



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 1086 Antochi Lane, Manotick

File No.: D07-16-23-0003

Date of Application: June 26, 2023

This application submitted by Novatech on behalf of 1910753 ONTARIO LTD is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

17 June 2025

Date

Adam Brown,
Manager, Development Review Rural
Planning, Development and Building Services
Department

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-23-0003

SITE LOCATION

The subject site is located at end of the Antochi Lane cul-de-sac in the southern part of the Village of Manotick. Antochi Lane runs northeast from Manotick Main Street toward the Rideau River. The site is approximately 9,735 square metres in area, has approximately 46 metres of irregular frontage on Antochi Lane and approximately 165 metres of frontage on the Rideau River. To the west and south of the site are existing residential lots each containing a detached dwelling, addressed as 1101 Antochi Lane, 1100 Antochi Lane and 1099 Orchard Hollow Drive. Abutting the site to the southeast is Orchard Hollow Park, which is accessed from Orchard Hollow Drive and also has frontage on the Rideau River.

SYNOPSIS OF APPLICATION

The proposed development is a Planned Unit Development comprised of 18 semi-detached dwellings and one detached dwelling, for a total of 19 dwelling units in Blocks 1 and 2 on the Draft Plan of Subdivision and will operate as a common elements condominium. Access will be from Antochi Lane via a 6.7-metre-wide private road, shown as Block 4 on the Draft Plan, which will contain eight surface visitor parking spaces and will provide access for fire services. The condominium corporation will utilize private waste collection service.

A condition of approval of the application requires that Block 4 be revised to correspond only with the private road, surface parking areas, common element landscaped areas adjacent to the private road and walkway to Orchard Hollow Park. A new common elements block is to be added to correspond with the landscaped area and pump station north of the private road between Antochi Lane, Block 1 and Block 5. A pedestrian access easement over the private road and a walkway connecting the private road to Orchard Hollow Park will provide public access to the park from Antochi Lane.

Common areas are proposed for Blocks 5 and 6 on the Draft Plan of Subdivision, with the area of Block 5 corresponding with a 20-metre "no touch/no development" setback from the Rideau River. The 20-metre setback, combined with a 10-metre rear yard setback applicable to the dwellings in Block 1, serve as the required 30 metre setback from the watercourse, per Section 4.9.3. Policy 2) of the Official Plan. In accordance with applicable policies under Section 4.9.3, lot creation will be prohibited within the 20-metre setback corresponding with Block 5, and no building or structure other than an elevated patio or deck will be permitted within the 10-metre rear yard setback in Block 1. Through subsequent development applications, the Subdivision, Condominium and Site Plan agreements will specify that the residents of the Block 1 dwellings have pedestrian access



to the Rideau River over Block 5; however, Block 5 is to remain in a naturalized state. Block 6 will contain common landscaping areas and a retaining wall along the southwestern boundary of the site.

The applicant is dedicating approximately 150 square metres of land, identified as Block 3 on the Draft Plan, to the City to be incorporated into Orchard Hollow Park, in addition to providing cash-in-lieu of parkland dedication per the requirements of the Parkland Dedication By-law. Block 3 is an additional dedication outside of the requirements of the Parkland Dedication By-law.

Water supply will be provided via a private watermain under the subject property, connecting to the new Manotick Watermain Link (Phase 2) under Antochi Lane. Sanitary servicing will be by means of a private sanitary sewer system including gravity sewers, a private pump station and force main. From the private pump station, flows will be directed through the force main under the Antochi Lane right-of-way, connecting to the future City wastewater infrastructure adjacent to 5669 Manotick Main Street.

Residential Units and Types

Dwelling Type	Number of Units
Semi-detached	18
Detached	1

Related Applications

The following application is related to the proposed development:

- Zoning By-law Amendment – D02-02-23-0014

A Zoning By-law Amendment (ZBLA) is required to permit a Planned Unit Development and semi-detached dwellings on the subject site. Approval of the ZBLA is included as a condition of draft approval of the Draft Plan of Subdivision.

DISCUSSION AND ANALYSIS

The subject site is designated as Village within the Rural Transect, per Schedule B9 to the Official Plan (OP), and is subject to the Village of Manotick Secondary Plan. The Secondary Plan provides a policy framework that implements the overall vision for the village, including goals for maintaining and protecting natural areas, improving connectivity throughout the village and offering a range of housing options in areas designated as Residential (Medium Density). The subject site is designated as Residential (Medium Density) on Schedule 2A to the Secondary Plan.

