

## Engineering

Land/Site  
Development

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Planning Application  
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## Landscape Architecture

Streetscapes &  
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Open Space, Parks &  
Recreation

Community &  
Residential

Commercial &  
Institutional

Environmental  
Restoration

## 6158 Rideau Valley Drive

### Conceptual Servicing and Stormwater Management Report

Prepared for: Millers Group



**6158 Rideau Valley Drive  
Ottawa, Ontario**

**Conceptual Servicing and  
Stormwater Management Report**

Prepared By:

**NOVATECH**  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario  
K2M 1P6

July 2024

Novatech File: 121265  
Ref: R-2023-162

July 12, 2024

BY EMAIL

City of Ottawa  
Planning, Development and Building Services Department  
110 Laurier Ave W.  
Ottawa, ON K1P 1J1

**Attention: Jeff Ostafichuk, Planner, Development Review – Rural Branch**

**Reference: Conceptual Servicing and Stormwater Management Report  
6158 Rideau Valley Drive  
Our File No.: 121625**

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Please find enclosed the Conceptual Servicing and Stormwater Management Report (July 2024) issued in support of a minor zoning by-law amendment application for 6158 Rideau Valley Drive.

If you have any questions, please contact us.

Yours truly,

**NOVATECH**



Lisa Bowley, P. Eng.  
Senior Project Manager  
Land Development Engineering

cc: Millers Group

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121265-SDA	Pre & Post Development Storm Drainage Area Plan	Rev. 1

## 1.0 INTRODUCTION

Novatech has been retained to provide a Conceptual Servicing and Stormwater Management Report for the Millers Group property at 6158 Rideau Valley Drive. This report outlines the stormwater management strategy and site servicing for the property in support of a Minor Zoning By-law amendment application.

It is proposed to bring the existing home-based business on the property into compliance with the requirements of the City of Ottawa's Zoning By-law for home-based businesses. No changes to the current use of the property are proposed by the Minor Zoning By-law Amendment application.

Details of the required Minor Zoning By-law amendment application were discussed with City staff at a pre-consultation meeting held November 2, 2021. Notes of the meeting are included in **Appendix A**.

### 1.1 Site Location

The site is legally described as Part of Lot 13 Concession Broken Front AKA Concession 'A' Broken Front in the Geographic Township of North Gower now City of Ottawa. The site is located at 6158 Rideau Valley Drive. Refer to **Figure 1 – Key Plan** for the site location.

The total area of the property is 60.89 hectares in size, however only a small portion of the front of the property, approximately 5.45 hectares, that fronts onto Rideau Valley Drive, is considered for the Minor Zoning By-law amendment. The limits of the subject property for the purposes of this report are indicated on **Figure 2- Site Context Plan**.

The balance of the property is used for agricultural purposes.

### 1.2 Reference Documents

This report should be read in conjunction with the following reference documents:

- Environmental Impact Statement, prepared by Gemtec
- Hydrogeological and Terrain Analysis report prepared by Gemtec
- Geotechnical Investigation report prepared by Gemtec

### 1.3 Existing Conditions

The current landowner purchased the property in 1991. Based on discussions with the owner, the development of the site home-based businesses began in 2002. For the purposes of this report the pre-development conditions are assumed to be the conditions in 2002. Refer to **Figure 3 – Pre-Development Conditions (2002)**. This plan within aerial imagery shows one 4-bedroom house and several outbuildings.

The subject property is currently used for agriculture and has been developed to accommodate a trucking and excavation home-based business, a snow removal home-based business, an on-farm diversified retail store, greenhouses, and accessory buildings, which led to the requirement for the Minor Zoning by-law amendment. For the purposes of this report the current site conditions are assumed to be the conditions in 2023, the date of the topographic survey, see below. The current site conditions are shown in **Figure 4 – Post-Development Conditions (2023)**. These features are expected to remain. No changes have been made to the site since the 2023 survey.

The property was surveyed in 2023. The current site features are detailed on the Existing Conditions Plan (**121265-EXC**).

