

Application For Zoning By-law
Amendment and Plan of
Subdivision
1240 Old Prescott Road

Planning Rationale Report



Prepared for:
2099116 Ontario Limited

December 9, 2013

Table of Contents

1.0 INTRODUCTION

2.0 SITE LOCATION AND DEVELOPMENT PROPOSAL

- 2.1 SITE LOCATION
- 2.2 SURROUNDING LAND USES
- 2.3 DEVELOPMENT PROPOSAL

3.0 POLICY AND REGULATORY FRAMEWORK

- 3.1 PROVINCIAL POLICY STATEMENT
- 3.2 PLANNING ACT
- 3.3 OFFICIAL PLAN
- 3.4 DESIGN COMMENTARY
- 3.5 ZONING BY-LAW

4.0 OVERVIEW OF INDIVIDUAL TECHNICAL STUDIES

- 4.1 PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
- 4.2 HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS
- 4.3 GEOTECHNICAL INVESTIGATION
- 4.4 STORMWATER MANAGEMENT
- 4.5 TREE CONSERVATION REPORT AND ENVIRONMENTAL IMPACT STATEMENT

5.0 CONCLUSION

1.0 Introduction

This report has been prepared to support applications for Zoning By-law Amendment and Plan of Subdivision by Stantec Consulting Ltd. on behalf of 2099116 Ontario Limited for property known municipally as 1240 Old Prescott Road.

The application for Plan of Subdivision seeks approval of single detached residential lots on private services fronting onto a local street pattern that extends the abutting registered street, West Beach Way easterly across the site to intersect Old Prescott Road opposite the existing intersection with Aldergrove Way. Two municipal park blocks are proposed as well as a pathway block that connects to an existing pathway block from South Beach Boulevard. A dry stormwater management pond is also proposed within the subdivision

The application for Zoning By-law amendment requests the site be rezoned from Development Reserve to a V1 Village Residential First Density V1E Exception Zone to allow single detached dwellings on lots having at least 30m in width and 2000 sq. m of lot area and apply the development standards of the V1E Zone with the exception that the maximum lot coverage is 25% of the area of the lot. The proposed park blocks and stormwater management block would be rezoned to an O1 Parks and Open Space Zone.

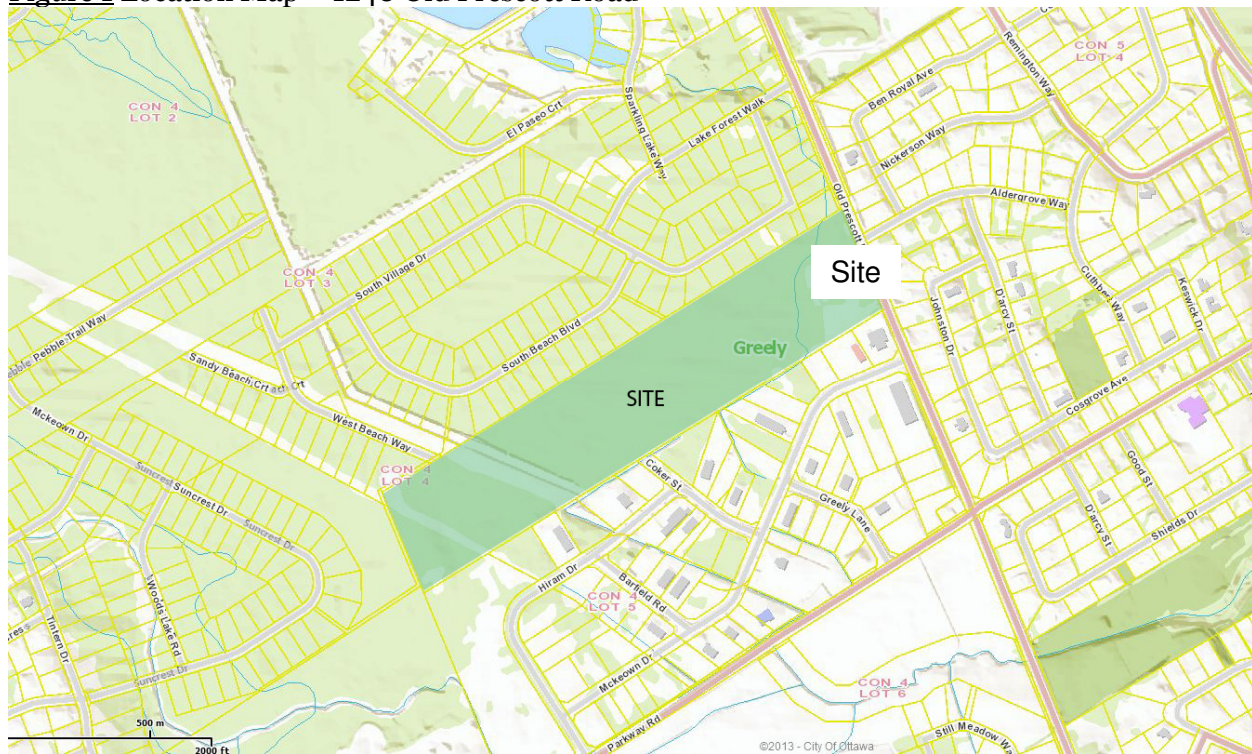
2.0 Site Location and Development Proposal

