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Cardinal Creek Village – Phase 7A 1211 Old Montreal Road Ottawa, Ontario Planning Rationale



Prepared for: Tamarack (Cardinal Creek) Corporation

**CARDINAL CREEK VILLAGE – PHASE 7A
1211 OLD MONTREAL ROAD
OTTAWA, ONTARIO**

**PLANNING RATIONALE
IN SUPPORT OF APPLICATION FOR
ZONING BY-LAW AMENDMENT**

Prepared For:



Prepared By:



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June 27, 2022

Novatech File: 122113-06
Ref: R-2022-116

June 27, 2022

City of Ottawa
Planning, Real Estate, and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Michael Boughton, MCIP, RPP – Planner III

**Reference: Cardinal Creek Village – Phase 7A
Planning Rationale in Support of Application for Zoning By-law Amendment
1211 Old Montreal Road
Approved City File No.: D01-01-11-0018, D02-02-13-0098 and D07-16-13-0024
Our File No.: 122113-06**

Novatech has been retained by Tamarack (Cardinal Creek) Corporation, 'Tamarack' to prepare this Planning Rationale in support of application for *Zoning By-law Amendment* for their property municipally known as 1211 Old Montreal Road in Ward 19 – Cumberland, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Tamarack is proposing to rezone the Phase 7A land in their Cardinal Creek Village subdivision to permit future residential development. This application will implement the revised Draft Plan of Subdivision for the last phase of the Cardinal Creek Village subdivision with the suggestion to rezone the Subject Site from the current *Environmental Protection, Subzone 1 – EP1* to a *Residential Third Density, Subzone Z – R3Z*. The *Zoning By-law Amendment* application represents a minor boundary adjustment to the approved residential zoning provision currently in force and effect for the Cardinal Creek Village – Phase 7 land.

This proposed *Zoning By-law Amendment* application ensues approved *Zoning By-law Amendment (City File No.: D02-02-13-0098)* and *Plan of Subdivision (City File No.: D07-16-13-0024)* applications to rezone the previous phases of the Cardinal Creek Village for future residential development. An *Official Plan Amendment (City File No.: D01-01-11-0018)* application was approved in 2013 by City of Ottawa Council for the 'Urban Expansion Study Area' which included the Cardinal Creek Village lands as part of *Official Plan Amendment 76*.

This Planning Rationale will demonstrate how the proposed development is consistent with the *2020 Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa Official Plan* and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250*.

Yours truly,

NOVATECH



Robert Tran, M.PL.
Planner, Planning & Development

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1.0 INTRODUCTION AND PROPOSED DETAILS

Novatech has been retained by Tamarack (Cardinal Creek) Corporation, 'Tamarack' to prepare this Planning Rationale in support of application for *Zoning By-law Amendment* for their property municipally known as 1211 Old Montreal Road in Ward 19 – Cumberland, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Tamarack is proposing to rezone the Phase 7A land in their Cardinal Creek Village subdivision to permit future residential development. This application will implement the revised Draft Plan of Subdivision for the last phase of the Cardinal Creek Village subdivision with the suggestion to rezone the Subject Site from the current *Environmental Protection, Subzone 1 – EP1* to a *Residential Third Density, Subzone Z – R3Z*. The *Zoning By-law Amendment* application represents a minor boundary adjustment to the approved residential zoning provision currently in force and effect for the Cardinal Creek Village – Phase 7 land.

This proposed *Zoning By-law Amendment* application ensues approved *Zoning By-law Amendment (City File No.: D02-02-13-0098)* and *Plan of Subdivision (City File No.: D07-16-13-0024)* applications to rezone the previous phases of the Cardinal Creek Village for future residential development. An *Official Plan Amendment (City File No.: D01-01-11-0018)* application was approved in 2013 by City of Ottawa Council for the 'Urban Expansion Study Area' which included the Cardinal Creek Village lands as part of *Official Plan Amendment 76*.

This Planning Rationale will demonstrate how the proposed development is consistent with the *2020 Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa Official Plan* and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250*.

1.1 Site Description and Surrounding Uses

The Subject Site is an irregular shaped parcel of land situated south of Ottawa Road 174 and north of Old Montreal Road in the community of Cardinal Creek as shown on **Figure 1**. The Subject Site forms part of the Cardinal Creek Village – Phase 7 lands and has a total area of 1.16 hectares.

The Subject Site is located on the edge of the urban settlement area adjacent to the rural area in a community experiencing growth and development. The Subject Site has remained undeveloped with no known structures or buildings based on a review of 1976 aerial photography from GeoOttawa. Prior to the development of the Cardinal Creek Village subdivision, the surrounding area has remained undeveloped with the area southwest of the Subject Site previously used for agricultural related purposes based on 1976 aerial photography from GeoOttawa.



Figure 1: Subject Site and surrounding uses.

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**.

North: Future planned residential development as part of Cardinal Creek Village – Phase 7 abuts the Subject Site to the northwest. Wooded forests and a stormwater management facility abut the Subject Site to the north. Located north of the stormwater management facility is Ottawa Road 174.

East: Undeveloped land and existing residential within the rural area abut the Subject Site to the east. Ted Kelly Lane is located further east of the Subject Site.

South: Residential development under construction as part of Cardinal Creek Village – Phase 6 abut the Subject Site to the southwest. Wooded forest abut the Subject Site to the south. Located south of the wooded forest is Old Montreal Road.

West: Residential development under construction as part of Cardinal Creek Village – Phase 6 abut the Subject Site to the west. A future planned school and park are situated further west of the Subject Site along Famille-Laporte Avenue.

The Subject Site which forms part of a larger area is legally described as follows:

PART LOTS 25, 26 AND 27 CONCESSION 1, OLD SURVEY, CUMBERLAND SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 4R32081 AS IN OC2268172 CITY OF OTTAWA

1.2 Proposed Development

As previously discussed, Tamarack is proposing to rezone the Phase 7A land in their Cardinal Creek Village subdivision to permit future residential development. This application will implement the revised Draft Plan of Subdivision for the last phase of Cardinal Creek Village with the suggestion to rezone the Subject Site from the *Environmental Protection, Subzone 1 – EP1* to a *Residential Third Density, Subzone Z – R3Z*. The Cardinal Creek Village – Phases 7 and 7A are shown on the preliminary 4M-Plan in **Figure 2** with a full size provided in **Appendix A**.

