale in Support of an Application for Plan of Subdivision

**3244 Shea Road
Village of Richmond
City of Ottawa**

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August 29, 2018

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1.0 Introduction

Holzman Consultants Inc. has been retained by 1737814 Ontario Inc. to prepare a planning rationale in support of an application for Plan of Subdivision on a portion of the lands known as 3244 Shea Road in the Village of Richmond, City of Ottawa (the “Subject Property”). The purpose of the application is to facilitate the development of 8 new detached single family residential houses on individual lots.

This report provides a description of the existing conditions and proposed development and contains a review of the applicable land use planning policies, including the Provincial Policy Statement (PPS), the Official Plan (OP) policies, and Zoning By-law provisions. The summary and conclusions indicate that the proposed applications are supported by the PPS, OP and Zoning By-law and represent good planning.

2.0 Site Overview

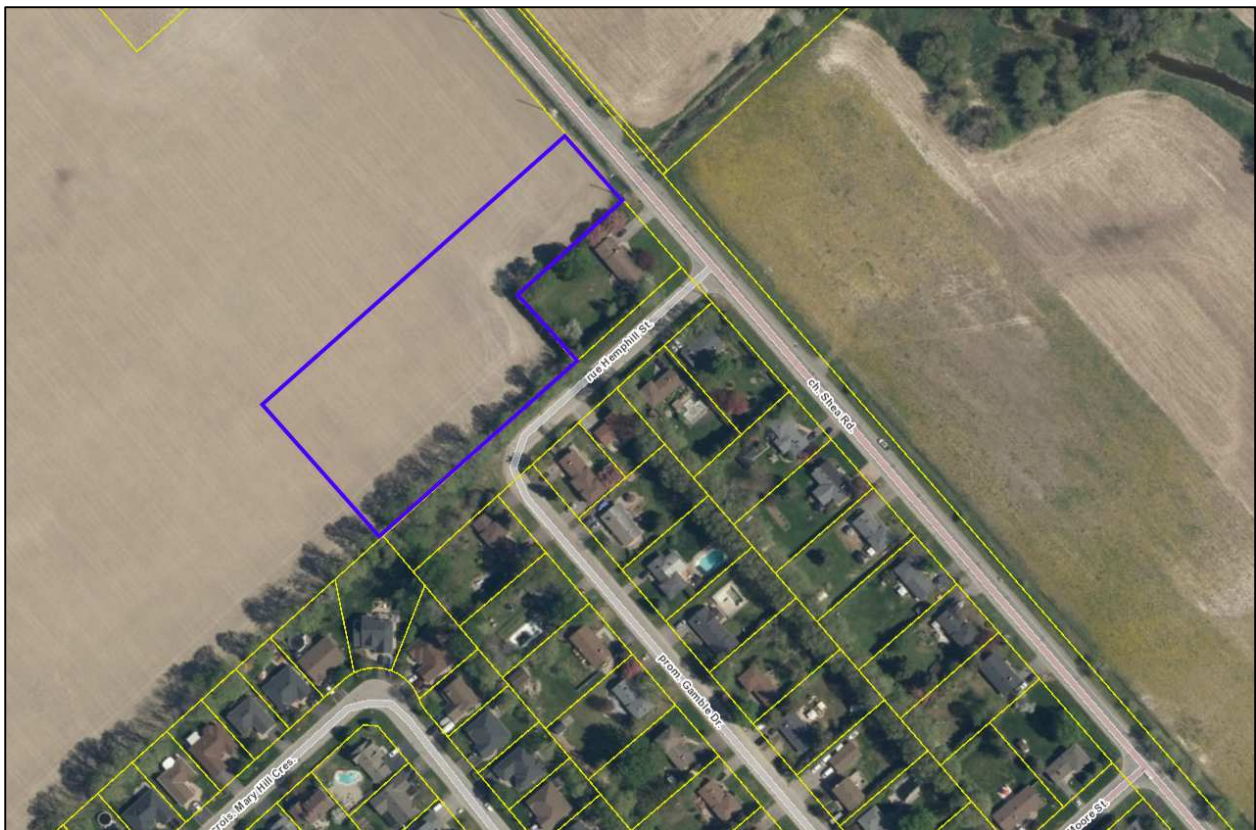


Exhibit ‘A’ – Aerial Photo (Subject Property outlined in blue) – GeoOttawa 2017

The purpose of this report is to review the applicable policies as they pertain to a proposal for 8 single family residential lots established through Plan of Subdivision; accessed from Hemphill Street which will be extended for the purpose of this project. Lots 1-4, 6-8 will be connected to the municipal water and have individual private sewage disposal systems while Lot 5 will be on private services for both domestic water and sewage treatment.

The Subject Property is irregular in shape; approximately 11,600m² in size. The site is surrounded by the following land uses:

- North and northwest: Vacant Agricultural land
- East: Single detached lot, vacant village land, Environmental Protection Areas
- South: Low density village development
- Southwest: Low density village development

The Subject Property is part of the following legally described parcel:

PIN 047580400 - Goulbourn Concession 4 Part Lot 25; RP 4R29434 Part 1

3.0 Description of Proposed Development

The proposed development entails the establishment of 8 lots and 1 block for public road purposes (to construct a short extension of Hemphill Street terminating in a cul-du-sac. The lot sizes are as follows: (See [Exhibit 'B'](#)).

- Lot 1: 780 m²
- Lot 2: 761 m²
- Lot 3: 761 m²
- Lot 4: 761 m²
- Lot 5: 4254 m²
- Lot 6: 1,459 m²
- Lot 7: 1,117 m²
- Lot 8: 1,254 m²

Lot 1 is made up from the successful completion of an application for consent (lot line adjustment) to add a portion of the rear of the lot known municipally as 3290 Shea Road to the subject property. Proposed Lot 5 is not accessible to the municipal water that runs along Hemphill Street such that it will be served by a domestic drilled well.