2.1 SITE LOCATION

The site is in the village of Greely and is located on the west side of Old Prescott Road, directly across from the intersection of Old Prescott Road and Aldergrove Way. It is known municipally as 1240 Old Prescott Road. The site has an area of 19.3 hectares. It has a frontage of 197.7m on Old Prescott Road and lot depth of 940.5m. Figure 1 is a Location Map.

The site is largely tree covered and has a small vacant metal sided storage building located on it that is within view from Old Prescott Road. On the west of the site, hydro lines cross the property in a 30m wide easement. As well, adjacent and to the east of the Hydro One easement is an 18m wide drainage easement that carries storm water runoff from the adjacent residential subdivisions to the north and west, across the site to connect with a drainage system in the adjacent rural business park to the south. This feature is the Sunset Lakes Mutual Agreement Drain that conveys water from the north, in a southerly direction across the site to join the Osgoode Garden Municipal Drain across Parkway Road and eventually on to Shields Creek. Lastly, there is an 18m wide Trans-Canada Pipeline easement that crosses Lots 24 – 28 inclusive.

Figure 1 Location Map – 1240 Old Prescott Road



2.2 SURROUNDING LAND USES

To the west of this site is open space and existing single detached dwellings on private services that front onto Suncrest Drive. To the north are single detached dwellings on private services with driveways onto one side of West Beach Way that terminates in a temporary turning circle at the north end of this site. On the east side of West Beach Way is hydro lines within an easement. Also to the north are single detached homes on private services fronting onto South Beach Boulevard and two walkway blocks – one of which is constructed. There is also a block of land abutting this site where South Village Road jogs and continues parallel to Old Prescott Road. All streets in the immediate area are local streets.

To the east of the site, across Old Prescott Road is a single detached subdivision on private services – also in the village of Greely. That subdivision connects to Old Prescott Road using Aldergrove Way. To the south, is a business park on private services with one and two story buildings and some open storage. The main streets in this park include McKeown Drive, Coker Street and Hiram Drive. No connections are proposed from this subdivision to the business park.

This 19 hectare subdivision will complete the local residential street pattern in this part of the village of Greely.

2.3 DEVELOPMENT PROPOSAL

Annis, O'Sullivan, Vollebekk Ltd., Ontario Land Surveyors, prepared the draft plan of subdivision for this project. Figure 2 is the draft plan of subdivision for this proposed residential infill project.

The draft plan proposes development of the site with all 45 single detached residential dwelling lots facing onto the extension of West Beach Way. One 6m wide block (Block 46) is proposed to connect to an existing walkway block (not built) in the adjacent subdivision. Two municipal park blocks (Blocks 47 and 49) with a total area of 1.28ha are located on the west side of the site. Block 48 is a dry stormwater management pond with an area of 0.47ha that is located on the east side of the Sunset Lakes Mutual Agreement Drain. The stormwater management pond, to be conveyed to the City, is between the two park blocks. Blocks 47, 48 and 49 have a total area of 1.75ha with extensive frontage on West Beach Way.

The extension of West Beach Way is proposed as a local street across the subdivision with a road allowance width of 20m.

The draft plan is based on compliance with the lot width and lot area standards of the V1 Village First Density Zone VIE.