Section 3.3 of the Secondary Plan lists policies applicable to development within the Residential (Medium Density) designation. Permitted uses include detached dwellings,



semi-detached dwellings and townhouse dwellings at a minimum density of 12 units per gross hectare, to a maximum of 20 units per gross hectare, with the total percentage of detached dwellings limited to a maximum of 50%. The Planning Rationale submitted with the applications indicated that the proposed development of 18 semi-detached dwellings and one detached dwelling on 0.98 hectares results in a density of 19 units per gross hectare, with 5.2% of the dwellings being detached. During review of the application, staff identified some concerns with the proposed development as shown on the concept plan; specifically with respect to the impact of the proposed density on rear yard access, soil volume for tree planting along the private road and setbacks from the private road. In the absence of a revised concept plan addressing these concerns, and acknowledging that specifics of site design and function will be reviewed through the detailed design process and future Plan of Condominium and Site Plan Control applications, staff are satisfied that this application can be approved and that any changes to the proposed dwelling types and/or density can be accommodated without revisions to the residential blocks as shown on the Draft Plan. If it is ultimately deemed necessary to alter the Plan of Subdivision to accommodate the proposed development, the applicant will be required to submit an application to revise the Plan.

Per Section 3.3, Policy 4), the new development will be serviced by public water and wastewater services. The private sanitary force main relies on a connection to the future sanitary sewer extension under Antochi Lane that will connect 5669 Manotick Main Street to the sanitary sewer under Manotick Main Street. The applicant is responsible for ensuring that the timing of the private force main connection corresponds with the construction of the roundabout at the intersection of Manotick Main Street and Antochi Lane/Bridgeport Avenue, and with the installation of the new sanitary sewer extension under Antochi Lane, to ensure compliance with applicable policy under the Road Activity By-law, including but not limited to Section 4 (12).

Section 3.3, Policy 9) of the Secondary Plan requires that development of 1086 Antochi Lane be carried out in accordance with policies under the former OP related to development adjacent to the Rideau Canal National Historic Site and UNESCO World Heritage Site. Section 4.9.3, Policy 2) of the current OP requires a 30-metre watercourse setback in which development, including lot creation, is prohibited. Section 6.2 of the Secondary Plan contains policies supporting increased public access to the Rideau River, including the specific requirement that proposed plans of subdivision along the Rideau River provide public access along the river "...unless there are compelling reasons not to do so." In collaboration with the Rideau Valley Conservation Authority, Parks Canada and the City's Parks and Facilities Planning Services staff, City planning staff determined that any public access to the lands would be minimal and would be constrained by the existing private residential development to the immediate north of the subject site and to the south of Orchard Hollow Park. In lieu of providing public access to the Rideau River, and in support of the prohibition on development within the 30-metre watercourse setback, staff proposed that a common elements block, shown as Block 5 on the Draft Plan, could be provided for the shared use of the residents of the future development on Block 1. Future Subdivision, Condominium and Site Plan agreements will specify that Block 5 is required to remain in a naturalized

state, free of buildings, fences, hard landscaping and other structures or alterations other than a footpath. Block 5 will also be re-zoned to an Open Space Zone via the associated Zoning By-law Amendment.

Schedule 2A to the Secondary Plan identifies the subject site as a conceptual location of a future park, and Section 6.2, Policy 7) directs the City to "...improve public access to the Rideau River through the construction of facilities as part of park development, where possible". Given that the subject site abuts an existing park, Parks and Facilities Planning Staff determined that, in lieu of conveyance of parkland per the requirements of the Parkland Dedication By-law, the applicant could provide cash-in-lieu of parkland dedication as well as dedicating to the City an additional 150 square metres of land, as shown as Block 3 on the Draft Plan, to be annexed to Orchard Hollow Park. Dedication of the Block 3 lands is conditional on completion of a Phase 2 Environmental Site Assessment (ESA) demonstrating that the conveyed lands are suitable for use as parkland, per Section 8 (1) of the Parkland Dedication By-law.

The City's Archaeological Resource Potential Mapping Study identifies the subject site as having archaeological potential and that an archaeological assessment is required for any development application associated with the site. A Stage 1 Archaeological Assessment was prepared in 2014 on behalf of the City as part of the Municipal Class Environmental Assessment and Functional Design Study for the proposed Manotick Watermain Link. Any lands within 100 meters of each proposed watermain link route was assessed for archaeological potential. An existing watermain easement registered on title to the subject site corresponds with the location of Route Option 1B and as a result, 1086 Antochi Lane was included in the scope of the Assessment for proposed Route Option 1B. The Stage 1 Archaeological Assessment specifically notes that 1086 Antochi Lane has "...the potential for the presence of significant archaeological resources..." and that the surrounding area "...has been identified as exhibiting archaeological potential." The Assessment concludes that the recommended Route Option 1B has the potential to involve six land-based areas, including 1086 Antochi Lane, identified as exhibiting archaeological potential, and concludes that a Stage 2 assessment would be required prior to any construction-related soil disturbances or other alterations. In accordance with Section 4.5.4 of the OP, completion of a Stage 2 Archeological Assessment and subsequent assessments (if recommended), along with confirmation from the Ministry of Tourism, Culture and Sport that the Assessment has been entered into the Ontario Public Register of Archaeological Reports, is included as a condition of draft approval of the application.

