

**Planning Rationale in Support of an
Application for Subdivision**

**1626 Old Prescott Road
Village of Greely, City of Ottawa**

**Prepared by:
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1.0 Introduction

1.1 Purpose of Report

Holzman Consultants Inc. (“HCI”) has been retained by Lakeland Meadows Ltd. (the “Applicant”) to prepare a planning rationale in support of an application for a plan of subdivision for Phase 2 of the Lakeland Meadows on 41.108 hectares that is part of a 59.48 hectare parcel municipally known as 1626 Old Prescott Road (the “Applicant’s Lands”) in the Village of Greely (“Greely”). **Exhibit “A”** is the Location Plan while **Exhibit “B”** is a 2011 air photo of the Applicant’s lands.

A separate planning rationale will be prepared at a later date in support of an application for zoning by-law amendment to implement the land uses contemplated by this plan of subdivision.

HCI previously acted as the land planning consultant for the Applicant from 2005 to the present on the first phase of the subdivision on adjoining lands to the west.

1.2 Background

A draft plan of subdivision for Phase 1 of the Lakeland Meadows Subdivision (“Phase 1”) was approved by the Agriculture and Rural Affairs Committee (“ARAC”) on March 3, 2011. The application for Phase I proposed to subdivide 18.49 hectares of land into 39 lots for single detached dwellings serviced by private wells and septic systems. The ARAC decision was subject to a number of conditions including the appropriate zoning bylaw amendment for Phase 1.

On September 14, 2011 Ottawa City Council approved an amendment to Zoning By-law 2008-250 to change the zoning of Phase 1 from Development Reserve Subzone 1 (DR1) to Village Residential First Density Subzone D (V1D). The amendment was enacted through By-law 2011-335.

Draft approval of Phase I was appealed to the Ontario Municipal Board (“OMB”) by the Lakeland Lotowners Association and a neighbour; however, the OMB dismissed the appeal (OMB File No. PL110470) in a decision issued February 9, 2012. The appeal was filed based on apprehensions about drainage and traffic on Lakeshore Drive. The City defended the approval and the Board ultimately found that there was no grounds on which to conclude there was non-compliance with the Planning Act and upheld the draft approval issued by the City.

As registration proceeds for Phase 1, the easterly limits of the subdivision have been revised to remove 5 lots from the previously draft approved plan. These lots were located at the northeast corner on a cul-du-sac but are located in an area identified as being within the wellhead protection area and thus are not developable at this time.

1.3 Site Description

Phase 2 consists of approximately 41.108 hectares of vacant land located at the southwest corner of the Village of Greely. Phase 2 consists of a portion of the Applicant's Lands that are legally described as:

PART OF LOT 8, CONCESSION 4, OSGOODE AS IN N767252, EXCEPT PART 1 ON 4R19176, OTTAWA. S/T N767252, IF ANY; S/T OS1965, PIN 043191761

There is an existing easement that bisects the northeast corner of the Applicant's Lands.

Phase 2 is bounded by;

- existing residential subdivisions to the northwest
- draft approval and a registered phase of the Quinn Farm Subdivision to the north
- lands under the same ownership (Phase 1 of Lakeland Meadows) to the west
- registered plan of subdivision (Shadow Ridge Estates) to the southeast
- draft plan approved subdivision to the southwest (Shadow Ridge Estates Phase 2)
- Old Prescott Road to the east and subdivision lands further to the east.

The village boundary runs along the west side of the Applicant's Lands and thus Phase 1 and 2 are entirely within the formal Village of Greely and accordingly no village expansion is required to accommodate Phase 2.

The westerly 2/3rds of Phase 2 slopes to the south and the easterly 1/3rd slopes to the southeast. The details of which are included in the Conceptual Stormwater Management Report.

There is some existing vegetation on the site that is discussed in detail in the Tree Conservation Report.

The Soil Capability for Agricultural mapping illustrates that most of Phase 2 has a Capability Class of 4; however, Phase 2 has not been rated under the Land Evaluation for Agriculture (LEAR) system since it is within the Village of Greely and not deemed appropriate for agricultural uses.

According to the City of Ottawa e-maps the eastern half of Phase 2 is highlighted as an area of Archaeological Potential.

2.0 Description of Proposed Development (the “Development”)

As illustrated in **Exhibit “C”**, the preliminary draft plan of subdivision for the Development consists of 41.108 hectares of land to be used as follows;

- 164 lots single detached dwellings
- 86 semi-detached dwellings
- 136 townhouse dwellings
- 2 blocks for apartment buildings
- 1 block for a school
- 1 block for a park
- 1 walkway block.

The blocks for townhouses, apartment buildings and the school will be subject to site plan control approval prior to development.

A collector road, Street No. 2, runs 408 metres from the Quinn Farm Subdivision to the north of Phase 2 to the Shadow Ridge Subdivision to the south. The other ten streets in Phase 2 are local roads and are collectively 4,304 metres in length. Street No. 8 is an extension of a road that has been provided for in Phase 1. A walkway block has been included in that area of the subdivision to provide for a more direct pedestrian linkage from Phase 1 to Phase 2.

2.1 Supporting Technical Studies

The following technical studies have been prepared in support of the application for the Development:

- Conceptual Site Servicing and Stormwater Management Report by Golder Associates;
- Geotechnical Investigation by Golder Associates;
- Environmental Impact Statement Scoping Study by Golder Associates;
- Transportation Impact Assessment by D.J. Halpenny & Associates Ltd.
- Stage 1 Archaeological Assessment by Kinickinick Heritage Consulting
- Phase 1 Environmental Site Assessment by Kollaard Associates
- Wellhead Protection Study by Golder Associates.

The stormwater management plan for the Applicant’s Lands has not been finalized; however, the Applicant is in the process of negotiating with the owners of the Shadow Ridge subdivision to collaborate on a stormwater pond that would be located on the Shadow Ridge lands to serve both Phases 1 and 2 of Lakeland Meadows. Alternatively, a stormwater pond could be constructed on the southwest portion of the Phase 2 lands and added as a block to Phase 1 to service Phase 1.

Given that the Development will rely on a communal well the Applicant must have completed a Wellhead Protection Area Plan (“WHPAP”) to demonstrate an understanding of:

- The source(s) of groundwater supplying the well
- The sources of contamination that could potentially impact the well water quality
- The degree of risk posed by the potential sources of groundwater contamination.