The requested VIE Zone will permit single detached dwellings on lots with at least 30m of width and 2000 sq. m of lot area. The minimum front yard setback will be 7m, with 2m side yards and 4.5m exterior side yards. The minimum rear yard will be 7.5m. The maximum building height will be 11m.

An exception to the development standards of the VIE Zone is requested in the application for Zoning By-law Amendment to increase the maximum lot coverage from 15% to 25%. A 25% maximum lot coverage already exists through exception zones on the adjacent subdivision to the north (South Beach Boulevard and South Village Drive and West Beach Way) and to the west (Suncrest Drive).

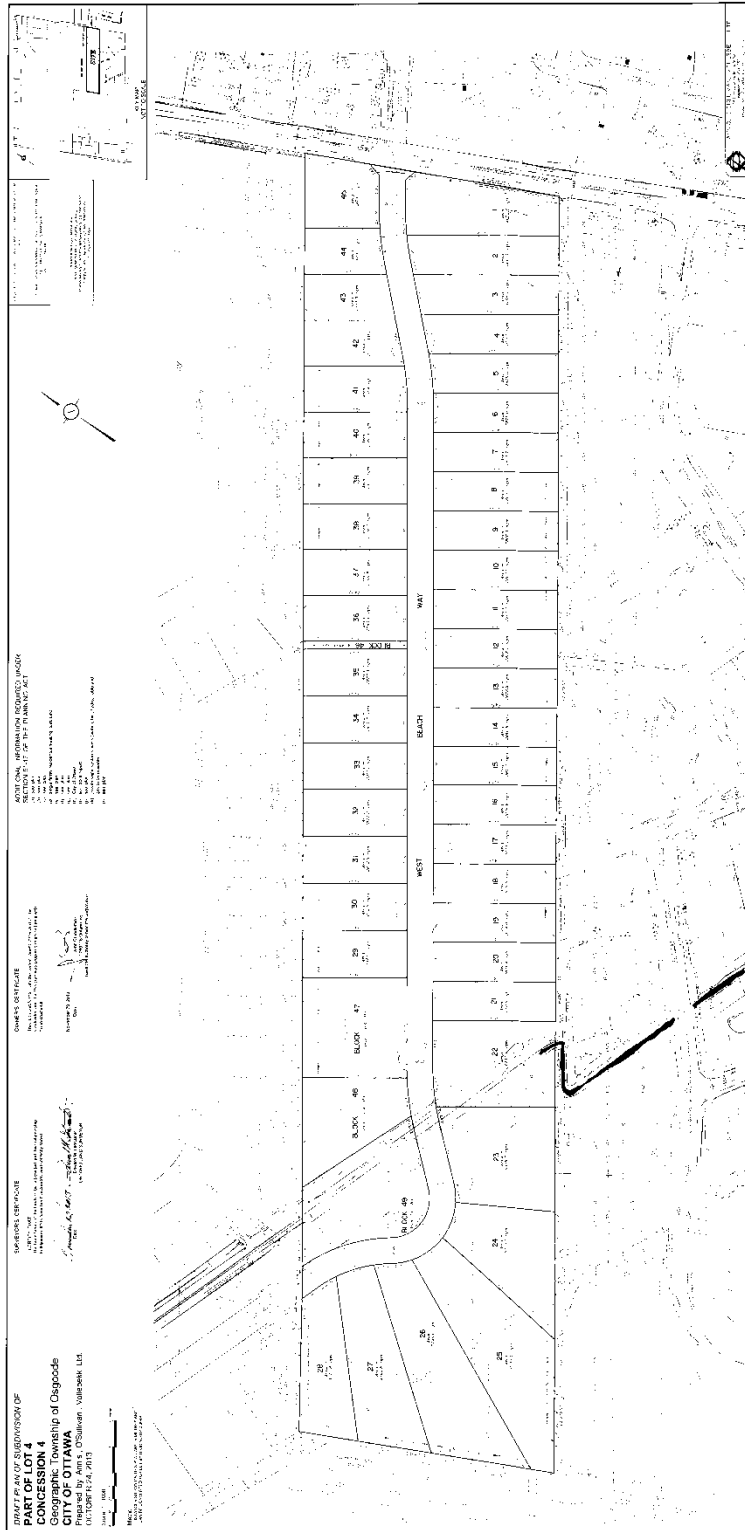
The park blocks and stormwater management plan block will be zoned O1 Parks and Open Space Zone – the zone that applies to other public parks and stormwater management facilities in the area.