The Subject Site is currently designated as *Urban Natural Features* under the existing *Official Plan* and *Greenspace* under the new *Official Plan*. In discussions with City of Ottawa staff at the pre-application consultation on February 24, 2022, it was recognized that the boundaries of land designated as *Urban Natural Features* per the *Official Plan* policies could be adjusted based on more up-to-date information such as detailed environmental studies. As such, the City’s zoning by-law will reflect the most up-to-date and accurate information and any changes whether minor or major would require an amendment to *Zoning By-law 2008-250*. Minor adjustments to boundaries do not require an amendment to the *Official Plan* as per the existing and new *Official Plan* policies.

As such, this *Zoning By-law Amendment* application represents a minor adjustment to the approved residential zoning boundary and is supported by up-to-date technical studies and reports as discussed further below. The suggested *Residential Third Density, Subzone Z – R3Z* is consistent with the approved residential zoning provision in force and effect for Phase 7 and the overall Cardinal Creek Village subdivision.

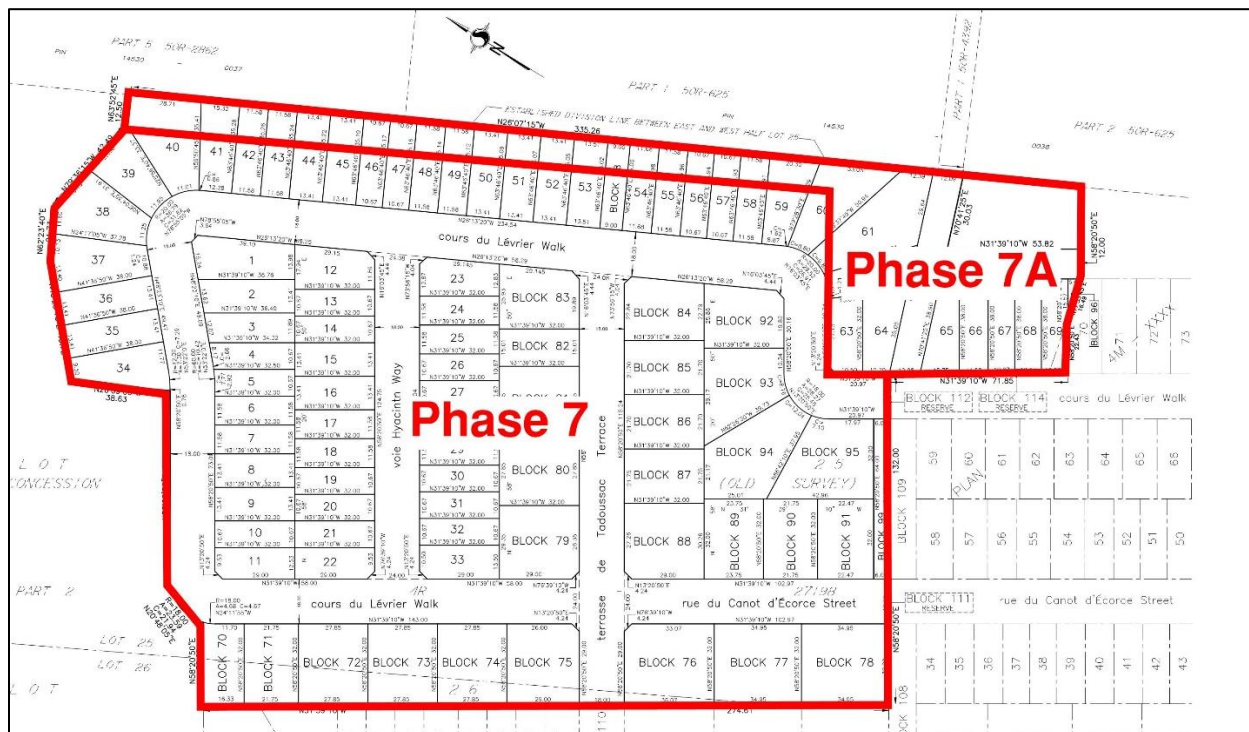


Figure 2: Excerpt from the preliminary 4M-Plan prepared by Stantec Geomatics Ltd. with phasing markup by Novatech.

2.0 ADDITIONAL REPORTS

This report should be read in conjunction with all previously approved reports and plans for the Cardinal Creek Village subdivision as well as the updated reports and plans prepared by Stantec Geomatics Ltd., DSEL, CGH Transportation, Urban Strategies Inc., Kilgour & Associates Ltd., and Paterson Group.

- Preliminary 4M-Plan prepared by Stantec Geomatics Ltd.
- Analysis of Servicing Requirements for Cardinal Creek Village Phase 7 Residential Lands Memorandum prepared by DSEL dated March 30, 2022.
- Technical Memorandum prepared by CGH Transportation dated May 5, 2022.
- Memo – Cardinal Creek Village Open Space prepared by Urban Strategies Inc. dated November 10, 2021.
- Environmental Impact Statement and Tree Conservation Report for the Proposed Expansion of Cardinal Creek Village Phase 7 prepared by Kilgour & Associates Ltd. dated September 24, 2021.
- Phase I – Environmental Site Assessment Update: Cardinal Creek Village – Proposed Subdivision Phase 7, prepared by Paterson Group, dated April 1, 2022.
- Geotechnical Investigation – Proposed Cardinal Creek Village, Report: PG1796-4 prepared by Paterson Group dated September 19, 2014.

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 Provincial Policy Statement (PPS)

The *Provincial Policy Statement (PPS) 2020* provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the development and use of land as set out in *Section 2* of the *Planning Act*. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overall review of the applicable *PPS* policies.