Annex 4 – Natural Heritage and Environmental Constraints to the Secondary Plan and Schedule C11B – Natural Heritage System (South) to the OP identify the shoreline of the Rideau River along the subject site as having potential for Unstable Slopes. Section 7, Policy 4) of the Secondary Plan requires that development on or adjacent to lands identified as being part of the natural heritage system in Annex 4 or Schedule C11B must be supported by relevant technical studies per the Secondary Plan and the natural heritage systems policies under Section 10.1 of the OP.



A Geotechnical Study and Slope Stability Study were identified as application requirements at the pre-application consultation meeting on July 31, 2020. The Geotechnical Investigation prepared by Gemtec, dated February 7, 2023, indicated that no geotechnical concerns were identified and development could proceed using standard engineering practices.

Based on the above analysis of the proposed development in relation to applicable policies within the Village of Manotick Secondary Plan, the Official Plan, the *Planning Act*, and the *Provincial Planning Statement, 2024*, staff recommended that the application be approved.

The Plan of Subdivision application creates blocks for future development. The applicant is aware of the requirement to submit application for Plan of Condominium to address the common elements. Additionally, Site Plan Control approval is required given that the development will create a Planned Unit Development consisting of more than 10 dwelling units on a single parcel of land. Following Plan of Condominium and Site Plan Control approval, Lifting of Part Lot Control will be required to create Parcels of Tied Land for each dwelling.

As the current active applications are for Draft Plan of Subdivision and a Zoning By-law Amendment, and given the future requirement for Site Plan Control, specific details of the site design and building design have not been finalized. An updated Concept Plan and Landscape Plan addressing numerous staff comments recommending revisions to lotting, driveways, landscaping and access easements for the dwelling units have not been provided; however, as noted above, the requested revisions will be addressed through the Site Plan Control process. Approval of the Draft Plan of Subdivision does not constitute approval of any concept or landscape plan provided by the applicant for the purposes of this application, nor does it constitute approval for any subsequent development application for the site.

The conditions of approval are supported by the applicant and the Ward Councillor.

CONSULTATION DETAILS

Councillor David Brown has concurred with the proposed conditions of Draft Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy.

Summary of comments received.

1. I am a resident of the property listed in the 1086 Antochi Lane development proposal. I live at 1094B Antochi Lane and have been here for 10 years. My concern is that there are currently 10 units on this property that would qualify as affordable rental units. In a political climate where the fight for affordable housing



is a top priority, I fail to see how the City can even consider destroying 10 already existing viable rental units. Just look at the news.