The site is serviced by private services – each lot will have its own well and septic system. Stormwater quality and quantity issues will be addressed by on-site measures including a dry storm water management pond that will comply with Ministry of the Environment guidelines for storm water management. These matters will be addressed through the subdivision approval process.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

Site Location and Development Proposal
December 9, 2013

Figure 2 Draft Plan of Subdivision



APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

3.0 Policy and Regulatory Framework
December 9, 2013

3.0 Policy and Regulatory Framework

3.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) under Section 3 of the Planning Act spells out key Provincial interests with regard to land use planning. Decisions made by all approval authorities in the Province on planning applications must be consistent with the policies of the Statement.

Generally, the PPS focuses growth within settlement areas (which includes the village of Greely) and away from areas that are either significant resources or may pose a significant threat to public health and safety.

The following is a brief commentary on the applications for Zoning By-law Amendment and Plan of Subdivision with regard to the policies of the Provincial Policy Statement.

Part V of the PPS sets out Provincial policies on land use.

Section 1.1.3.1 indicates that settlement areas are to be the focus of growth. This site is within the village of Greely which is a settlement area under the PPS.

Section 1.1.3.2 states that land use patterns in settlement areas shall have densities and land uses that efficiently use land and appropriate for the services that are available. Given that this area is serviced by private services, single detached homes on lot sizes that are supported by a hydrogeology study are an appropriate land use and density.

Section 1.1.3.7 indicates that new development should take place adjacent to the existing built up area. This subdivision is surrounded by existing development.

Section 1.6 allows for private services for single detached dwellings so long as site conditions are suitable for the long term provision of these services. The hydrogeology study and terrain analysis prepared for this site proves that that is the case.

Section 2 of the PPS calls for the protection of natural heritage, water, agricultural, mineral and cultural and archaeological resources. There are no significant resources defined under the PPS on the property that warrant protection.

Section 3 of the PPS requires that development be directed away from areas of natural and man-made hazards. No hazards are present on the site or on adjacent properties.

In conclusion, approval of the applications for the proposed residential development at 1240 Old Prescott Road is consistent with the Provincial Policy Statement.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

3.0 Policy and Regulatory Framework
December 9, 2013

3.2 PLANNING ACT

Section 51(24) of the Planning Act requires when an approval authority (the City of Ottawa) is considering a draft plan of subdivision that regard be had, among other matters to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality, and to the following;

(a) the effect of development of the proposed subdivision on matters of provincial interest

This subdivision is within an existing settlement area and makes efficient use of existing infrastructure.

(b) whether the subdivision is premature or in the public interest

The subdivision is not premature. It is an infill situation that is surrounded by existing development. It extends an existing street to Old Prescott Road, giving residents another way into and out of their neighbourhood.

(c) whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any

The subdivision conforms to the Official Plan which designates the site as Village. Single detached housing is permitted in this designation. The street proposed within the subdivision connects to an existing registered public street on adjacent lands and intersects with Old Prescott Road at a point that is opposite an existing three-way intersection.

(d) the suitability of the land for the purposes for which it is to be subdivided

The site is suitable for an urban residential subdivision. This was determined through the processes that resulted in its designation as Village in the City's Official Plan and subsequently confirmed by background studies for this application.

(e) the number, width, location and proposed elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision within the established highway system in the vicinity and the adequacy of them.

The street within the draft plan is a local street that has a 20m width of right-of-way. The road system in the area is adequate and appropriate to support this development.

(f) the dimensions and shapes of the proposed lots

The proposed lot frontages and lot areas are appropriate for the type of housing on which they are to be sited.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

3.0 Policy and Regulatory Framework
December 9, 2013

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land

The only restrictions on the land and adjacent land that we are aware are imposed through the Zoning By-law. The zoning standards that the application for Zoning By-law amendment requests be applied to the site are appropriate for the proposed development.

(h) conservation of natural resources and flood control

Flood control is being designed through the subdivision lot grading, drainage and servicing plans to meet Ministry of the Environment Guidelines.

(i) the adequacy of utilities and municipal services

Background reports completed in the design of the proposed subdivision confirmed that adequate utilities and municipal services (not municipal water and sanitary sewer) are available.