Building Strong Healthy Communities

Section 1.1 of the *PPS* speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

Policy 1.1.1 states that “*healthy, liveable, and safe communities are sustained by*”:

- a) promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent to or close to settlement areas;*
 - e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
 - f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
 - g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
 - h) *promoting development and land use patterns that conserve biodiversity; and*
 - i) *preparing for the regional and local impacts of a changing climate.*
- **The future residential development will achieve an efficient land use pattern by maximizing the Subject Site's existing land resources for residential development.**
 - **The future residential development will contribute to a greater range of housing typologies in the Cardinal Creek community to meet the needs of future residents.**
 - **The Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services as noted in the Analysis of Servicing Requirements Memo for Cardinal Creek Village Phase 7 Residential Lands prepared by DSEL dated March 30, 2022.**

Section 1.1.3 speaks to settlement areas which are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.

Policy 1.1.3.1 requires that settlement shall be the focus of growth and development.

Policy 1.1.3.2 notes that land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed.*

Policy 1.1.3.6 states that new development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

- **The Subject Site is situated on lands designated as settlement area in the City of Ottawa with the overall Cardinal Creek community experiencing growth and development.**
- **The Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services as well as an existing and planned road network.**

Section 1.6.6 addresses sewage, water, and stormwater services.

Policy 1.6.6.2 notes that *municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. Within *settlement areas* with existing *municipal sewage services* and *municipal water services*, *intensification* and *redevelopment* shall be promoted wherever feasible to optimize the use of the services.

- **The Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services as noted in the Analysis of Servicing Requirements Memo prepared by DSEL dated March 30, 2022.**

Wise Use and Management of Resources

Section 2.0 of the *PPS* speaks to conserving biodiversity and protecting the health of Great Lakes, natural heritage, water, agriculture, mineral aggregate, petroleum, cultural heritage and archaeological resources for the long-term prosperity, environmental health, and social well-being of Ontario.

Policy 2.1.1 requires that natural features and areas shall be protected for the long term.

Policy 2.1.2 notes that the diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.

Policy 2.1.7 states that site alteration shall not be permitted in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements.

- **The proposed development has been designed to respect the Subject Site's surrounding natural and environmental features to ensure their long-term protection and prosperity.**
- **A combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. dated September 24, 2021, to provide more up-to-date information in support of this *Zoning By-law Amendment* application.**
- **The EIS notes that the rezoning of the Subject Site would result in 1.16 ha of additional R3Z area and would occur on lands that already largely been cleared or have been approved to be cleared of natural cover to support site infrastructure. As such, the *EP* zoning is no longer warranted.**
- **The EIS concludes that “*the proposed development will have no significant negative impacts on natural features or their ecological functions if all mitigation measures provided within this report are followed*”.**
- **The TCR identifies a series of mitigation measures during site preparation and construction as well as tree planting recommendations to offset vegetation loss including compensatory planting along the southern edge of the Subject Site adjacent to the land zoned as *Environmental Protection – EP*.**

Protecting Public Health and Safety

Section 3.0 considers the Province's long-term prosperity, environmental health and social wellbeing which are dependent on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety, property damage and not create new or aggravate existing hazards.

- **A Phase I Environmental Site Assessment Update: Cardinal Creek Village – Proposed Subdivision Phase 7 was prepared by Paterson Group, dated April 1, 2022. Based on the results of the update, a Phase II Environmental Site Assessment was not required for the Subject Site.**
- **A Geotechnical Investigation – Proposed Cardinal Creek Village, Report: PG1796-4 was prepared by Paterson Group dated September 19, 2014. The report notes that the Subject Site is adequate for the proposed development.**
- **Detailed information and findings can be found in the previously approved reports for Cardinal Creek Village as well as the updated memorandums accompanying this submission.**

3.2 City of Ottawa Official Plan

The City of Ottawa's new *Official Plan* was approved by Planning Committee and the Agricultural and Rural Affairs Committee on October 14, 2021, and subsequently adopted by Ottawa City Council on November 24, 2021. It is noted that at the time this report was prepared, the new *Official Plan* did not receive approval from the Province of Ontario's Ministry of Municipal Affairs and Housing. This report will address the existing *Official Plan* and new *Official Plan* in regard to the proposed development as per *Official Plan Document 6 – Transition of In-Stream Applications*.

3.2.1 Existing Official Plan

The Subject Site is designated under the existing *Official Plan* as *Urban Natural Features* per *Schedule B – Urban Policy Plan* as shown on **Figure 3**. As per *Section 3.2.3* of the *Official Plan*, the *Urban Natural Features* designation "provide a valuable contribution to biodiversity and wildlife habitat in the urban area and are enjoyed by residents". *Urban Natural Features* are natural landscapes and may include woodlands, wetlands, watercourses, and ravines.