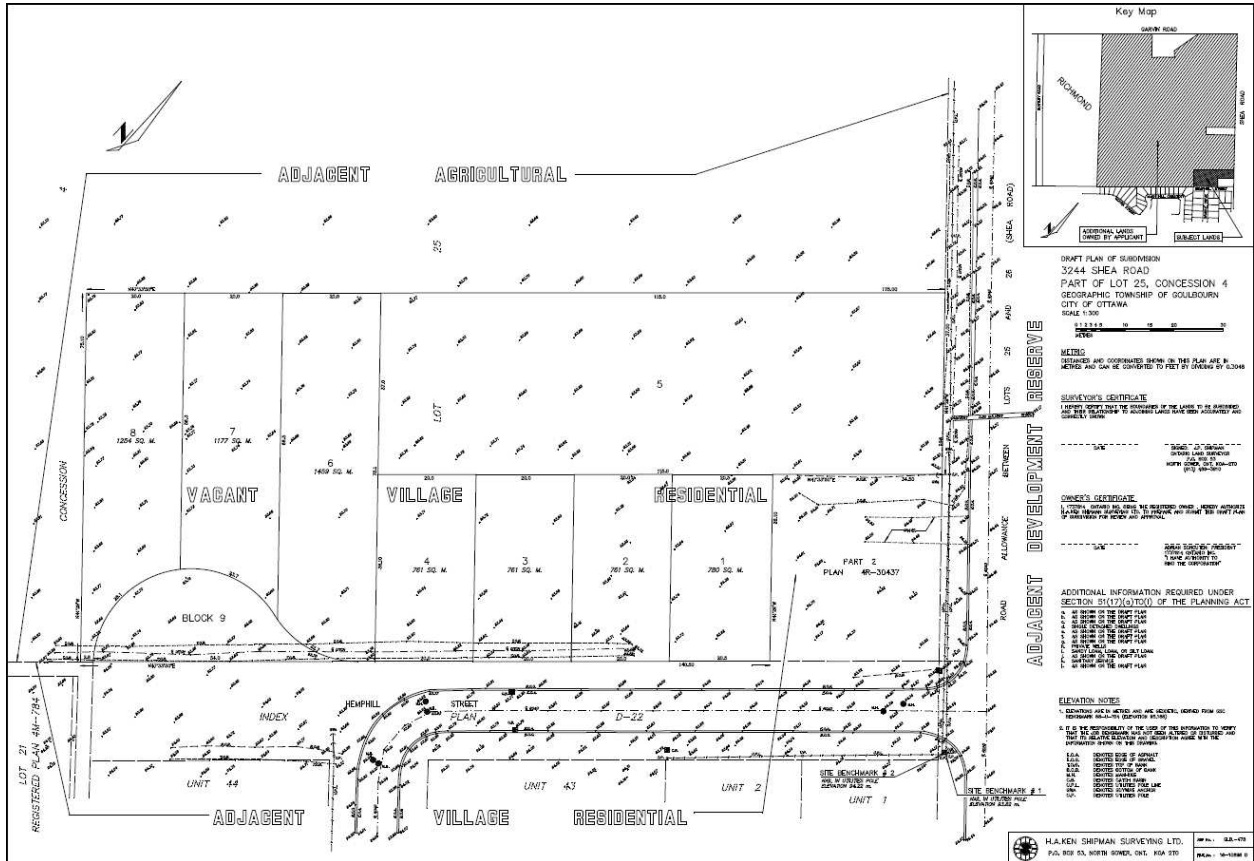


Exhibit 'B' – Plan of Subdivision

4.0 Planning Context

The applicable policy framework includes an examination of the Province of Ontario’s land use planning directives expressed in the Provincial Policy Statement and the City of Ottawa’s policies expressed in the City of Ottawa Official Plan.

4.1 Conformity with the Provincial Policy Statement

The Provincial Policy Statement (“PPS”) sets out a vision for land use planning in the Province of Ontario that encourages planning and development that is environmentally-sound, economically-strong and that enhances quality of life. Land planning policies are intended to promote efficient development patterns with an appropriate mix of housing, employment, open spaces and multi-modal transportation which are appropriate for and make efficient use of existing and planned infrastructure and public service facilities. The relevant policies to the subject application are as follows.

Section 1.1 provides policy guidance for efficient development and land use patterns. This section states: “*Healthy, livable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.”*

This application promotes an appropriate range and mix of residential uses in the village of Richmond by adding more good quality housing. Development within the settlement area adjacent to existing housing is cost-effective, efficient, and good land use planning.

Section 1.1.4.1 of the PPS builds on this in outlining provisions for rural areas in municipalities. In particular, they state that “*Healthy, integrated and viable rural areas should be supported by:*

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
- e) *using rural infrastructure and public service facilities efficiently;*
- f) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- h) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- i) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

The proposed subdivision is complementary to the rural character of the Village of Richmond. It reflects thoughtful application of the existing rural infrastructure options.

Section 1.1.4.2 of the PPS builds upon this by stating that *“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”* The use of vacant agricultural land within the village boundary to introduce new housing will positively affect the vitality and economy of the Village of Richmond; considered to be a rural settlement area.