(j) adequacy of school sites

Prior to the approval of the draft plan, the City will consult with all school boards having jurisdiction and will confirm the adequacy of schools.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes

Block 46 is a public walkway to provide access to the adjacent subdivision and South Beach Boulevard. Blocks 47 and 49 are parkland blocks to be used for recreation purposes. Block 48 is a stormwater management block to be conveyed to the City.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.

Most of the lots in the plan of subdivision are oriented to within 30 degrees of south so there is the possibility of some passive solar gain. However, the homes to be built on them will be built according to current Ontario Building Code standards which include requirements for energy conservation.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters related to any development on the land, if the land is also located within a site plan control area designated under subsection 42(2) of this Act or subsection 114(2) of the *City of Toronto Act, 2006*.

The residential lots are for single detached dwellings and, therefore, the City's Site Plan Control By-law does not apply to them.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

3.0 Policy and Regulatory Framework
December 9, 2013

In conclusion, I am of the opinion that the approval of the draft plan of subdivision meets the requirements of Section 51(24) of the Planning Act as due regard has been had for all of the matters listed in this Section.

3.3 OFFICIAL PLAN

The site is governed by the City of Ottawa Official Plan. Schedule A, Rural Policy Plan designates the site Village. Section 3.7.1 of the Official Plan sets out the policies for lands so designated.

Section 3.7.1.4 indicates that the intensity distribution of land uses is to be determined by a community design plan and by the ability to support development on private services. There is an approved Community Design Plan for the Village of Greely which shall be discussed further in this Report. The hydrogeology study and terrain analysis and geotechnical report prepared for this subdivision supports single detached homes on a minimum 2000 sq. m. area lot.

Section 3.7.1.12 sets out criteria that the City will consider when evaluating development applications;

a. Section 2.5.1 and Section 4.11 relating to compatibility and community design;

Design Objective 1 of Section 2.5.1 is to create places with their own distinct identity. This is a subdivision of custom built homes, so the project will have a distinct identity by its built form.

Design Objective 3 is to create places that are safe, accessible and easy to get to and move through. The subdivision extends an existing local street to connect to Old Prescott Road, resulting in the area being easier to get to and move through. A walkway is proposed to provide safe pedestrian access to the adjacent subdivision to the north.

Design Objective 4 is that new development respects the character of existing areas. The proposed lot frontages and lot sizes are comparable with the adjacent residential subdivisions to the north and west of the site.

Design Objective 6 is to respect natural features in development design. The subdivision is heavily treed. It is intended that the trees be retained on the lots as much as possible. However, trees will have to be removed to allow for construction of residences, driveways, private services and stormwater control using ditches at the rear and, in some cases on the sides of lots.

Section 4.11 relates to urban design and community compatibility.

Criterion a) traffic emphasizes that roads should be adequate to serve the development. The proposed two lane local street is adequate to serve the traffic generated by the proposed 45 residential units and the traffic from adjacent local streets also containing single detached dwellings.

Criterion c) parking is to have adequate on-site parking. The lots are of a size that spill over parking is unlikely to occur on adjacent areas.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

3.0 Policy and Regulatory Framework
December 9, 2013

Criterion d) is to respect the privacy of outdoor amenity areas of adjacent residential units. Many of the residential lots have approximately 80m lot depths abutting the adjacent residential lots to the north. The proposed lots have a greater depth than the abutting lots on South Village Drive and South Beach Boulevard.

The proposed development is generally consistent with the City's evaluation criteria and accordingly can be deemed to be compatible with its surroundings.

In conclusion it is my professional opinion that the proposed development conforms to the goals, objectives and intent of the Official Plan and the proposed development is consistent with the design policies of the Official Plan.

3.4 VILLAGE OF GREELY COMMUNITY DESIGN PLAN

The Village of Greely Community Design Plan (CDP) was updated in 2012 to guide the balance of the community until its full build out with a population of about 10,000 residents. Development is predominately on private services and must be supported by hydrogeology studies. Development is to give consideration to the Shields Creek Subwatershed Study and the natural heritage policies of the Official Plan.

The vision for the future development of the village is to maintain its current rural feel, increase opportunities for small scale commercial uses in the core, create links within the parts of the village, develop recreational opportunities and open space and protect natural features and groundwater sources through sustainable development.

Schedule A – Land Use to the CDP designate the site, Residential. Section 4.2 of the CDP promotes low density single detached residential development as the main use for lands so designated. Lots of 0.2 hectares or larger are anticipated based on hydrogeology conditions.