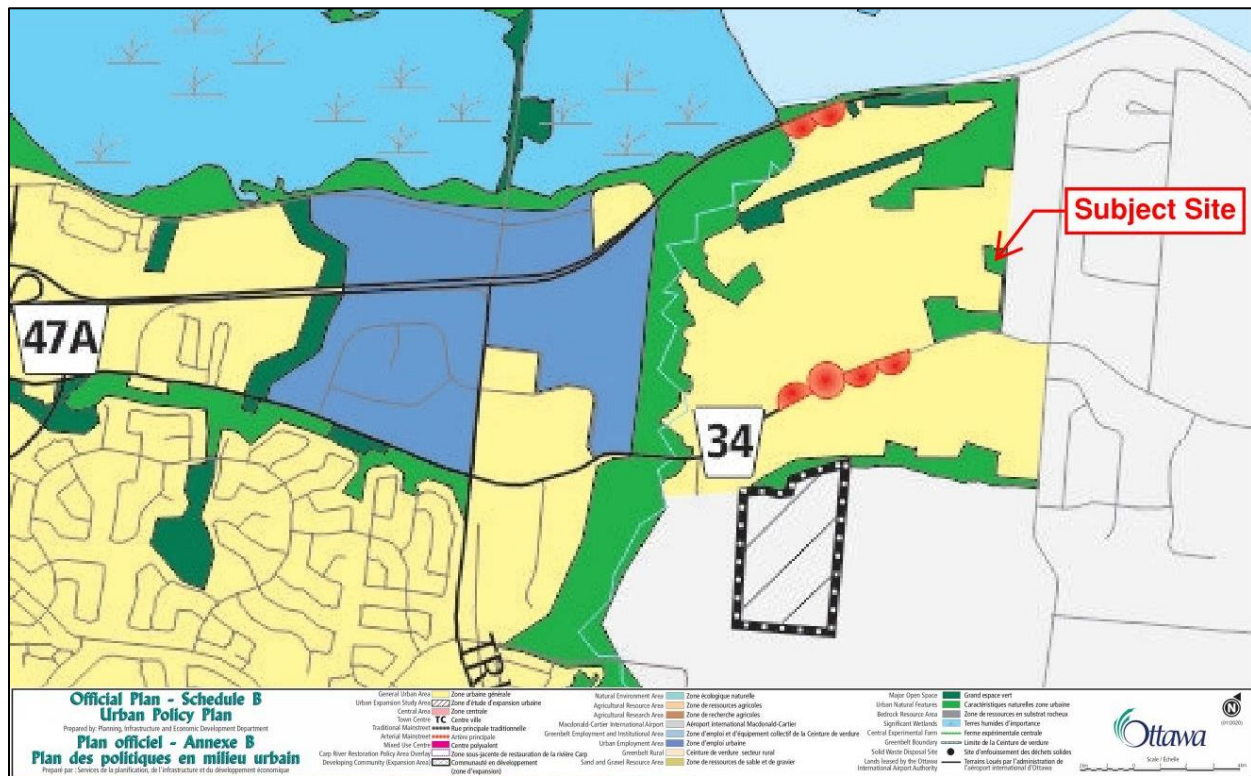


Figure 3: Excerpt from City of Ottawa Official Plan Schedule B – Urban Policy Plan with Subject Site added by Novatech.

The applicable policy under Section 3.2.3 is listed below. A description of how the proposal responds to the policy then follows:

4) The boundaries of land designated Urban Natural Features are based on a variety of more detailed mapping sources. When more up-to-date information becomes available through such means as detailed environmental studies, an adjustment to the definition of features and functions and an adjustment to the interpretation of the boundary may be warranted. The City's zoning by-law will reflect the most up-to-date and accurate information and therefore any changes, whether minor or major, will require an amendment to the zoning by-law. However, minor changes to the boundaries will not require an amendment to the Official Plan.

- As previously discussed, through the pre-application consultation with City staff, it was determined that the suggested rezoning of the Subject Site from the *Environmental Protection, Subzone 1 – EP1* to a *Residential Third Density, Subzone Z – R3Z* would be a minor boundary adjustment.
- A combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. dated September 24, 2021, to provide more up-to-date information in support of this *Zoning By-law Amendment* application.
- The findings from the EIS include:
 - Proposed expansion of Phase 7 development into areas currently zoned as *EP* will require vegetation clearing, including tree clearing.
 - Potential impacts would be mitigated by limited vegetation and tree clearing to what is necessary to accommodate development.

- To compensate for impacts to trees, forested areas at the south edge of the site will be expanded 0.88 ha under an extensive tree planting program.
- The proposed expansion into forested areas has potential to affect three Species at Risk: Little Brown Myotis, Tri-coloured Bat, and Butternut. Potential impacts to these two species would be mitigated by clearing trees outside the bat roosting season, which extends from April to September, inclusive.
- Ten (10) Butternuts assessed as Category 1 by a certified Butternut Health Assessor are anticipated to be affected by the proposed development. The Butternut Health Assessment report was submitted to the Ministry of Environment, Conservation, and Parks (MECP) on September 7, 2021.
- The EIS notes that the rezoning of the Subject Site would result in 1.16 ha of additional R3Z area and would occur on lands that already largely been cleared or have been approved to be cleared of natural cover to support site infrastructure. As such, the EP zoning is no longer warranted.
- The EIS concludes that *“the proposed development will have no significant negative impacts on natural features or their ecological functions if all mitigation measures provided within this report are followed”*.

Section 4.3 – *Walking, Cycling, Transit, Roads and Parking Lots* speaks to evaluating *“the adequacy of the transportation network to meet the needs of the proposed development”*. The section outlines policies regarding proposed developments in relation to modes of transportation such as walking, cycling, transit, and automobile.

- The Subject Site which forms part of the Cardinal Creek Village – Phase 7 lands will be served by future street connections to provide for a continuous connection throughout the subdivision as discussed in the Technical Memorandum prepared by CGH Transportation dated May 5, 2022.
- Detailed information and can be found in the memorandum which will accompany this submission and previously approved transportation report(s) for Cardinal Creek Village.

Section 4.4 – *Water and Wastewater Servicing* states that development within Public Service Areas will be on the basis of public services and requires an assessment of the adequacy of public services to support the development.

- As previously discussed, the Subject Site will be served by future municipal infrastructure including water, stormwater, and sanitary services.
- An Analysis of Servicing Requirements for Cardinal Creek Village Phase 7 Residential Lands Memorandum was prepared by DSEL dated March 30, 2022 and outlines the details of how the proposed development will be serviced.
- Detailed information can be found in the memorandum which will accompany this submission and in previously approved servicing report(s) for Cardinal Creek Village.

Section 4.7.8 – *Environmental Impact Statement* speaks to *“development within or adjacent to woodlands, wetlands, and other natural features has potential to impact the feature and its functions by removing vegetation, increasing the amount of paved or other impermeable surfaces, changing the grading of the site, or making other changes”*.

- A combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. dated September 24, 2021, to provide more up-to-date information in support of this *Zoning By-law Amendment* application.
- As previously discussed, the EIS notes that the rezoning of the Subject Site would result in 1.16 ha of additional R3Z area and would occur on lands that already largely been cleared or have been approved to be cleared of natural cover to support site infrastructure. As such, the EP zoning is no longer warranted.
- The EIS concludes that *“the proposed development will have no significant negative impacts on natural features or their ecological functions if all mitigation measures provided within this report are followed”*.

Section 4.8.3 – Unstable Soils or Bedrock speaks to policies with regarding *“unstable soils or bedrock could be unsafe or unsuitable for development and site alteration due to natural hazards or risk of damage to the structures built on these soils or bedrock”*.

- A Geotechnical Investigation – Proposed Cardinal Creek Village, Report: PG1796-4 was prepared by Paterson Group dated September 19, 2014. The report notes that the Subject Site is adequate for the proposed development.
- Detailed information and findings can be found in this previously approved geotechnical report for Cardinal Creek Village.