It is our understanding that the ongoing Source Water Protection study to review the above is being finalized by the municipality and is scheduled to be filed by the end of the summer. That being said, it is anticipated that development with communal services will be recognized as an acceptable method without any adverse impacts on the supply wells for the Village of Greely. This and other matters regarding the servicing of the Development have been addressed in the Servicing Options Report. Discussions are ongoing with Shadow Ridge to ensure that the communal servicing that is installed in the Phase 2 Shadow Ridge project is sized to accommodate the requirements for water, sanitary and storm water from Lakeland Meadows Phase 2 (and stormwater from Phase 1 as discussed above).

The findings and recommendations of each of the technical reports are included in Section 5.1 of this report.

3.0 Planning & Policy Context

3.1 Provincial Policy Statement (“PPS”)

The PPS is issued under the authority of Section 3 of the *Planning Act*. It provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial “policy-led” planning system.

According to the PPS, the vision for Ontario’s land use planning system is to carefully manage land to ensure appropriate development to satisfy current and future needs. In addition, land planning must promote efficient development patterns, which promote a mix of housing, employment, open spaces and multimodal transportation. The PPS ultimately aims to encourage communities that are economically strong and environmentally sound and that foster social wellbeing. The PPS sets a time horizon of up to 20 years during which time there should be a sufficient supply of land for housing, employment opportunities and other uses to meet the demand of communities. The supply of land is to be controlled through three mechanisms: redevelopment, intensification and designation of growth areas.

Section 1.1.3 of the PPS indicates that Settlement Areas, which include villages, shall be the focus of growth and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of uses that efficiently use land and resources.

On the topic of housing, Section 1.4 of the PPS stresses the need to maintain sufficient lands for residential growth for a minimum of 10 years.

Section 2.0 of the PPS sets out policies for the environmental health of the Province through respect for natural heritage, water and other elements.

Section 3.0 contains policies that are meant to protect public health and safety for Ontario's residents.

In summary, the proposed development would assist the Province of Ontario in achieving the objectives and policies of the PPS without any undue hardships or negative impacts on the environment.

3.2 City of Ottawa Official Plan (the "City's OP")

As indicated in [Exhibit "D"](#), Phase 2 is designated as Village on Schedule "A" to the City's Official Plan ("OP").

Section 2.2 of the OP, entitled "Managing Growth" provides that;

- *"about 90 per cent of the growth in population, jobs and housing will be accommodated within areas designated within the urban boundary." And*
- *The balance of the city's growth will occur in the rural area. This growth will occur as a mix of uses in villages and as a range of rural-related uses and limited residential development elsewhere. They are low in density and small in size." And*
- *The strategy for growth and development in the rural area is to:*
 - *Support the role of villages as the focus for employment and housing in the rural area; And*
 - *Direct growth and development to those villages where community facilities and services already exist, or to those villages where community facilities and services can be provided efficiently and there is the strongest potential for the village to evolve into a complete community.*

In Section 2.2.1 of the OP, Subsection 7 highlights the importance of existing services as the impetus for growth to be directed towards certain villages:

- *The City will accommodate at least 50 per cent of rural growth in Villages designated on Schedule A, where community facilities, commercial facilities, schools and public infrastructure already exist or can be efficiently provided or upgraded. Most of this development will occur in the large and medium villages identified below.*

The OP further classifies Greely as being one of the largest (along with Manotick and Richmond) and fastest growing villages.

The OP also encourages employment in these three villages in Section 2.2.2.28. However this is only practical with a critical mass of residential to support and provide employees to businesses that wish to locate in these areas.

Section 3.7 Rural Designations provide guidance, objectives and policy for the development within the villages. It is stated that;

- *Development in villages traditionally occurred on smaller lots serviced by private wells and septic systems. Today a number of the villages support development on full or partial municipal services. And*
- *Large and medium scaled villages contain the majority of new housing in the rural area.*

This ties back and reinforces the policies under Section 2.2. for development in the three large villages, including Greely.

Under Section 3.7, “Rural Designations” the following are relevant policies:

Policy Name	Description
<i>Plans for Villages</i>	<p><i>4. The intensity and distribution of land uses within a Village will be determined in the context of:</i></p> <ul style="list-style-type: none"> ○ <i>Any plan for a village contained in Volume 2, or a community design plan where such a plan has been undertaken;</i> ○ <i>The ability to support development on private water and wastewater services or on municipal services where such exist.”</i>
<i>Permitted Uses in Villages</i>	<i>Residential and retail and commercial service facilities of up to 10,000 square metres gross leaseable area, restaurants, offices and personal service establishments light industrial uses, institutional uses such as schools, community meeting and recreational buildings and facilities, places of worship, and public open space</i>
<i>Building Liveable</i>	<i>A range of housing forms to meet the needs of the village’s</i>

<i>Communities</i>	<i>population will be permitted in villages. The form and scale of development will be limited by the available servicing methods and subject to the policies of Section. 4.4 on water and wastewater servicing. Where new lots are proposed for residential purposes that rely upon private services, the minimum lot size shall be 0.4 ha.</i>
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Since the proposed development is intended to be connected to the existing communal services that exist within the Village of Greely through an extension of these services, smaller lots are permitted and appropriate in the context of all other Provincial and Municipal planning policies.

Section 4 outlines the policies the City uses to review development applications in order to meet the objectives contained in the OP. The following chart examines the relevant policies in Section 4 in the context of the Development:

Policy Number	Policy Description	Assessment
4.1	Site Specific Policies and Secondary Policy Plans	Phase 2 is located within the Village of Greely and is subject to the Community Design Plan for the Village of Greely.
4.2	Adjacent to Land-Use Designation	Phase 2 is within the Village of Greely and surrounded on all sides by other existing or approved residential subdivisions within the Village and so designated. No direct adverse issues result from this adjacency.
4.3	Walking, Cycling, Transit, Roads Parking Lots	The road network in new plans of subdivisions, particularly in Villages, will be designed to accommodate the potential future extension of the road system to adjacent properties. The road network of the Village of Greely has been maintained and connections enhanced through the proposed subdivision layout.
4.4	Water and Wastewater Services	Communal servicing for water and wastewater is proposed and an assessment is provided in the Servicing Options Report.
4.5	Housing	Phase 2 lands will contain a mix of housing types, including single family, semi-detached, freehold townhouse dwellings and future apartment buildings fronting on