Development must be in accordance with Section 4.4.2 of the Official Plan which means it must be supported by information that shows that; there is sufficient groundwater on-site for the development; a well can be constructed on each lot that will not be impacted by identified sources of groundwater contamination; groundwater quality meets or exceeds Ontario Drinking Water Standards, Objectives and Guidelines; the operation of the on-site wastewater system on a new lot will not adversely affect a well to be constructed on the lot or on the wells of neighbouring properties; the development is within the reserve capacity of the municipal sewage system for hauled sewage. The hydrogeology investigation of the site proves that these pre-conditions for development are met.

Road patterns in new subdivisions are to interconnect the community and connect to the road patterns identified in Schedule C to the CDP. In this regard, the draft plan of subdivision provides for the extension of West Beach Way, an existing local street, to Old Prescott Road. In accordance with Schedule C, a connection is made at Old Prescott Road at Aldergrove Way.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

3.0 Policy and Regulatory Framework
December 9, 2013

The draft plan of subdivision meets the intent of the CDP that residential development occur by plan of subdivision and the lotting arrangement provides direct access onto local streets.

Section 6.4 Local Roads sets out that local streets shall be designed with a 20m wide right-of-way. The draft plan proposes a 20m wide right-of-way. Dead end streets are discouraged and this plan of subdivision removes a dead end street by extending it to Old Prescott Road.

Section 6.5 of the CDP refers to Schedule D – Greenspace Network for the location of future pedestrian linkages. In this case, Block 46 on the draft plan of subdivision provides the walkway linkage identified on Schedule D to the subdivision to the north for the purpose of increasing non-vehicular connectivity in Greely.

Section 7 – Greenspace Network identifies a Conceptual Park located within the limits of the subdivision. Blocks 47 and 49 on the draft plan meet this requirement by providing a 1.28 hectare park dedication that has public street frontage on two sides so that the park is both visible and accessible. A table in Section 7 identifies a future “South Village Park” of 0.5 hectares in area as a neighbourhood park. Blocks 47 and 49 exceed this requirement.

In conclusion, the draft plan of subdivision and proposed amendment to the Zoning By-law is in conformity with the Village of Greely Community Design Plan dated April 2012.

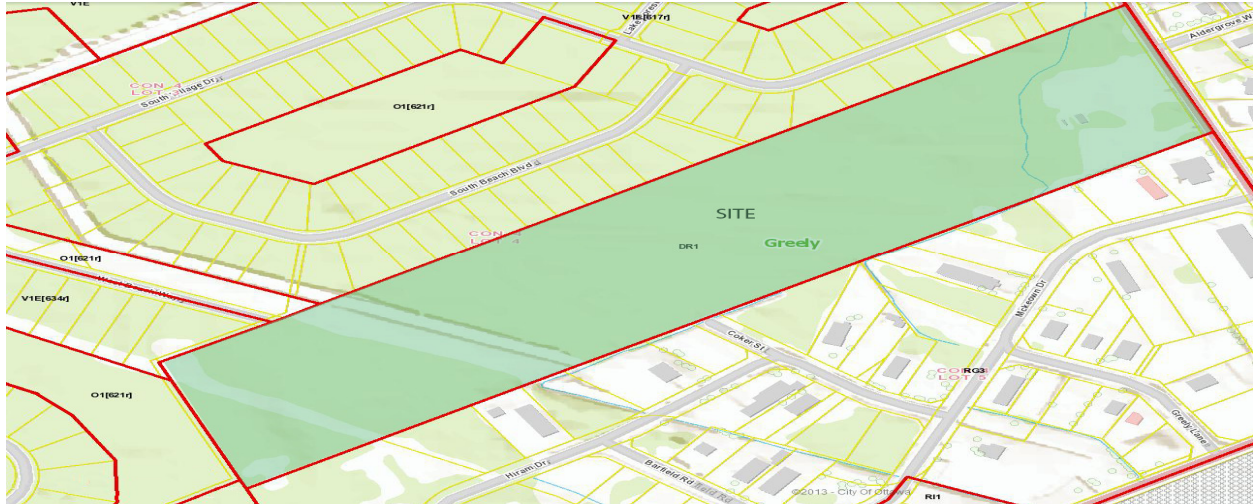
3.5 ZONING BY- LAW

The site is regulated by City of Ottawa By-law 2008-250 as amended. The site is currently zoned Development Reserve One Zone DR1 which limits the use of the lands until a more extensive proposal for development of the site is proposed. Figure 3 shows the current zoning of the site and its environs.


APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

3.0 Policy and Regulatory Framework
December 9, 2013

Figure 3 Current Zoning



Legend

 Zoning Boundary

As noted earlier, the draft plan is based on compliance with the lot frontage and lot area standards of a proposed V1 Village First Density Residential Zone V1E.

The requested V1E Zone will permit single detached dwellings on lots with a least 30m of frontage and 2000 sq. m of lot area. The front yard setback will be 7m, with 2m side yards and 4.5m corner side yards. The minimum rear yard will be 7.5m in depth. The maximum building height will be 11m. An exception to the maximum lot coverage of 15% is requested to increase it to 25%.

The lot sizes and development standards proposed are consistent with adjacent subdivisions. Based on the preceding, I am of the opinion that the requested V1 Village First Density Zone V1E Exception Zone and its attendant development standards are reasonable for the appropriate development of the site.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

4.0 Overview of Individual Technical Studies
December 9, 2013

4.0 Overview of Individual Technical Studies

4.1 PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (ESA)

In accordance with standard City practice, a Phase 1 ESA Report was completed. The report concluded that there are no issues of potential environmental concern identified related to potential subsurface impacts on soil and/or groundwater on the site and therefore did not recommend that a Phase 2 ESA Investigation be completed.

4.2 HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS

A hydrogeological assessment and terrain analyses of the site was completed in October 2013. In order to evaluate the water supply aquifers, four test wells were constructed.

The water quantity assessment concluded that there is an adequate supply of potable water.

The water quality analysis revealed that raw water taken from the upper portion of the Oxford Formation meets all health related parameters of the Ontario Drinking Water Standards (ODWS).

The terrain analysis concluded that the entire site is suitable for private sewage systems – raised beds may be used on all sites. However, some locations may accommodate either in ground or partially raised sewage systems.

The overall conclusion of the report is that the site is suitable for development as a residential subdivision at the density proposed.

4.3 GEOTECHNICAL INVESTIGATION

A geotechnical investigation of the site was completed to determine the subsoil and groundwater conditions at this site and to provide geotechnical recommendations for the design of the proposed development including construction considerations that may affect the design.

The site is covered by a thick layer of topsoil, beneath which a layer of silty sand is present that transitions to coarse sand to silty clay to silt and to till and finally to bedrock.

The conclusion of the geotechnical assessment is that the lands are considered suitable for residential development.

4.4 STORMWATER MANAGEMENT

A Conceptual Stormwater Management report was prepared that contained the following conclusions;

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

4.0 Overview of Individual Technical Studies
December 9, 2013

Through a combination of infiltration trenches in the rear yards, road side ditch storage and a stormwater management dry pond with an area of 0.47ha, sufficient storage will be provided to restrict 100 year post development peak flows to pre-development levels for the entire site. The stormwater management pond drains into the Sunset Lakes Mutual Agreement Drain.

Best management practices including infiltration ditches along rear yards and road side ditches will be used to promote infiltration into the ground in order to accomplish a post-development to pre-development water balance.

Grassed swales and infiltration ditches will be used to provide “normal” water quality treatment.

The conceptual stormwater management plan will be revised during the detailed design stage.

4.5 TREE CONSERVATION REPORT AND ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact Statement was completed by Muncaster Environmental Planning in accordance with Section 4.7.8 of the City of Ottawa Official Plan. This report indicates that the site is dominated by fresh-moist deciduous forests with some dry-fresh deciduous forest, cultural meadows and a cultural woodlot. There were no vegetation species of significance on the site and all of the vegetation species identified are considered common in Ontario. Descriptions of the trees and plant species and wildlife observed during the field surveys were recorded and will not be repeated here.

According to Muncaster, the Sunset Lakes Mutual Agreement Drain would be considered fish habitat due to flow present for part of the year and defined stream banks. However, fish habitat was found to be severely limited by “the extensive channelization of the drain with no meandering; the lack of canopy cover and instream structure; large amounts of silt and algae; lack of a low flow channel; and scarcity of exposed coarse substrate.” A rock weir at the north end of the abutting Greely Industrial Park was installed during the installation of the Drain by the municipality in order to provide an on-line settling pond. The weir presents a barrier to fish, and therefore, Muncaster concludes that the main role of the on-site reach of the Drain is to contribute to downstream fish habitat.