Section 4.8.4 – Contaminated Sites states that to prevent adverse effects relating to human health, ecological health, or the natural environment, it is important prior to permitting development on these sites, to identify these sites and ensure that they are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations.

- A Phase I – Environmental Site Assessment Update: Cardinal Creek Village – Proposed Subdivision Phase 7 was prepared by Paterson Group, dated April 1, 2022. Based on the results of the update, a Phase II Environmental Site Assessment was not required for the Subject Site.
- Detailed information and findings can be found in the previously approved Phase I ESA prepared by Paterson Group dated November 13, 2013, as well as this Phase I ESA memo update which will accompany this submission.

3.2.2 New Official Plan

Under the new Official Plan, the Subject is now designated as a *Greenspace* per *Schedule B8 – Suburban (East) Transect* as shown on **Figure 4**. As per *Section 7*, the *Greenspace* designation *“identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa’s residents, support biodiversity, climate resilience, recreation, and healthy living”*. The *Greenspace* designation consist of sub-designations which include *Parks, Open Space, Urban Natural Features, Significant Wetlands, Natural Environmental Areas, and Conservation*. The Subject Site is also designated as *Open Space* per *Schedule C12 – Urban Greenspace* and is subject to *Natural Heritage Features Overlay* per *Schedule C11-C – Natural Heritage System (East)* of the new *Official Plan*.

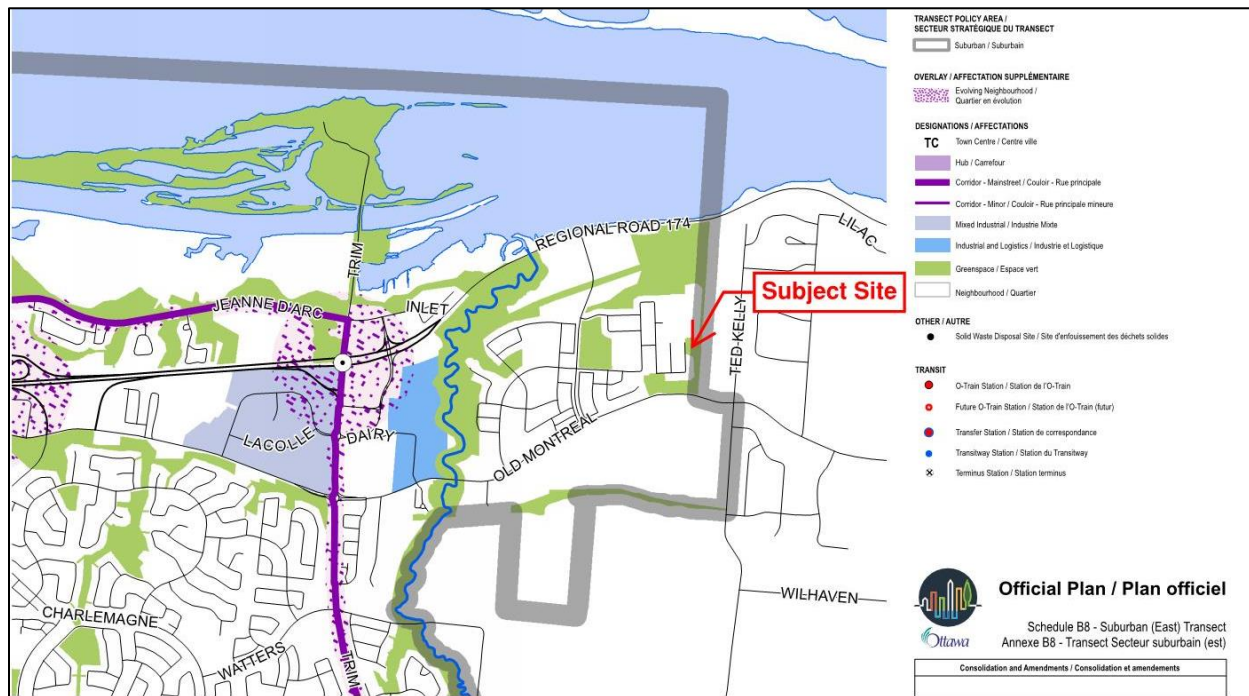


Figure 4: Excerpt from new City of Ottawa Official Plan Schedule B8 – Suburban (East) Transect with Subject Site added by Novatech.

The applicable policy under Section 1.4 is listed below. A description of how the proposal responds to the policy then follows:

Section 1.4 – How to use the Official Plan states that “boundaries along the natural heritage system and natural features shall be considered approximate except where they coincide with roads, railways, hydro transmission lines, former township lots and concession lines, major water courses or other well defined natural or physical features”. This section goes on to further note that “unless stated otherwise in the policies, where the general intent of this Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan”.

- As previously discussed, through the pre-application consultation with City staff, it was determined that the suggested rezoning of the Subject Site from an *Environmental Protection, Subzone 1 – EP1* to a *Residential Third Density, Subzone Z – R3Z* would be a minor boundary adjustment.
- A combined Environmental Impact Statement (EIS) and Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. dated September 24, 2021, to provide more up-to-date information in support of this *Zoning By-law Amendment* application.
- The EIS notes that the rezoning of the Subject Site would result in 1.16 ha of additional *R3Z* area and would occur on lands that already largely been cleared or have been approved to be cleared of natural cover to support site infrastructure. As such, the *EP* zoning is no longer warranted.
- The EIS concludes that “the proposed development will have no significant negative impacts on natural features or their ecological functions if all mitigation measures provided within this report are followed”.

3.2.3 Cardinal Creek Village Concept Plan

The Subject Site is situated within the area of the *Cardinal Creek Village Concept Plan (2013)*. The objective of the *Cardinal Creek Village Concept Plan (2013)* is to “provide a detailed land use plan to guide future development in the Concept Plan Area”. The Subject Site is designated as *Urban Natural Features* per the *Cardinal Creek Village Concept Plan – Land Use Plan* as shown in **Figure 5**.