### **Property Access**

The property is accessed from Rideau Valley Drive by a shared 6.0m wide gravel laneway. The laneway provides access to 6158 Rideau Valley Drive as well as 6168 Rideau Valley Drive. The owner of 6158 Rideau Valley Drive uses the driveway for both residential and home-based business purposes. The homeowner of 6168 uses the driveway as a residential access only.

### **Existing Services**

Two wells service the property. Well No.1 is located near the residential dwelling. This well services the domestic water demands of this existing dwelling and the 2-storey storage shed which has a 3-piece bathroom for seasonal workers. Well No. 2 is located south of the workshop building. This well provides water for washing and cleaning of farm vehicles/equipment.

The property is serviced by two septic systems. Septic tanks/bed No.1 is located by the existing residential dwelling and provides domestic sewage treatment and disposal for the house. Septic tank No.2 services the 2-storey storage shed and provides domestic sewage treatment and disposal for the seasonal workers. The location of this second septic system is in the gravel area north of the workshop building.

The workshop building has an oil and grit separator within an internal trench drain. The trench drain outlets to the surface, west of the workshop.

Sewage demands for the retail store employees and customers are provided by portable toilets.

The locations of the existing services are shown on the Existing Conditions Plan (**121265-EXC**).

## **2.0 CONCEPTUAL SERVICING AND GRADING**

This site is located outside the City of Ottawa urban boundary. Municipal services are not proposed or anticipated for the subject property as the closest municipal services are in the village of Manotick, approximately 4km west of the subject property.

The site is serviced by private wells and septic systems as described above.

The total drainage area for the purposes of this report is 6.0 hectares as depicted on Pre & Post Development Storm Drainage Area plan (**121265-SDA**). Approximately half of this area (2.72ha) flows overland to the east and is collected by the roadside ditch on Rideau Valley Drive. The remainder of the area (3.28ha) flows overland to the west and is collected by the McIntyre-Scoobie Municipal Drain. There are no proposed changes to the current grading and drainage patterns.

Refer to the Grading Plan & Erosion and Sediment Control Plan (**121265-GR**) for details.

### **3.0 CONCEPTUAL STORMWATER MANAGEMENT**

For the purposes of this report the pre-development conditions are assumed to be the conditions in 2002, and the post-development conditions are assumed to be the current site conditions as surveyed in 2023.

Pre-development and post-development drainage areas were developed to assess the stormwater management design criteria for the subject property. The overall drainage patterns are unchanged from the pre-development conditions, including external drainage patterns onto and off the site in the post-development condition.

Refer to Pre & Post Development Storm Drainage Area plan (**121265-SDA**).

#### **3.1 Stormwater Management Criteria**

The following stormwater management criteria is proposed:

Stormwater Quantity: Stormwater peak flows are to be controlled to pre-development levels for all storms up to and including the 1:100 year event.

Stormwater Quality: Implementation of lot level and conveyance Best Management Practices.

Erosion & Sediment Control: Provide guidelines for site preparation and construction.

#### **3.2 Stormwater Quantity Control**

##### **Pre-Development**

Under pre-development conditions (2002), the stormwater runoff for the 6.0-hectare drainage area is split, approximately 2.72 hectares flows east and approximately 3.28 hectares flows west. The drainage areas consist of mostly grassed area and crops, with some buildings and gravel laneways. The existing drainage patterns are described below.

- Stormwater runoff from the east portion of the site sheet drains to the roadside ditch at Rideau Valley Drive, which flows south towards the Rideau River.

- Stormwater runoff from the west area sheet drains to a shallow ditch, which outlets to the McIntyre-Scoobie Municipal Drain. The McIntyre-Scoobie Municipal Drain flows south and outlets to the Rideau River approximately 2km to the south.

### **Peak Flows**

Peak flows were estimated using the Modified Rational Method. Supporting calculations are provided in **Appendix B**.

