



**DRAFT PLAN OF SUBDIVISION APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW, RURAL SERVICES,  
PLANNING INFRASTRUCTURE AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

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**Site Location:** 5537 First Line Road

**File No.:** (Formerly) D07-16-05-0009  
(Extension 1) D07-16-11-0017  
(Extension 2) D07-16-14-0018  
(Extension 3) D07-16-17-0022  
(Extension 4) D07-16-20-0023

**Date of Application:** August 21, 2020

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This application submitted by Bill Bravar is recommended for EXTENSION OF DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

October 14, 2020

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Date

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Adam Brown  
Manager, Development Review, Rural Services  
Planning Infrastructure and Economic  
Development Department

Attach(s):

1. Conditions of Draft Approval



## **DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION**

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### **SITE LOCATION**

The proposed Maple Creek Estates Draft Plan of Subdivision is located within the Village of Manotick on the east side of First Line Road, south of Bankfield Road. This draft plan of subdivision forms a portion of the overall Council approved Development Concept Plan (DCP) for the Special Design Area (SDA), in the Village of Manotick.

### **SYNOPSIS OF APPLICATION**

The subject application is for a request to extend draft plan approval. The plan of subdivision was approved by the Ontario Municipal Board on October 15, 2008. Since that time, Phase I (42 lots) was registered on June 25, 2010 as Plan 4M-1407. Phases 2 and 3 (62 lots) remain under the 2008 draft approval which was extended on October 15, 2011, October 15, 2014 and on October 15, 2017. This approval will lapse on October 15, 2020. The applicant has requested a three- year extension to the remaining phases.

### **DISCUSSION AND ANALYSIS**

It is recommended that the application be approved

The subject application has been examined pursuant to the provisions of the Official Plan and have been updated where appropriate to comply with current policies.

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

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

## **CONSULTATION DETAILS**

Councillor Scott Moffatt is aware of the application to extend draft approval.

### **Public Comments**

This application was not subject to the Public Notification and Consultation Policy.

## **APPLICATION PROCESS TIMELINE STATUS**

This Plan of Subdivision application was processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority due to staffing priorities.

**Contact:** Jeff Ostafichuk e-mail: [jeffrey.ostafichuk@ottawa.ca](mailto:jeffrey.ostafichuk@ottawa.ca).