		new public roadways.
4.6	Cultural Heritage Resources	A report entitled “Stage 1 Archaeological Assessment” has been prepared and submitted to address the requirement of Section 4.6.2. No significant issues are apparent through the completion of this study.
4.7	Environmental Protection	Subdivisions must be accompanied by an integrated environmental review statement that shall consider the significant findings from individual support studies, such as tree preservation and protection plans, environmental impact statements, stormwater management plans, and Environmental Site Assessments; and explain how the development design complies with the environmental policies contained in Section 4 (Review of Development Applications) of the OP and how the principles of design with nature have been applied. This is addressed in Section 5.1 of this report.
4.8	Protection of Health and Safety	There are no direct areas of concern although if any are identified during the review of the application for subdivision, they will be addressed through conditions of approval. The proposed uses are not considered as noise generators.
4.9	Energy Conservation Through Design	Design and orientation of village lots can assist in maximizing opportunity for use of alternative and renewable energy systems. The street orientation generally in an east west direction will assist in addressing this objective.
4.10	Greenspace Requirements	A neighbourhood park is set out in the planning documents and reserved for such use.

Section 4.11 Urban Design and Compatible Development includes objectives and policies for issues pertaining to compatibility of new development. At the scale of neighbourhoods or individual properties, issues such as noise, spillover of light, accommodation of parking and access, shadowing and micro-climate are prominent considerations when assessing the relationships between new and existing development. However, in this particular instance with the introduction of an additional phase of development, these issues are not as critical.

Furthermore, the following is one of the introductory statements in this section of the OP:

The purpose of the policies that follow is to set the stage for requiring high quality urban design in all parts of the city and design excellence in design priority areas. The policies within this Section are the responsibility of the development proponent to implement in the design of their site. The design and compatibility of a development application therefore will be evaluated, at the time of application submission, in the context of this Section, as well as the design objectives of Section 2.5.1.

The specific policy 4.11.1 is relevant to the proposed development and is as follows;

A Design Brief will be required as part of a complete application, except where identified in the Design Brief Terms of Reference. The focus of this Brief will vary depending on the nature of the development. The Brief shall evaluate consistency and demonstrate that the following content is considered and/or incorporated into the development proposal with:

- a. The provisions of this Plan that affect the design of a site or building;*
- b. Design Guidelines approved by Council that apply to the area or type of development; and*
- c. The design provisions of a community design plan or secondary plan.*

In the case of the proposed development, only c. applies and is evaluated below.

Finally, Schedule K to the OP, “Environmental Constraints” does not show any constraints on the Phase 2 lands.

3.2.1 Greely Community Design Plan (“CDP”)

The Greely CDP evolved out of the Greely Land Use and Design Study that was initiated in 2003 by the City of Ottawa. Following a thorough community consultation process, the final report was completed in 2004 and contained a land use plan and policies, design guidelines and suggested implementation tools. The recommendations were translated into the Greely CDP which is a policy document intended to guide development. Updates to this CDP have been carried out as related projects were approved, such as the Greely Village

Centre and Official Plan #76 that introduced additional land into the Village of Greely.

A recent report to Agricultural and Rural Affairs Committee on the Rural Review addressed modest revisions to the CDP. No substantive changes in policy have been introduced but updates to the various schedules contained within the document and referred to below.

The vision statement for the Village of Greely is captured in the CDP. The key assertions that are to guide future development are as follows:

- Maintain current village setting and rural feel;
- Increase opportunities for small-scale retail uses and services within the village core;
- Create links between different areas of the Village for different modes of transportation;
- Expand public transit opportunities;
- Develop recreational facilities and open space; and
- Protect natural features and groundwater sources.

The servicing policy of the CDP is that all future development is to be based on private sanitary sewer systems and individual water supply with the exception of certain lands in Concession IV, Lots 8 and 9 which are to be connected to a previously approved communal water system and sanitary sewer system. The Applicant's Lands are located within this portion of the Village of Greely. Phase II will be serviced in this manner whereas Phase I was approved on the basis of private services. Section 4.2.2 (Private Wastewater and Wastewater Servicing) of the OP is applicable to development proposals in Greely.

The CDP sets out nine land use designations. Phase II is designated Residential on the Schedule A - Village Land Use Plan, shown as **Exhibit "E"** to this report. The stated objective of this designation is *"to accommodate the majority of residential dwellings in Greely while preserving the low-density character of the village."*

Under the Residential designation, single detached dwellings are the principal use but two-unit and ground oriented multi-unit dwellings are permitted throughout this land use designation on a limited basis.

Policy 8 is of special importance to Phase II as it provides the following:

Semi-detached and townhouse dwellings are permitted to be concentrated within part of the lands in Concession IV, Lot 8, based on a connection to the approved, ultimately city-owned and operated, communal water supply and sanitary sewer systems for the "Shadow Ridge Estates" subdivision, which is described in Section 3.4. In the event that studies required during the subdivision approval process indicate that such a connection to this

system is not workable and/or economically viable, only low density residential uses will be permitted.

Based on the connection to the communal services within the Shadow Ridge Development immediately to the south, it is anticipated that lot sizes will be consistent with the lot sizes within that subdivision which is substantially smaller than the typical 0.2 hectares (0.5 acres) village lot size elsewhere in Greely.

The CDP requires that residential development is intended to take place by plan of subdivision except for infill development along existing opened and maintained roads.

It is a policy of the CDP that proposed subdivisions within the Village shall be based on an interconnected road pattern to promote permeability and choice of movement and that development adjacent to the village boundary, wherever possible, shall connect to the road patterns within the village boundary as identified on Schedule C - Village Road Network in the CDP which is included as **Exhibit "F"** to this report.

The Subject lands are shown to contain a southerly extension of the collector road that would ultimately connect this subdivision to Parkway Road to the north. The road allowance would be 26.0-metre right of way with a sidewalk along both sides of the street and be capable of carrying bus service.

The intended local street pattern will extend existing and approved roads from both the north and the south into and through the development linking it with Old Prescott Road to the east and Phase 1 of Lakeland Meadows to the west. Careful attention to the design of the road link to Lakeland Meadows Phase 1 has taken place to ensure that the streets in that phase and Lakeshore Drive to the west remain as local roads in form and function.

Local roads are to be designed with a 20.0-metre right of way and the CDP discourages permanent cul-de-sacs, dead-ends, and long looping streets. A Transportation Impact Assessment is a stated requirement during the development review process for proposed subdivisions.