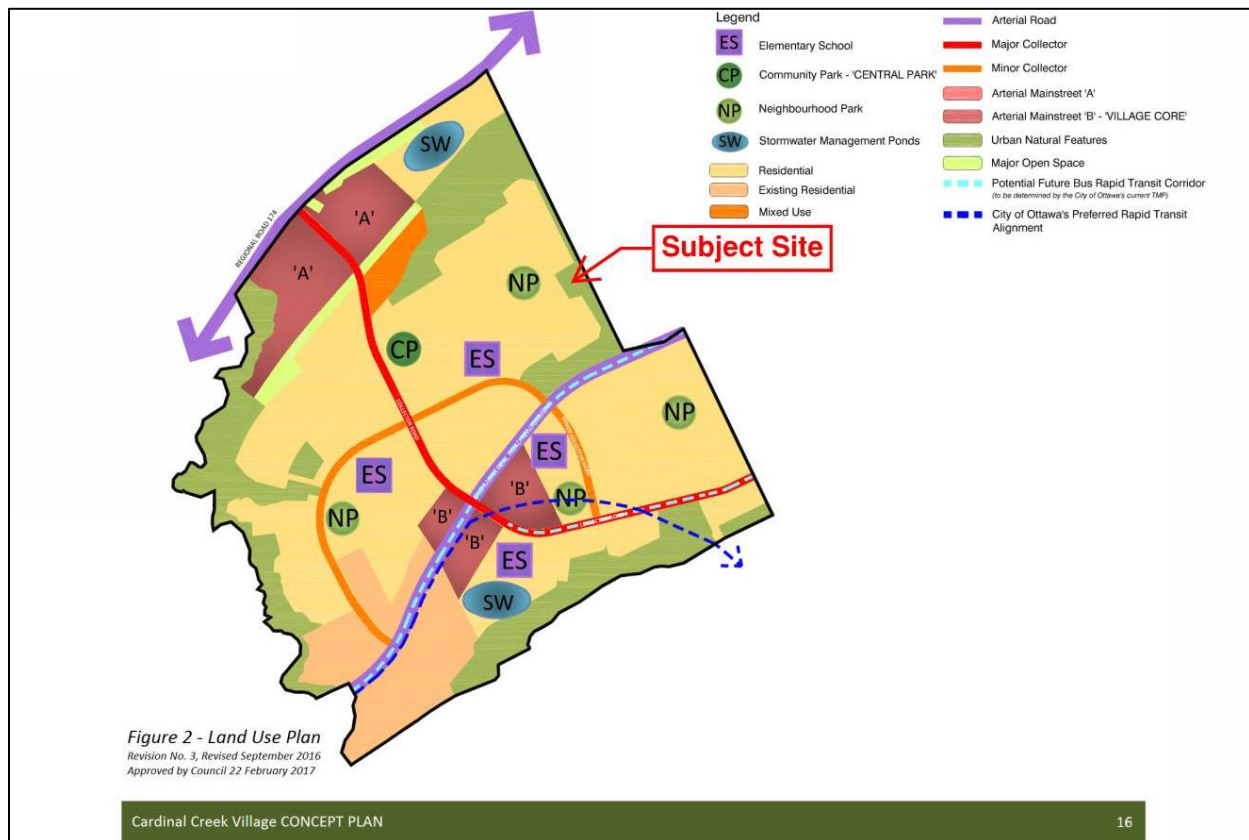


Figure 5: Cardinal Creek Village Concept Plan (2013) – Land Use Plan with Subject Site added by Novatech.

As per *Section 3.8* of the *Cardinal Creek Village Concept Plan (2013)*, the greenspace network is comprised of lands designated as *Urban Natural Features* and *Major Open Space* as well as includes parks, stormwater management facilities and pathways and other active transportation linkages.

Section 3.8.1 states that “the cedar and maples forested areas in the northeast area of the community, along with the escarpment ridge, shall also be designated as *Urban Natural Feature* and subject to the policies of *Section 3.2.3* of the *Official Plan*. No development is permitted within 30 m of an *Urban Natural Feature* until an *EIS* is completed for the area”.

- As previously discussed, **Section 3.2.3(4)** of the existing *Official Plan* permits adjustments to the definition of features and functions and adjustments to the interpretation of the boundary when more up-to-date information becomes available such as environmental studies.

- The EIS notes that the rezoning of the Subject Site would result in 1.16 ha of additional R3Z area and would occur on lands that already largely been cleared or have been approved to be cleared of natural cover to support site infrastructure. As such, the EP zoning is no longer warranted.
- The EIS concludes that *“the proposed development will have no significant negative impacts on natural features or their ecological functions if all mitigation measures provided within this report are followed”*.
- Under Section 6 – Implementation of the Cardinal Creek Village – Concept Plan, minor changes are permitted to the Land Use Plan through the development approvals process. These minor changes are subject to the General Manager of Planning and Growth Management Branch and can be incorporated into subdivision and/or site plan approvals.

3.3 Zoning By-law 2008-250

3.3.1 Existing Zoning

The Subject Site is currently zoned as *Environmental Protection, Subzone 1 – EP1* under the City of Ottawa’s Zoning By-law 2008-250 as shown on **Figure 6**.

To facilitate the future proposed development as shown on the preliminary 4M-Plan for the Cardinal Creek Village – Phase 7, a *Zoning By-law Amendment* will be required to change the existing zoning to permit a residential land use.



Figure 6: Excerpt of the Subject Site's zoning from GeoOttawa.

3.3.2 Suggested Zoning

It is suggested to rezone the Subject Site from *Environmental Protection, Subzone 1 – EP1* to *Residential Third Density, Subzone Z – R3Z* as shown on **Figure 7**. The suggested *Residential Third Density, Subzone Z – R3Z* is consistent with the approved residential zoning provision in force and effect for Phase 7 and the overall Cardinal Creek Village subdivision. No changes are proposed to the lands currently zoned as *Environmental Protection* situated to the north and south of the Subject Site to ensure these natural habitats and environmental features remain protected.