4.2 Conformity with the City of Ottawa Official Plan

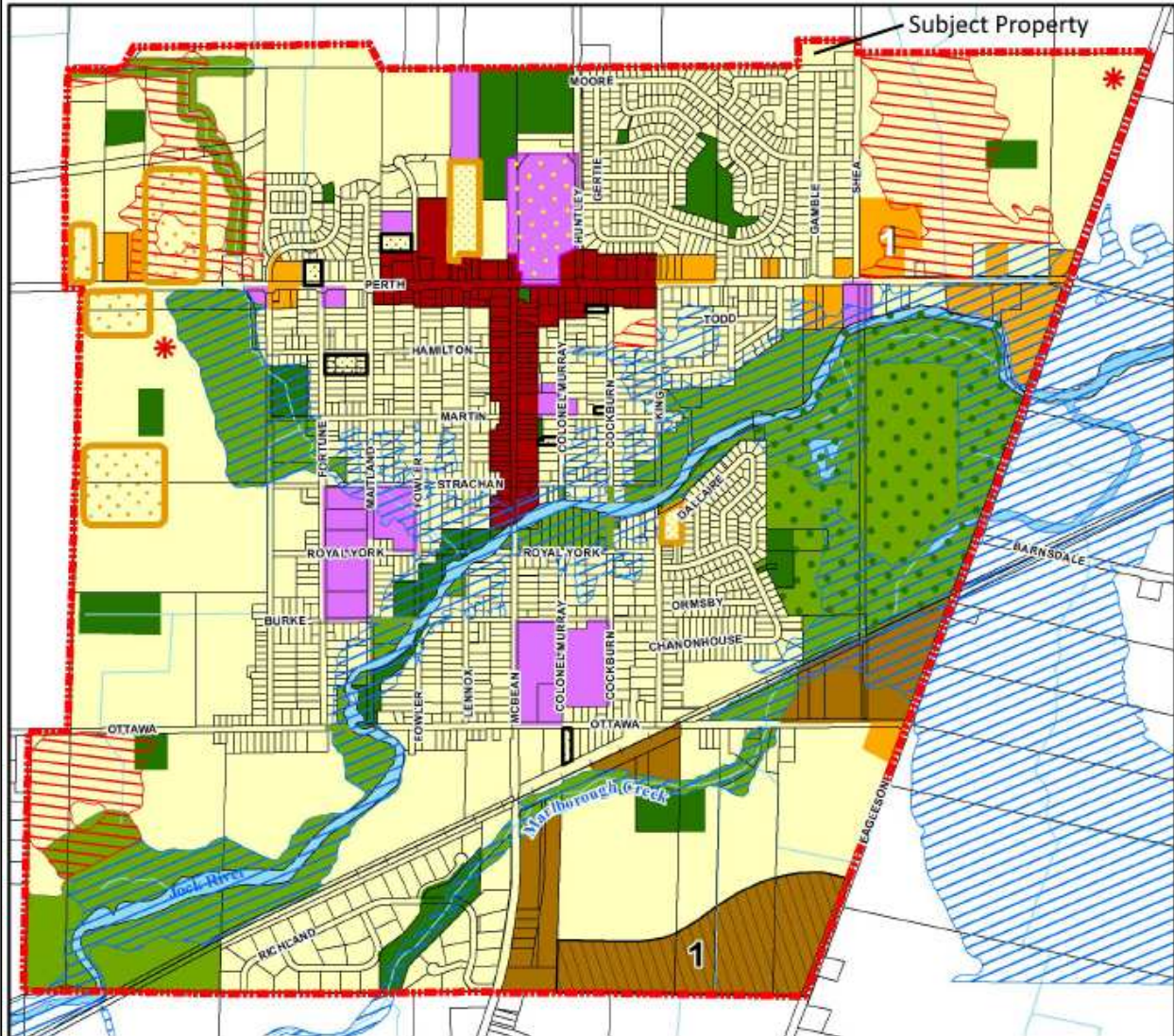
Presently, the City of Ottawa Official Plan policies straddle three documents – The Ottawa Official Plan, Official Plan Amendment #150, and Official Plan Amendment #180. Amendment #150 was undertaken as a 5-year review to the original document; which was then appealed, where further changes were made that became the basis for Amendment #180. These policies have been assessed below as they pertain to the Subject Property. The documents have been interpreted to give precedence to the latest opinion of City Council where relevant.

The Subject Property is within the designated Village of Richmond, as per Schedule A of the Official Plan. It is therefore subject to the policies of Section 3.7.1 for the Village designation. Within villages, the city encourages *“the delivery of municipal and community programmes and facilities, **the development of residential uses** in a variety of forms and modest employment opportunities, in the form of commercial, tourism and small-scale industrial development.”* This matches the intention of the proposal.