The CDP addresses greenspace and its integration into the fabric of village design. The CDP sets out objectives for park planning and safe/efficient pedestrian connections between parks and other forms of greenspace within the Village of Greely. The location of both neighbourhood and community parks is shown on Schedule D - Village Greenspace Network in the CDP. This is illustrated on **Exhibit "G"** to this report.

The CDP contains policies regarding monitoring the performance of this plan from time to time to assess whether the proposed actions have been carried out and whether they have had the desired effect. City Staff will review this CDP

should there be fundamental changes in the assumptions used in generating the plan.

In summary, the proposed development is consistent with and conforms to all applicable policies of the City of Ottawa's Official Plan and would assist in implementing the specific policies and objectives of the Village of Greely's Community Design Plan.

3.3 City of Ottawa Comprehensive Zoning By-law

Phase II is zoned DR1 in the City of Ottawa Comprehensive Zoning By-law 2008-250. This is a Development Reserve subzone and shown on **Exhibit "H"** to this report.

The purpose of the DR - Development Reserve Zone is to;

- *recognize lands intended for future urban development in areas designated as General Urban Area and Developing Communities in the Official Plan, and future village development in areas designated as Village in the Official Plan;*
- *limit the range of permitted uses to those which will not preclude future development options; and*
- *impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.*

In the DR Zone, the permitted uses, subject to the provisions of subsection 237(2) are;

- *agricultural use*
- *community garden*
- *emergency service*
- *environmental preserve and education area*
- *forestry operation*
- *group home*
- *home-based business*
- *marine facility*
- *one detached dwelling accessory to a permitted use*
- *park*
- *secondary dwelling unit.*

In the DR1 subzone the following use is also permitted;

- *one detached dwelling.*

The various subzones to the DR1 zone include a variety of minimum lot sizes, lot widths and setback requirements.

In summary, the Subject Lands will require a zoning bylaw amendment following the issuance of draft plan approval. This is a standard requirement for future subdivisions.

4.0 Planning Analysis

4.1 Consistency with Provincial Policy Statement

The Development clearly satisfies the principles laid out in the PPS. The Development will include single detached dwellings, semi-detached dwellings and apartment dwellings to fulfill the requirement for a range of housing forms and to accommodate growth within the Village.

Furthermore, the PPS encourages development into settlement areas in an efficient manner. Villages, such as Greely, are considered as settlement areas. Phase II is entirely within the Village boundary.

A proposed communal water and wastewater system is being engineered to ensure efficient and safe use of natural resources. The Environmental Impact Statement Scoping Study, as prepared by Golder Associates, addresses Policy 2.1 of the PPS that is directed at the protection and management of natural heritage resources.

4.2 Consistency with City of Ottawa Official Plan

The Development, which provides a mix of residential densities, public open space in the form of a park, and a block for a school, conforms to the City of Ottawa Official Plan.

The required technical studies have been completed which supports the lot sizes and the communal method for water and wastewater servicing.

The road pattern will provide linkages to adjacent lands and ultimately to the rest of the village as set out in OP. These linkages also provide for the movement of pedestrians and cyclists. The connection between the Phase 1 and this particular phase of Lakeland Meadows has been carefully designed so as to enable Lakeshore Drive to function as a local street once this development and any other subsequent development in Greely is complete. The Transportation Impact Assessment evaluates this issue in detail.

The Development primarily consists of residential uses including a mix of single family detached dwellings, semi-detached dwellings and townhouse dwelling, with future apartment dwellings and accordingly satisfies the requirement for a full range of housing forms while respecting the compatibility policies of the OP.

With respect to the proposal to introduce multi-residential development, this will be dealt with in greater detail through an application for site plan control and the zoning by-law amendment, as contemplated by the OP. The zoning amendment process will introduce provisions such as landscaped open space and setbacks to minimize potential land use conflicts with adjacent existing single detached dwellings.

Phase 2 has direct access to Old Prescott Road and the North South Road, both are collector roads as defined in the OP and designed to handle larger volumes of traffic, and thus land use conflicts and traffic congestion on local roads will be minimized.

The blocks for the apartment buildings are located at the edge of the subdivision adjacent to Old Prescott Road. This is consistent with the OP.

Section 4 of the OP outlines the policies the City of Ottawa uses to review development applications in order to meet the objectives contained in this Plan. The list of studies submitted in support of the application is outlined in Section 5.2 with a description of each and the recommendations contained therein.

4.2.1 Consistency with the Community Design Plan (CDP)

The development pattern, including size of lots, location of the park, and street pattern is consistent with the vision set out in the CDP.

The Development provides a large block to be used as a park which satisfies the need for recreational facilities and public open space and sidewalks and pathways will be installed at appropriate locations throughout the subdivision to promote cycling and walking.

The multi-family dwellings are permitted in the Residential land use designation and these will be subject to further scrutiny at the zoning by-law amendment and site plan control stages. These forms of higher density housing were contemplated in the CDP and are to be serviced with a communal water and wastewater system.

4.3 Consistency with Zoning By-law

The existing DR1 zoning is intended to recognize lands intended for future village development in areas designated as Village in the Official Plan. Once Phase II has achieved Draft Plan Approval an application for Zoning By-law Amendment will be warranted to support the various residential densities as well as the park and school blocks.

Part 13 of the City of Ottawa Zoning By-law deals with the rural area and it sets out three residential zones (V1, V2 and V3) of various densities. With respect to

the school and the park, either a site-specific zoning or a Rural Institutional Zone may be appropriate and will be assessed at a later date.

A separate planning rationale will be generated in support of any future application to amend the zoning for the Development.

5.0 Compatibility of Design/Design Statement

The discussion under Section 3.2.1 above adequately addresses the relevant requirements of a Design Brief. The proposed subdivision, including the lot sizes and roadway configuration, are compatible with the adjacent land uses. The single connection to Old Prescott Road and the pattern of the internal road network will reduce the attractiveness by the general travelling public as a desired travel route to areas outside of the Village while still providing important linkages for emergency and service vehicles, pedestrians and cyclists by connecting the subdivision to the rest of the Village.

Road and associated sidewalk connections will be available to link the proposed subdivision with the adjacent residential developments at the north and south edges.

The proposed park block is blended with the approved park block to the north to provide a continuous large neighbourhood scale facility. This combined block will be located immediately adjacent to a block reserved for a school in the future.