No butternut or other Species at Risk were observed by Muncaster either on-site or adjacent to the site. Habitat on-site is not conducive to small green woodland orchid, tall cinquefoil or common woodthrush – three regionally significant species.

Using the Ministry of Natural Resources’ biodiversity explorer website, a search for Threatened and Endangered species covered by the 2008 *Endangered Species Act* was completed on the 10 km square including the site. One Species at Risk, Henslow’s Sparrow was identified and 15 species of interest. The site is too disturbed for Henslow’s Sparrow which inhabits unmaintained, tall, weedy fields. The utility corridor contains too much woody vegetation. The on-site habitat was not suitable for any of the 15 species of interest.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

4.0 Overview of Individual Technical Studies
December 9, 2013

Four Species at Risk – whip-poor-will, barn swallow, eastern meadowlark and bobolink are identified in the overall 10km square including this site in the Ontario Birding Atlas. Suitable habitat for these species was not found on-site nor in proximity to this site.

Potential Species at Risk reported for the overall City of Ottawa historically and their habitat requirements were also reviewed. This included species such as butternut, Blanding's turtle, barn swallows, loggerhead shrikes, etc. Except for butternut, no specific habitat characteristics related to these potential Species at Risk were observed on-site or adjacent to the site. No butternut was observed either on or adjacent to this site.

The Report notes that on-site forests “are highly disturbed by non-native vegetation and logging and are dominated by generally non-desirable poplar and ash species.” However, areas of potential tree and shrub retention are identified towards the rear of lots, particularly at the rear of the larger lots on the west side of the site. This will provide wildlife and aesthetic value. A number of such lots are identified where trees can be retained, including maple species on Lot 22 and the northern portions of Lots 32 – 35; white pines at the rear of Lots 11 and 13 and black cherries in the northern part of Lot 34 and southern part of Lots 8 and 9. It is anticipated that significant grade changes will be required in the eastern part of the site in order to provide drainage to the stormwater management facility proposed on the west side of the site. Therefore, the extent of tree retention on the east side of the site will be less than that on the west side. The preliminary stormwater report plans for infiltration ditches capable of storing up to the 100 year storm from rear yard areas to be installed along the rear yards that will impact tree retention at the very rear of the lots. An existing snowmobile trail will be used for infiltration ditches at the rear of Lots 4 - 22. Swales will be required along the side yard of some of the lots, impacting tree retention on these lots as well. It is recommended that wherever possible, tree and shrub retention should be maximized as each lot is developed.

Aquatic habitat will be protected within the hydroelectric transmission corridor, by the location of the park and by a setback from the top of slope on the east side of the Drain for environmental protection. The implementation of proper stormwater management that includes a balance water budget and erosion and sediment control will mitigate any downstream impact on the aquatic habitat of the Sunset Lakes Mutual Agreement Drain and Shield's Creek. The report identifies a number of actions to take place that will protect the environment during the construction period of the subdivision.

APPLICATION FOR ZONING BY-LAW AMENDMENT AND PLAN OF SUBDIVISION 1240 OLD PRESCOTT ROAD

5.0 Conclusion
December 9, 2013

5.0 Conclusion

The application by 2099116 Ontario Limited for approval of a draft plan of subdivision comprising 45 residential lots; a walkway block; two park blocks; a stormwater management block; and the extension of West Beach Way to Old Prescott Road; and for approval of an application for Zoning By-law amendment as described in this Report for development at 1240 Old Prescott Road has been fully reviewed from a land use planning perspective.

It is our opinion that approval of the applications for Plan of Subdivision and Zoning By-law Amendment should be granted for the following reasons;

1. The approval of the applications is consistent with the Provincial Policy Statement.
2. The draft plan of subdivision meets the criteria of Section 51(24) of the Planning Act.
3. The proposed development is in conformity with the City of Ottawa Official Plan.
4. The proposed development is in conformity with the Village of Greely Community Design Plan, April 2012.
5. The proposed development is an appropriate use of land and is compatible with adjacent land uses.
6. The proposed development represents good land use planning.

Respectfully submitted,

David Krajaefski, MCIP, RPP
Senior Project Manager