Development in the Village of Richmond is further subject to its Secondary Plan. According to Schedule A of the Richmond Secondary Plan, the property is designated as One and Two Unit Residential. (see [Exhibit ‘C’](#) on the following page). This designation directly permits the proposal. Policy 1 of Section 3.3.1 indicates that this designation permits detached housing development.

SCHEDULE A - LAND USE
Richmond Secondary Plan

ANNEXE A - UTILISATION DU SOL
Richmond - Plan de conception communautaire



| | | |
|---|--|--|
| Potential Convenience Commercial Uses / Utilisations possibles de commerce de proximité | Village Commercial / Commerce de village | Floodplain / Plaine inondable |
| Richmond Conservation Area / Zone de conservation de Richmond | Village Commercial 1 / Commerce de village 1 | Floodplain - interim / Plaine inondable - provisoire |
| Fairgrounds / Parc d'expositions | Institutional / Institutionnel | Village Boundary / Limites du village |
| Open Space / Espace ouvert | Village Core / Centre du village | Water / Eau |
| Parks / Parcs | Residential - One and Two Unit / Résidentiel - une et deux unités | Watercourses / Cours d'eau |
| Industrial Area / Zone industrielle | Residential - Ground Oriented Attached / Résidentiel - contiguës de plain-pied | |
| Industrial Area 1 / Zone 1 industrielle | Residential Apartments / Résidentiel - Appartements | |