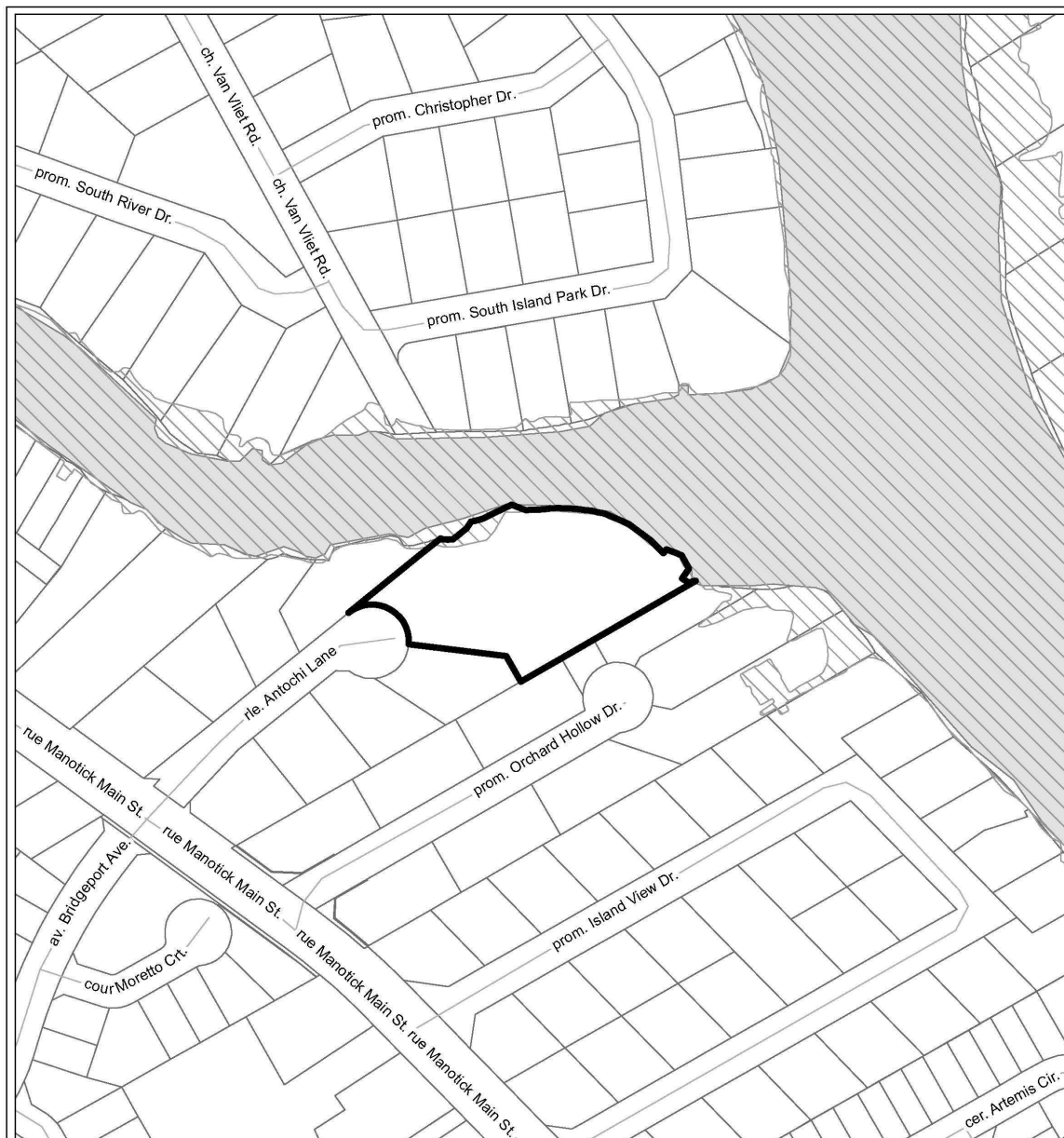
2. I understand that a private property owner can sell and develop their investment as they wish. But, at times like these, I believe it is incumbent on the municipal government to step in and protect the tenants. Perhaps establish a co-op at this property or subsidize the land owner to keep the existing rental units. There has to be a solution that can benefit all parties and may even become an example for other municipalities across Ontario. We are intelligent people and should be able to work together to create innovative solutions.
3. My concern is that the deeded recreational access that we have will be maintained. Over the years we have experienced various attempts to make it uncomfortable or physically blocked.
4. We live at 1101 Antochi Lane next to the proposed development. We are not opposed to development but are alarmed by what is being submitted: a cookie-cutter, crowded row doubles, mini subdivision that would fit better in a field somewhere. Furthermore, the riverfacing semi-detached dwellings are so close together they might as well be row houses. It appears that the architectural design is constrained by the 30-metre setback overseen by the RVCA. We built before Amalgamation when the setback was 15 metres. The setback is based on the 1:100-year floodplain high-water mark which may be valid upstream, however this section of the river would never rise past its existing banks as it is controlled at the Mill. During Spring runoff, the water level in front of our property as well as 1086 Antochi Lane is down by at least 1 metre in order to mitigate upstream flooding. The applicant has the option to build on the existing footprints, which are grandfathered. There are currently four dwellings with a setback between 5 and 10 metres. This option would allow building spectacular units that would do justice to being on the entrance to Mahogany Harbour on the Rideau-river, a UNESCO world heritage waterway. There is a compromise option that should be considered by the RVCA: reducing the setback for an aesthetically pleasing staggering of the doubles and preserving the cultural heritage of Manotick. The developer should also reduce the number of waterfront units from 14 to 12, or less, to minimize the impact on the river. Please keep us informed on progress and any community meetings.

APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority, due to the reassignment of the File Lead in September 2024 and subsequent discussion between staff and the applicant regarding additional revisions, plans and studies determined to be required prior to or as a condition of draft approval of the application.

Contact: Cass Sclauzero, 613-580-2424, ext. 27597 or cass.sclauzero@ottawa.ca

Document 1 – Location Map



D02-02-23-0014
D07-16-23-0003

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REVISION / RÉVISION - 2023 / 03 / 06

LOCATION MAP / PLAN DE LOCALISATION
ZONING BY-LAW AMENDMENT / MODIFICATION DU RÈGLEMENT DE ZONAGE
PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT



1086 ruelle Antochi Lane



Existing Flood Plain (Section 58) /
Plaine inondable (Article 58)



NOT TO SCALE