5.1 Integrated Environmental Review Statement

The subdivision design has resulted from a careful analysis of the results/recommendations from the various technical studies. The integrated environmental review is a summary of the reports findings to ensure that there is consideration for this coordination. The results are as follows:

Report	Prepared By	Purpose	Significant Conclusions / Recommendations
Conceptual Site Servicing and Stormwater Management Report, May 2012	Golder Associates	To review options for provision of water, stormwater and sanitary servicing.	The Development is proposed using communal sanitary and water servicing from the Shadow Ridge Subdivision. Stormwater management will be handled by a pond on the Shadow Ridge property. Approval from the MOE for all services will be required.
Geotechnical	Golder	To establish the soil	Minimum and maximum grade

Investigation	Associates	conditions and to develop the requirements for excavations, drainage and the construction of foundations and access roads.	raises are recommended in certain areas of the Subject Property. Topsoil on site is not suitable as general fill but can be used for landscaping. Recommended building footing designs are included in the report.
Environmental Impact Statement Scoping Study, June 2012	Golder Associates	To provide an assessment of the feasibility of development of Phase II from the perspective of natural heritage along with recommendations to meet the requirements of an EIS.	The report concludes that there are two heritage components that may require further study to determine the extent to which they may constrain development or require mitigation. They include the existing drainage features on site that may contain fish and fish habitat and a possibility of certain number of Species at Risk habitans on or within 120 metres of the site, particularly associated with the open meadow portion of the site.
Transportation Impact Study, June 2012	D.J. Halpenny & Associates Ltd.	To consider the proposed layout of the site and its ability to support the City of Ottawa's transportation policy objectives.	Development is feasible contingent upon final confirmation of the species at risk and aquatic habitat design considerations due to the existing drainage features
Stage 1 Archaeological Assessment, April 2012	Kinickinick Heritage Consulting	To determine whether significant historical or prehistoric cultural resources might exist and to determine whether further archaeological investigations are warranted	Based on the report, a Stage 2 assessment will be required for certain limited areas of the property. This can be handled as a condition of draft approval for the subdivision.
Phase 1 Environmental	Kollaard Associates	To identify, if possible, through	The results of the study indicate that the most

<p>Site Assessment, March 2012</p>		<p>non-intrusive investigation, the existence of any significant, actual or potential environmental liabilities associated with the property.</p>	<p>significant environmentally related issue identified at the site are the possible presence of subsurface hydrocarbon contamination from a couple of above ground fuel oil storage tanks, possible presence of subsurface contamination related to debris and abandoned vehicles, and the possible presence of pesticide and herbicide residue from the past agricultural operations. The report concludes that a Phase 2 report be prepared. This can be a condition of draft approval.</p>
<p>Tree Conservation Report, June 15, 2012</p>	<p>Douglas Associates Ltd.</p>	<p>To establish which vegetation will be retained and protected on the site.</p>	<p>The report recommends that certain hedgerows be cleared of damaged branches and trees, understory vegetation should be preserved, all development of the lots be confined to areas outside of the dripline of existing deciduous trees and to a distance equal to ½ the height of any coniferous trees that are being preserved, and no invasive species be planted on the lots. Certain mitigation measures should also be implemented during construction.</p>
<p>Wellhead Protection Study</p>	<p>Golder Associates</p>	<p>To demonstrate an understanding of the source(s) of groundwater supplying the well, the sources of contamination that could potentially impact the well water quality, and the degree of risk posed</p>	<p>The report concludes that there are reasonable measures to minimize any potential threats to the source water and communal wells that services portions of the Village of Greely, including the subject property.</p>

		by the potential sources of groundwater contamination.	
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Signature pages from each of these consultants have been included in the submission of the subdivision application.

6.0 Conclusion & Planning Opinion

The rationale in support of the application for subdivision approval can be summarized as follows:

1. The proposed development is necessary to accommodate forecasted residential growth in a manner that is consistent with the character of Greely. As well the proposal to introduce a modest amount of ground-oriented multi-family units is supported by the communal servicing plan that is contemplated in the CDP. The mix of housing types and built form will complement the existing surrounding residential developments and meet the intended marketplace.
2. The proposed development will further complement the Village by offering a public open space in the form of a park as well as a block for a school.
3. The proposed development is consistent with the goals of the Province as evidenced by an examination of the Provincial Policy Statement.
4. The proposed development is consistent with the policies of the City of Ottawa Official Plan in all respects, both at the higher level through an examination of Volume 1 of the Plan, and at the micro level through the policies in the Village Plan for Greely.
5. The subdivision design and eventual development will follow the recommendations from the various technical studies which have all concluded that there is technical support for the project subject to some further evaluation of certain details.
6. The proposed development respects and implements the principles outlined in the CDP.
7. The proposed development will not pose an unmanageable threat to the communal water system servicing portions of the Village of Greely.

It is our view that this for application plan of subdivision constitutes sound planning practice that is desirable for Applicant's Lands in particular, and the Village of Greely, in general.

Prepared by:

William S. Holzman, MCIP, RPP
President
Holzman Consultants Inc.