Exhibit 'C' – Schedule 'A' of the Richmond Secondary Plan

4.3 Conformity with the City of Ottawa Comprehensive Zoning By-law No. 2008-250

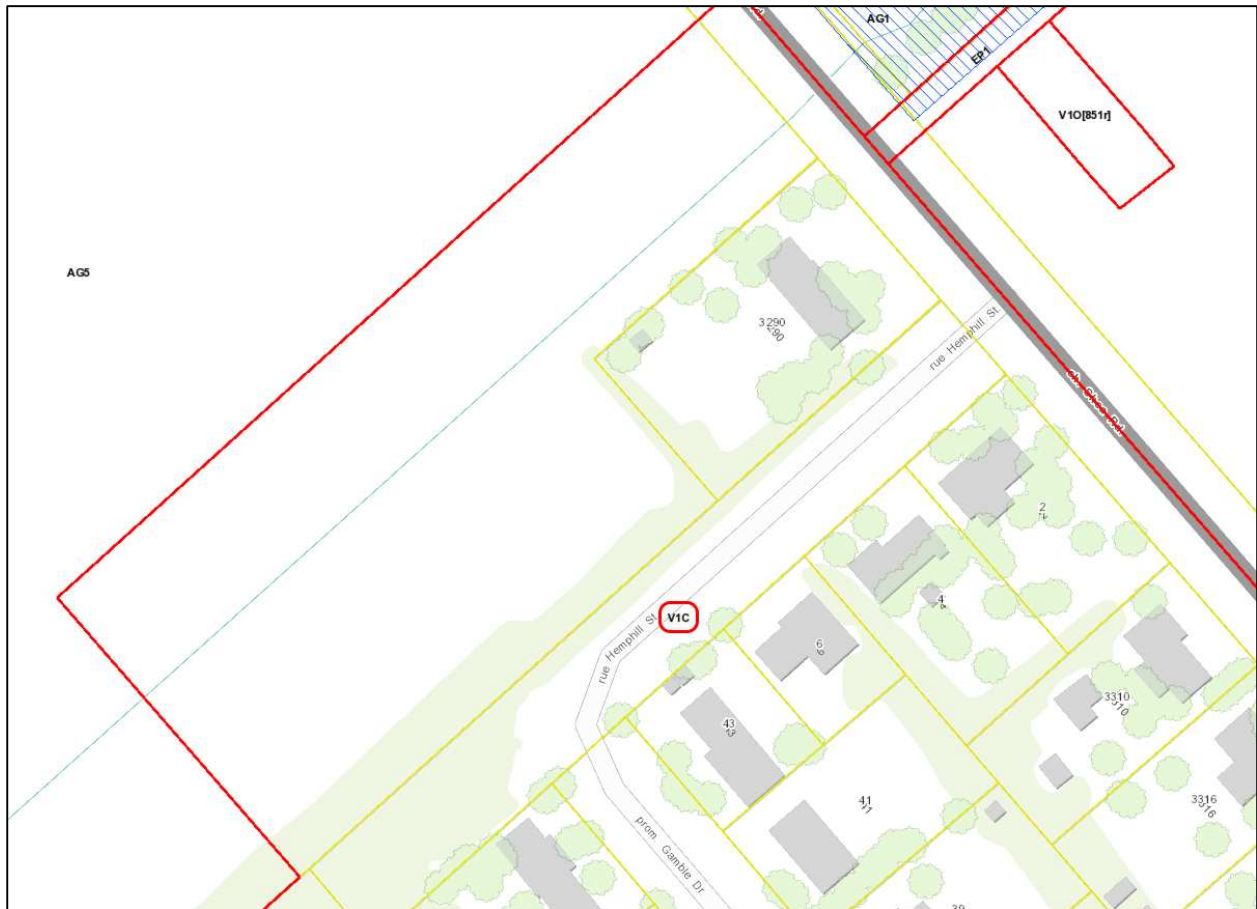


Exhibit 'D' – Zoning Map (GeoOttawa 2018)

This property is subject to the Village First Density, Subzone C zone. The purpose of this zone is to:

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

This purpose is precisely in line with the intentions of the plan of subdivision.

Table 232 on the following page outlines the required zoning provisions as they compare to the proposed subdivision. The proposed lots can comply with all of the required provisions with the Site Servicing Plan illustrating the proposed dwelling locations.

| TABLE 232: V1 SUBZONE PROVISIONS | | |
|---|-----------------|-----------------|
| | Required | Proposed |
| I - Subzone | C | C |
| II - Min. Lot Area (m ²) | 600 | Compliant |
| III - Min. Lot Width (m) | 20 | Compliant |
| IV - Min. Front Yard Setback (m) | 6 | TBD |
| V - Min. Interior Side Yard Setback (m) | 1 | TBD |
| VI - Min. Corner Side Yard Setback (m) | 4.5 | TBD |
| VII - Min. Rear Yard Setback (m) | 9 | TBD |
| VIII - Max. Lot Coverage (%) | 40 | TBD |
| IX - Max. Height (m) | 11 | TBD |

5.0 Technical Studies

Along with this Planning Rationale, the following technical studies and plans have been prepared in support of the applications associated with the subject property:

1. Servicing Plan, C-1, Rev. 2, August 29, 2018
2. Grade Plan And Erosion & Sediment Control Plan, C-3, Rev. 2, August 29, 2018
3. Notes and Details, C-2, Rev. 1, August 29, 2018
4. Geotechnical Investigation dated January 2018
5. Servicing Options Report and SWM Report dated August 29, 2018
6. Hydrogeological Investigation dated January 2018
7. Tree Conservation Report dated November 24, 2017
8. Landscape Plan, L-01, Rev. 1, November 24, 2017

Each study and plan are coordinated and conclude that the site is ideal for the intended use, has no negative impact on surrounding and abutting lands and uses, and would be designed in accordance with acceptable municipal standards for the intended single detached dwelling use of each resulting lot.

6.0 Summary and Conclusions

1. The application for Plan of Subdivision is in a suitable area in adherence to the policies laid out in the Provincial Policy Statement as it makes use of existing infrastructure (road and water) that is conveniently located to serve 7 of the proposed lots.
2. The application is consistent with the aspirations and intentions of the Official Plan and the Village of Richmond Secondary Plan
3. The proposal is reflective of the intentions and purpose of the zoning designation for this property and complies with those provisions.
4. The technical studies support the development of the 8 lots proposed for single detached dwellings.

Based on the above noted rationale, the application for Plan of Subdivision is appropriate and represents sound land use planning.

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August 29, 2018