The purpose of the *Residential Third Density Zone – R3Z* is to:

1. allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;
2. allow a number of other residential uses to provide additional housing choices within the third density residential areas;
3. allow ancillary uses to the principal residential use to allow residents to work at home;
4. regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
5. permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

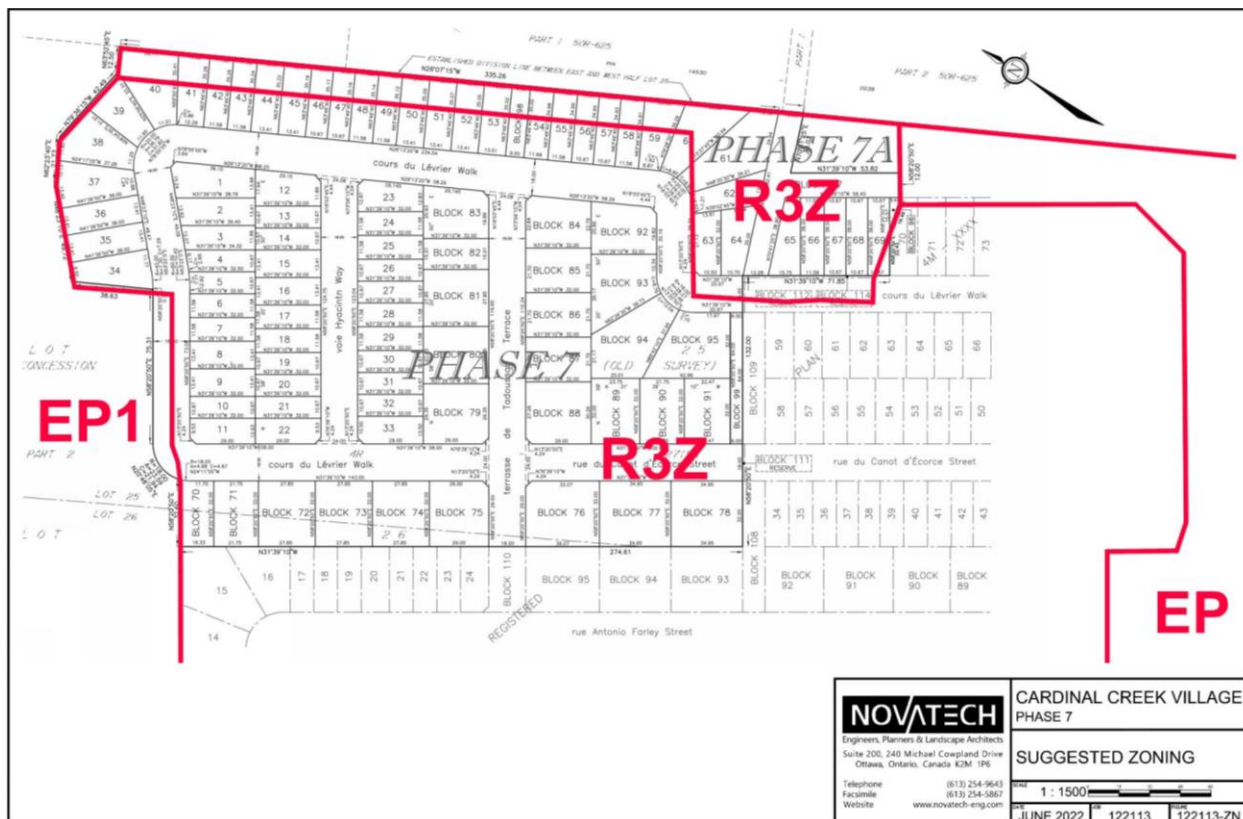


Figure 7: Excerpt from Suggested Zoning Key Plan prepared by Novatech.

4.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy will involve a variety of methods as follows:

- A public meeting will be held when the application goes to the City of Ottawa's Planning Committee.
- Signage posting on the Subject Site which provides members of the public with details of the proposed development and means of contacting the file lead to provide comments and/or questions.
- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).
- Public consultation will also be conducted with the local ward councillor.
- Community organization(s) will be notified of the details of the proposed development through a 'heads up' by City staff.

5.0 CONCLUSION

It is our assessment that the proposed development is consistent with the *2020 Provincial Policy Statement (PPS)*, conforms to the *City of Ottawa Official Plan* and *Cardinal Creek Village Concept Plan (2013)*, and complies with the provisions of *Zoning By-law 2008-250*. This Planning Rationale along with the associated technical studies support the proposed development to rezone the Subject Site for future residential development.

The proposed development is an appropriate and desirable addition to the Cardinal Creek community and represents good planning.

Yours truly,

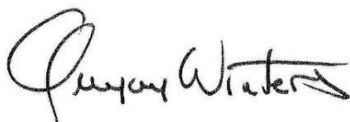
NOVATECH

Prepared by:



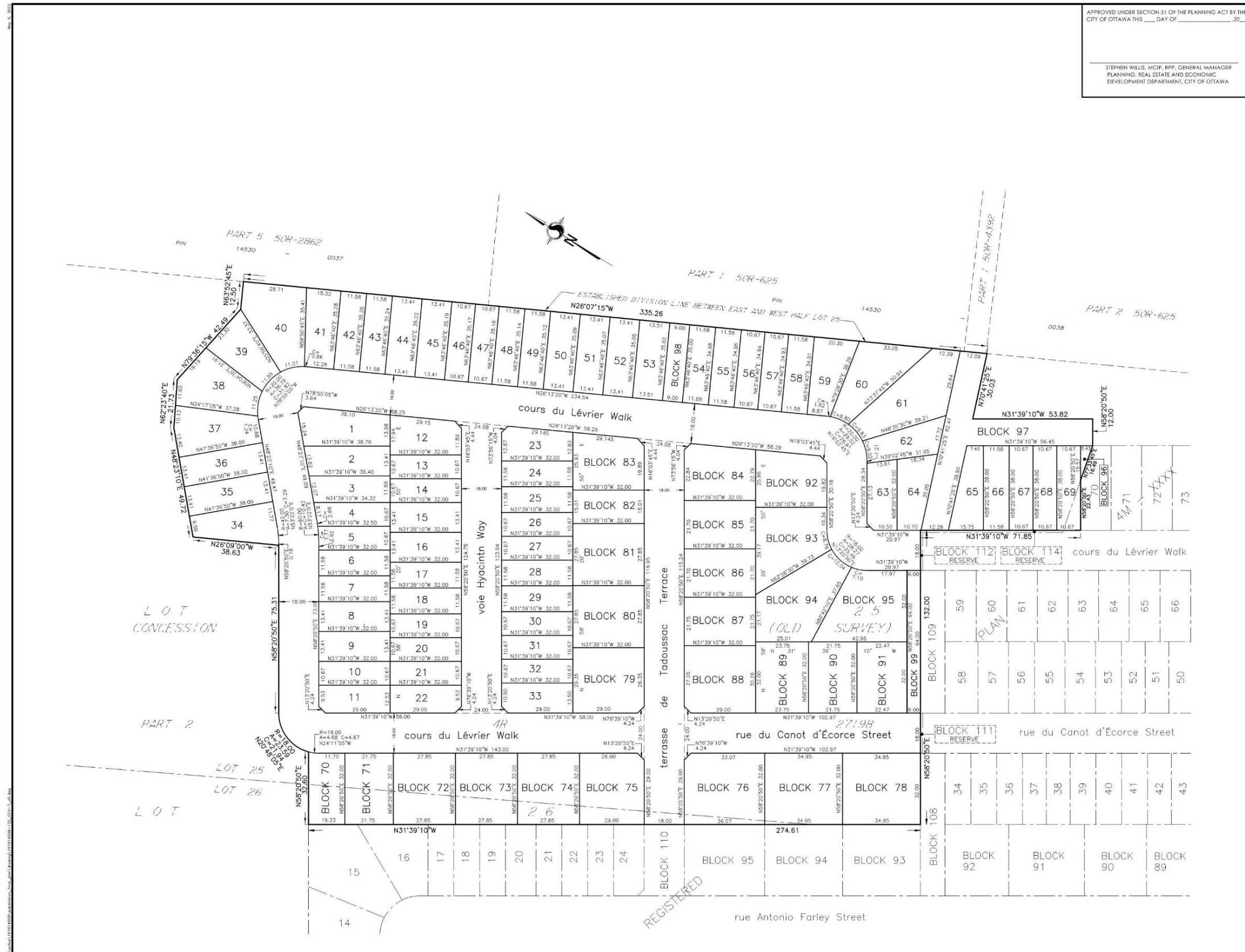
Robert Tran, M.PL.
Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP
Director, Planning & Development

**Appendix A
Preliminary 4M-Plan
Prepared by Stantec Geomatics Ltd.**



APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA THIS ____ DAY OF _____, 20__.

STEPHEN WILLIS, M.C.I.P., R.P.P., GENERAL MANAGER
PLANNING, REAL ESTATE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PLAN 4M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No.4 AT ____ O'CLOCK ON THE ____ DAY OF _____, 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 14530-1235, AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER OC-____.

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES OF PART OF PIN 14530 AND PART OF PIN 14530.

PLAN OF SUBDIVISION OF
**PART OF LOTS 25 AND 26
CONCESSION 1 (OLD SURVEY)
(GEOGRAPHIC TOWNSHIP OF CUMBERLAND)
AND PART OF LOT 70
REGISTERED PLAN 4M-XXXX
CITY OF OTTAWA**

Scale 1:750

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION
DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999970.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).
COORDINATES TO UTM ACCURACY PER SEC. 1402 OF O. REG. 7/4/15

19773035 N500460.42 E324888.04
19680191 N5033564.26 E388064.94

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).
COORDINATES TO UTM ACCURACY PER SEC. 1402 OF O. REG. 7/4/15

GRP ID	NORTHING	EASTING
00		
01		

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
□	SET MONUMENTS (B)	SET MONUMENTS (B)
■	UNLESS OTHERWISE STATED	UNLESS OTHERWISE STATED
⊕	IRON BAR	IRON BAR
⊙	ROUND IRON BAR	ROUND IRON BAR
⊚	STANDARD IRON BAR	STANDARD IRON BAR
⊛	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
⊜	CUT CROSS	CUT CROSS
⊝	CONCRETE PIN	CONCRETE PIN
⊞	WITNESS	WITNESS
⊟	PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
⊠	MEASURED	MEASURED
⊡	PROPORTIONED	PROPORTIONED
⊢	ORIGIN UNKNOWN	ORIGIN UNKNOWN
⊣	STANTEC GEOMATICS LTD.	STANTEC GEOMATICS LTD.
⊤	OBSERVED REFERENCE POINT	OBSERVED REFERENCE POINT
⊥	REGISTERED PLAN 4M-	REGISTERED PLAN 4M-

CURVE SCHEDULE

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
4	60.00	2.66	2.66	N49°39'20"E
5	60.00	7.77	7.77	N54°39'10"E
37	20.00	1.24	1.24	N59°09'45"E
38	20.00	11.40	11.25	N68°16'25"E
39	20.00	12.14	11.95	N75°00'00"W
40	20.00	11.15	11.01	N44°58'59"W
41	20.00	0.86	0.86	N27°50'00"W
59	20.00	1.65	1.62	N23°54'18"W
60	20.00	8.87	8.80	N08°52'40"E
61	20.00	9.94	9.83	N18°03'40"E
62	20.00	9.09	9.02	N45°19'15"E
92	18.00	7.15	7.10	N20°16'40"W
93	18.00	12.28	12.04	N10°38'40"E
94	18.00	8.85	8.79	N44°16'30"E

OWNER'S CERTIFICATE PART OF PIN 14530-

THIS IS TO CERTIFY THAT:
LOTS 1 TO 69, BOTH INCLUSIVE, BLOCKS 70 TO 99, BOTH INCLUSIVE, THE STREETS, NAMELY RUE DU CANOT D'ÉCORCE STREET, VOIE HYACINTH WAY, COURS DU LÉVRIER WALK AND TERRASSE DE TADOUSSAC TERRACE.

- HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAYS.

DATE _____ CHRIS TAGGART
PRESIDENT
TAMARAC (CANADIAN CREEK) CORPORATION
(HAVE THE AUTHORITY TO BIND THE CORPORATION)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE ____ DAY OF _____, 2022.

DATE _____ FRANCIS LAU
ONTARIO LAND SURVEYOR

Stantec Geomatics Ltd.

CANADA LAND SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLIVE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL: 416.733.4800 FAX: 416.733.2791
stantec.com

DRAWN: ME CHECKED: * PREP: RL FIELD: * PROJECT No.: 14164029-132