December 27, 2015

Attachments

Exhibit "A" –Location Map

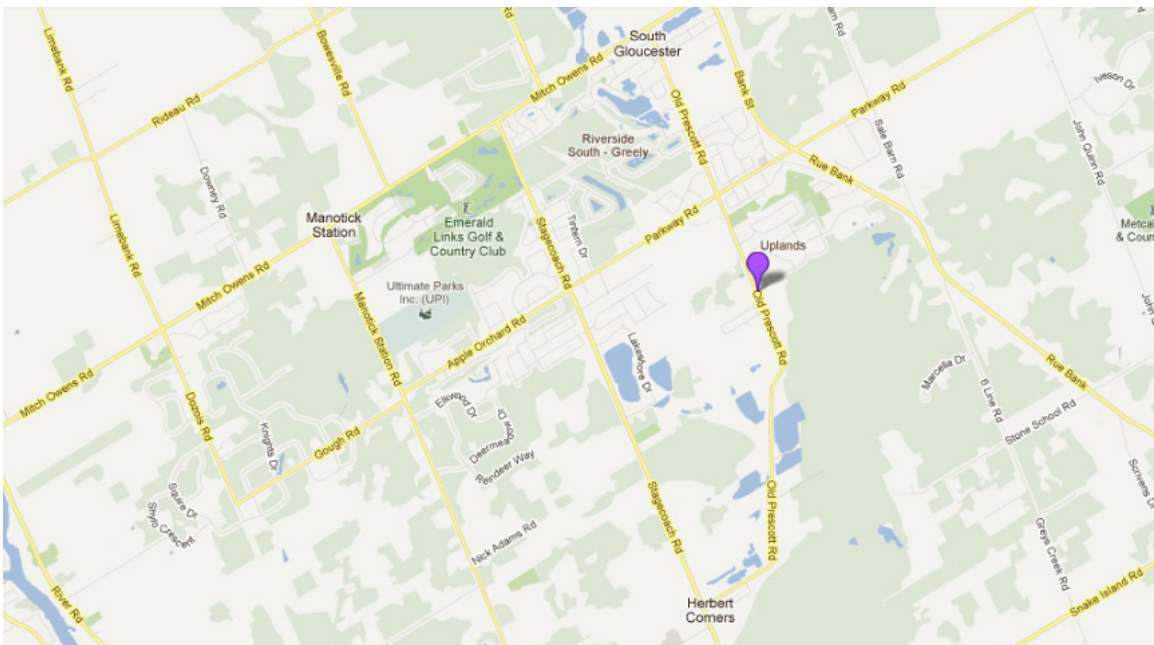
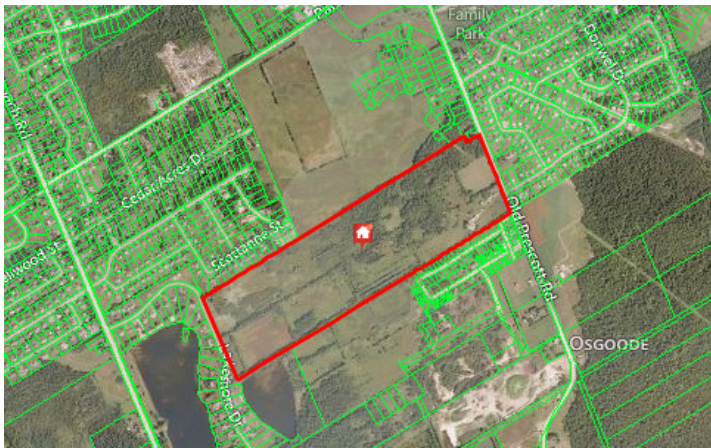


Exhibit "B" – Air Photo (2011)

The Applicant's Lands



Lakeland Meadows Phase II

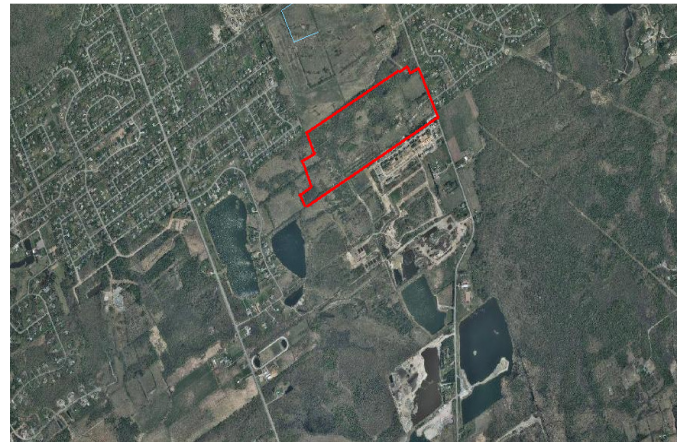


Exhibit "C" – Subdivision Plan for Lakeland Meadows Phase II

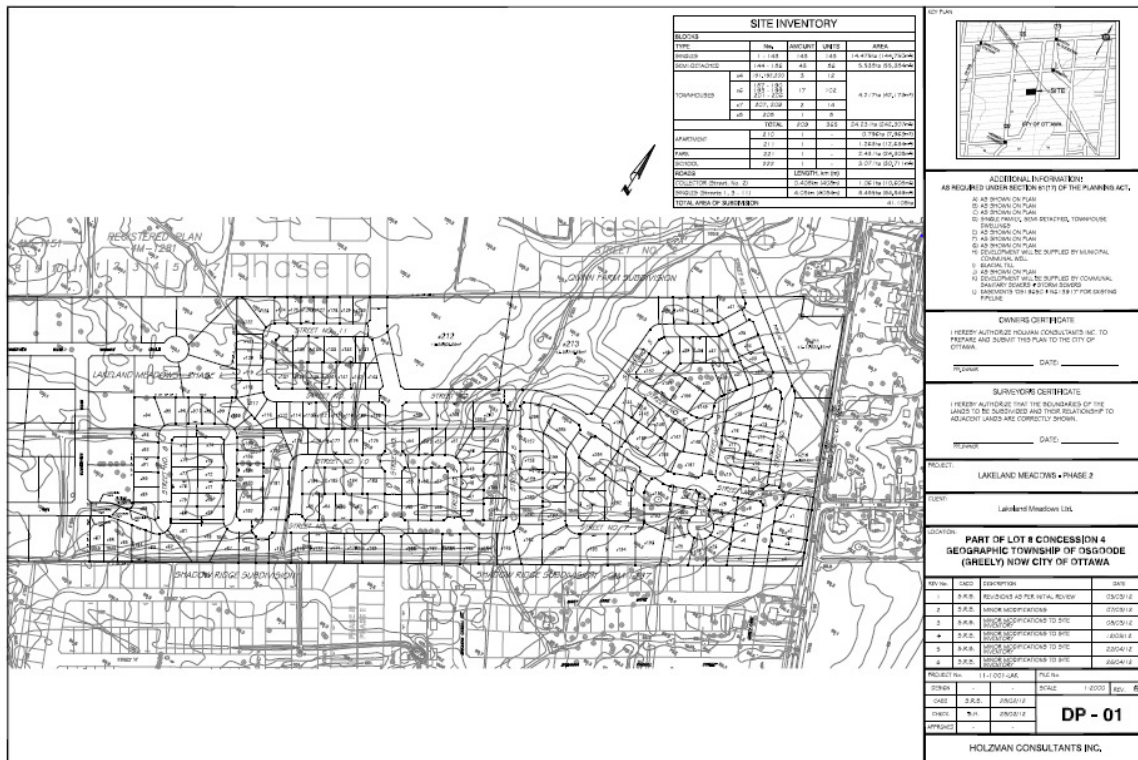
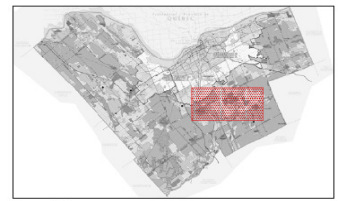
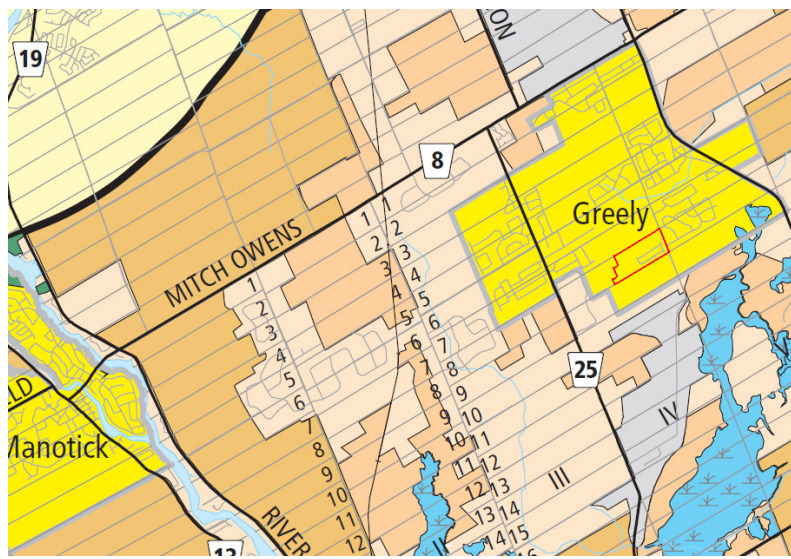


Exhibit "D" – City of Ottawa – Rural Policy Plan



City of Ottawa - Key Plan

- Urban Area (see Schedule B)
- Future Urban Area (see Schedule B)
- Greenbelt (see Schedule B)
- Village
- Agricultural Resource Area
- General Rural Area
- Rural Natural Features Area
- Limestone Resource Area
- Sand and Gravel Resource Area
- Natural Environment Area
- Major Open Space
- Significant Wetlands
- South and East of the Canadian Shield
- Carp Airport
- Carp Road Corridor Rural Employment Area
- Silica Sand Deposit
- Solid Waste Disposal Site
- Urban Area Boundary
- City Boundary

Exhibit "E" – Greely Community Design Plan: Land Use Plan

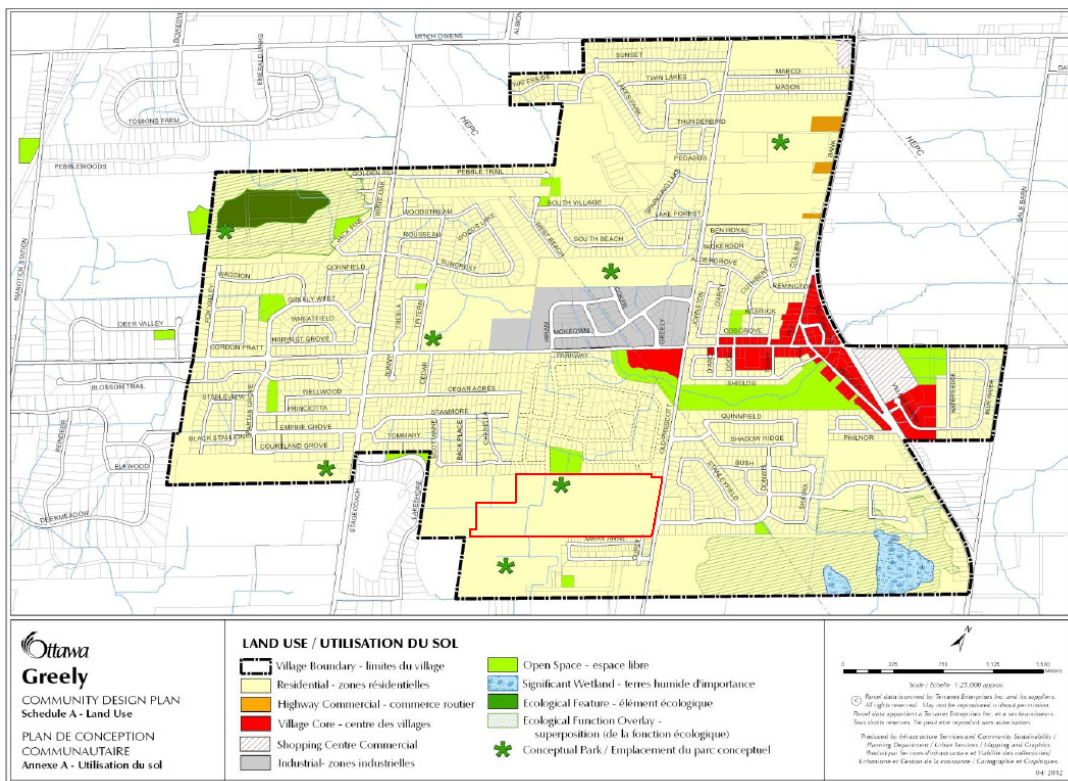


Exhibit "F" – Greely Community Design Plan: Road Network

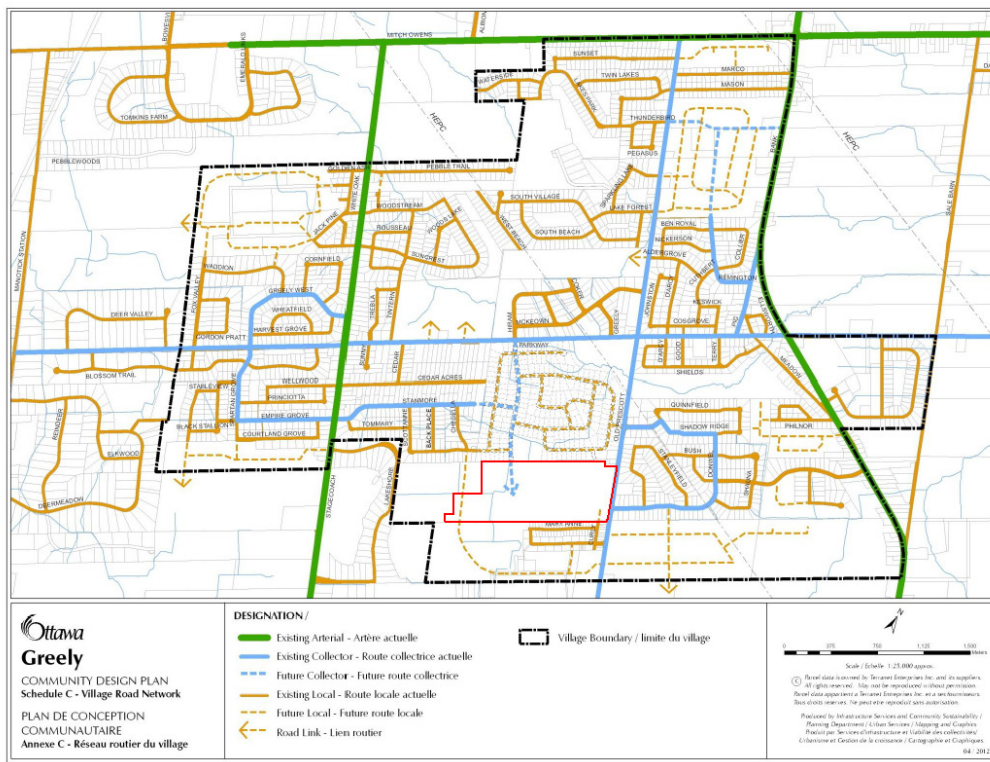


Exhibit "G" – Greely Community Design Plan: Greenspace Network

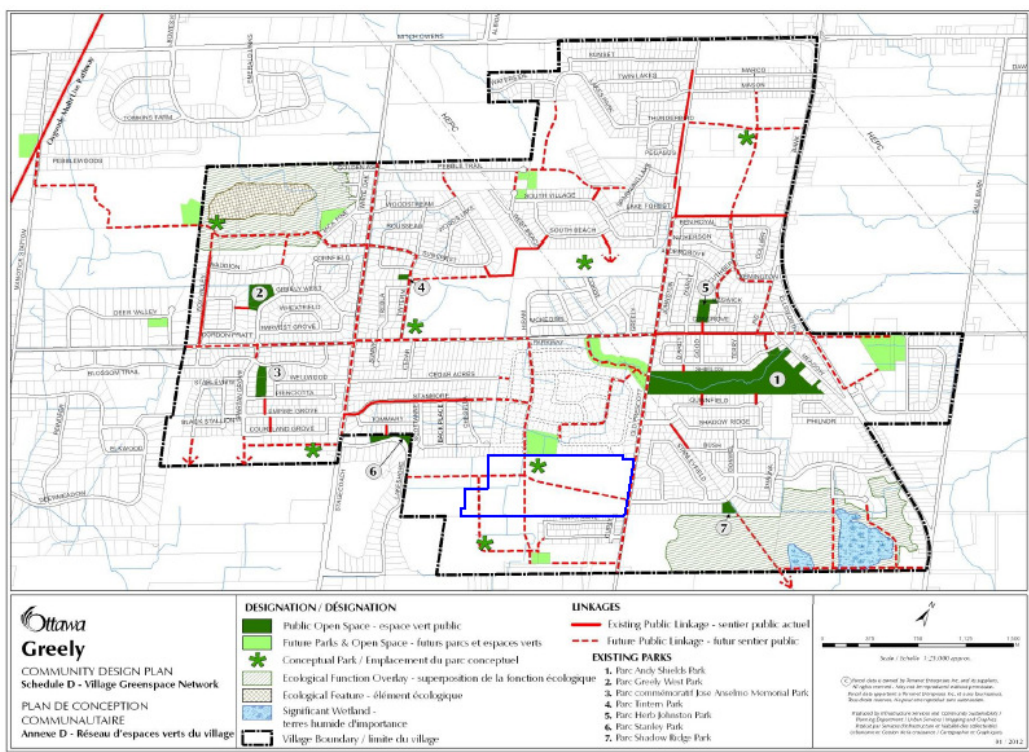
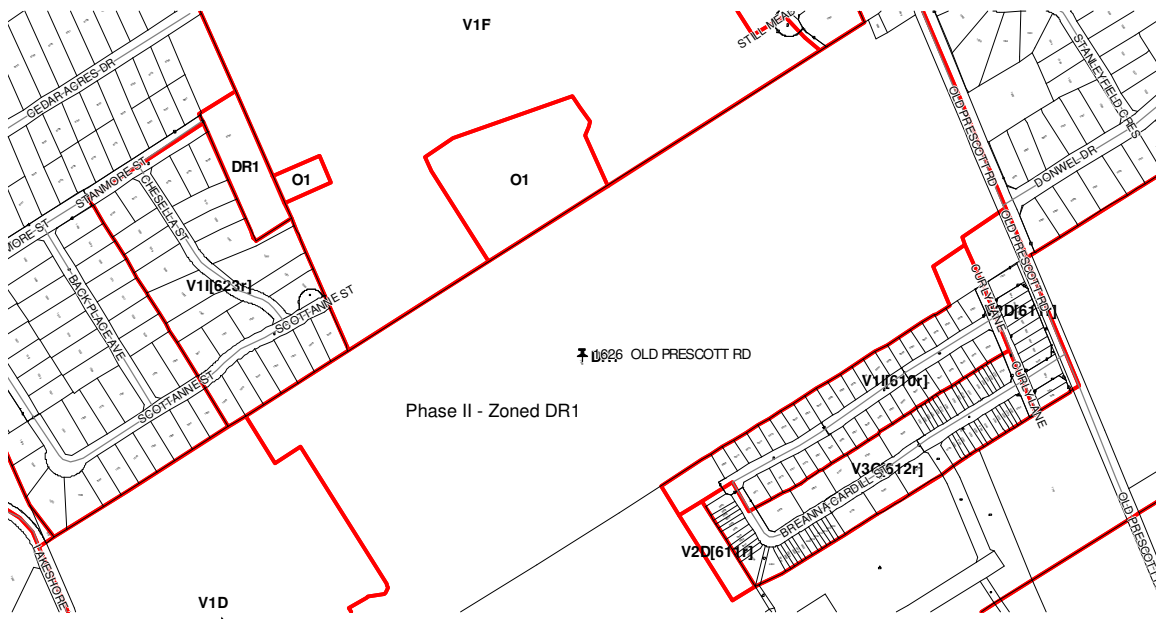


Exhibit "H" – City of Ottawa Zoning By-law 2008-250



Phase I rezoned from DR1 to V1D