### **Pre-Development vs. Post-Development Peak Flows**

Outlet Location	Drainage Area (ha)		Peak Flow (L/s)					
			2-year		5-year		100-year	
	PRE	POST	PRE	POST	PRE	POST	PRE	POST
Area 1: Rideau Valley Drive	2.72	2.72	139.4	238.1	189.1	323.0	397.1	641.7
Area 2: McIntyre-Scoobie Municipal Drain	3.28	3.28	217.1	308.1	294.5	418.0	596.9	831.5

### **Storage Requirements**

There are no changes to the existing drainage patterns (2002) in the post-development conditions (2023). However, runoff has increased due to the expanded hard surface areas (gravel access roads and additional buildings). Therefore, stormwater detention would be required.

Storage requirements were calculated using the Modified Rational Method. To control 100-year post-development flows to the 100-year pre-development rate, storage would be provided in the proposed grassed swales. Calculated storage volumes are outlined below.

Outlet Location	Storage Required	Storage Provided
Area 1: Rideau Valley Drive	147m <sup>3</sup>	150m <sup>3</sup>
Area 2: McIntyre-Scoobie Municipal Drain	160m <sup>3</sup>	190m <sup>3</sup>

The stormwater management storage would be provided by two linear dry detention ponds located as follows

- Area 1: West of Rideau Valley Drive roadside ditch
- Area 2: East of McIntyre-Scoobie Municipal Drain

Refer to the Grading Plan & Erosion and Sediment Control Plan (**121265-GR**) for details.

Detailed stormwater management calculations are provided in **Appendix B**.



## **Flow Control Structures**

Flow control structures are proposed for both the outlet to Rideau Valley Drive roadside ditch and to the McIntyre-Scoobie Municipal Drain, from the grassed storage areas. The flow control structures would be designed to control the post-development stormwater peak flows to the pre-development condition.

### **3.3 Stormwater Quality Control**

Best Management Practices (BMPs) would be implemented including:

- Overall site drainage patterns would remain the same.
- Surface drainage via grassed swales.
- Swales at minimal slopes.
- The existing landscape would be maintained where possible to minimize erosion and sediment transport.

### **3.4 Erosion and Sediment Control**

Erosion and sediment control measures would be implemented prior to, during and after construction of the stormwater detention areas in accordance with the “Guidelines on Erosion and Sediment Control for Urban Construction Sites” (Government of Ontario, May 1987).

## **4.0 CONCLUSIONS**

### **Conceptual Servicing and Grading**

- The site is serviced by private wells and septic systems.
- The total drainage area for the purposes of this report is 6.0 hectares. Approximately half of the area flows overland to the east and is collected by the roadside ditch on Rideau Valley Drive and the remainder of the area flows overland to the west and is collected by the McIntyre-Scoobie Municipal Drain. There are no proposed changes to the current grading and drainage patterns.

### **Quantity Control**

- Quantity control measures would be implemented to reduce post-development peak flows to pre-development levels for storm events ranging from the 1:5 year to the 1:100 year event.
- Quantity control storage would be provided in grassed swales with flow control structures.

### **Quality Control**

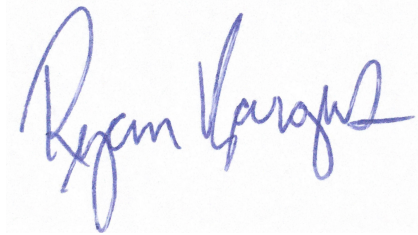
- Quality control measures would be Implementation of lot level and conveyance Best Management Practices.

Erosion and Sediment Control

- Erosion and sediment control would be implemented prior to, during and after construction.

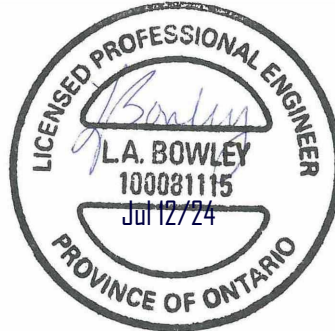
**NOVATECH**

Prepared By:

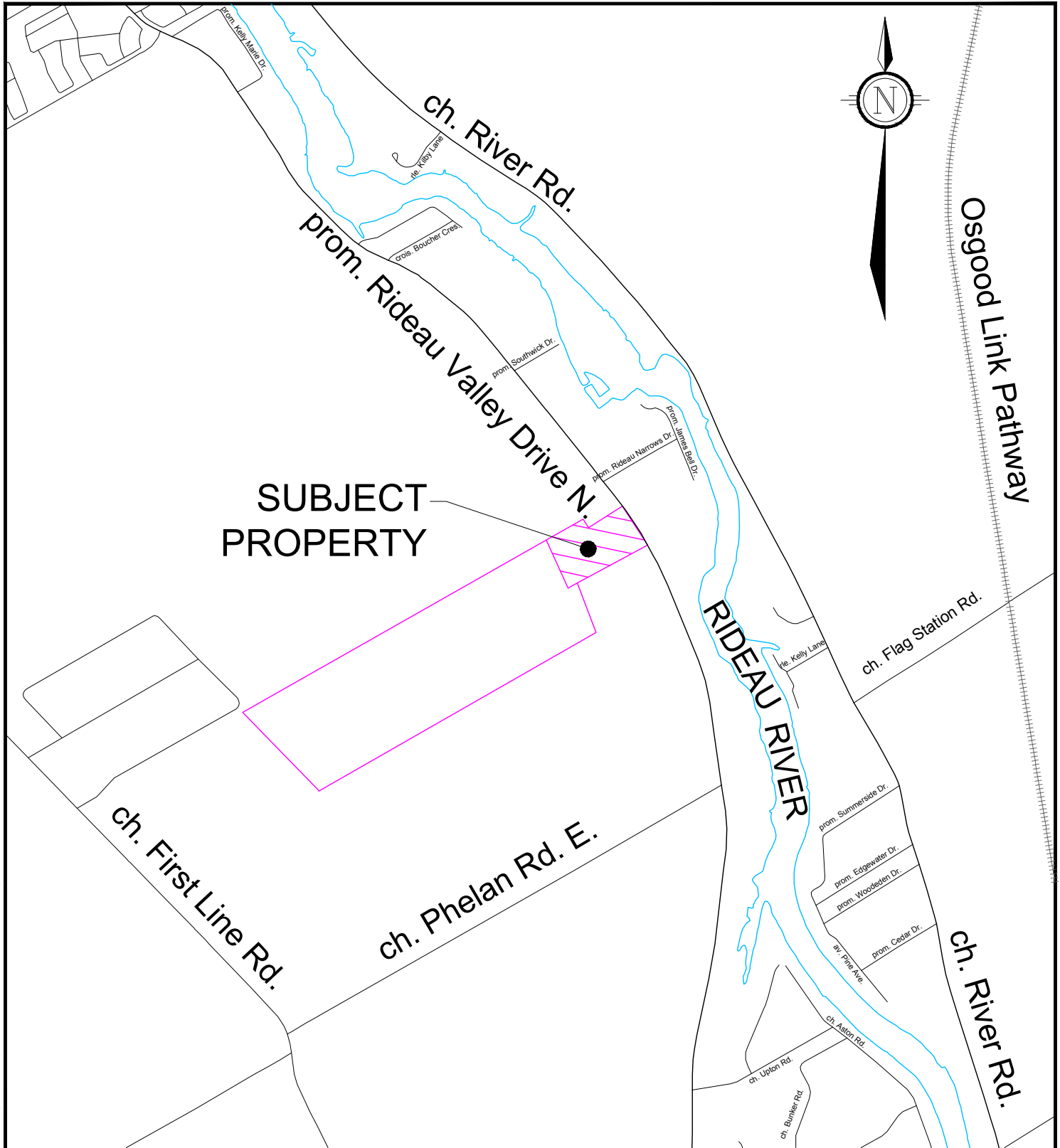


Ryan Kargus, C Tech.  
Design Technologist  
Land Development Engineering

Reviewed by:



Lisa Bowley, P Eng.  
Senior Project Manager  
Land Development Engineering



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6158 RIDEAU VALLEY DRIVE

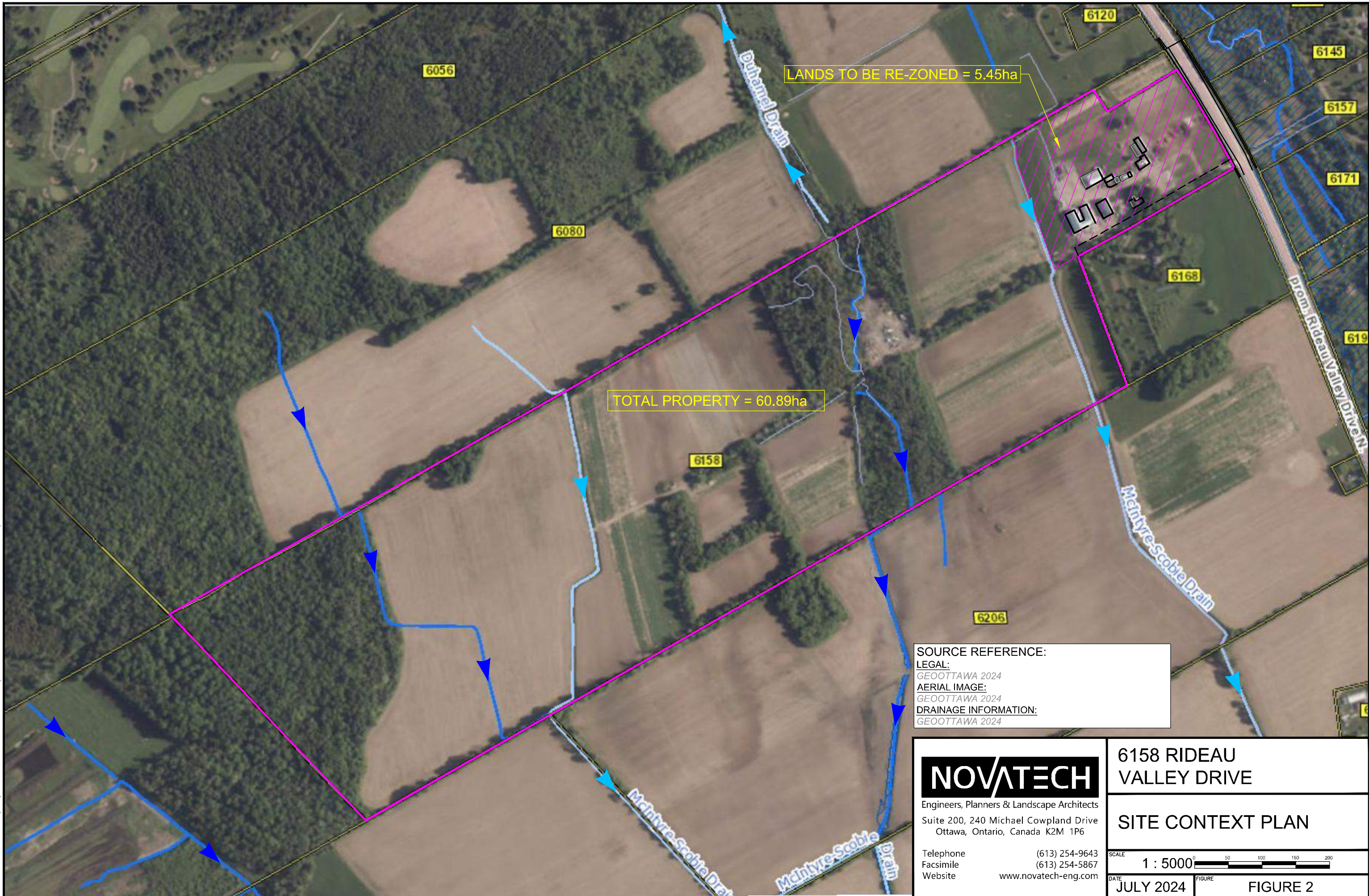
KEY PLAN

DATE JULY 2024

FIGURE FIGURE 1



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LANDS TO BE RE-ZONED = 5.45ha

TOTAL PROPERTY = 60.89ha

SOURCE REFERENCE:  
 LEGAL:  
 GEOOTTAWA 2024  
 AERIAL IMAGE:  
 GEOOTTAWA 2024  
 DRAINAGE INFORMATION:  
 GEOOTTAWA 2024

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6158 RIDEAU VALLEY DRIVE

SITE CONTEXT PLAN

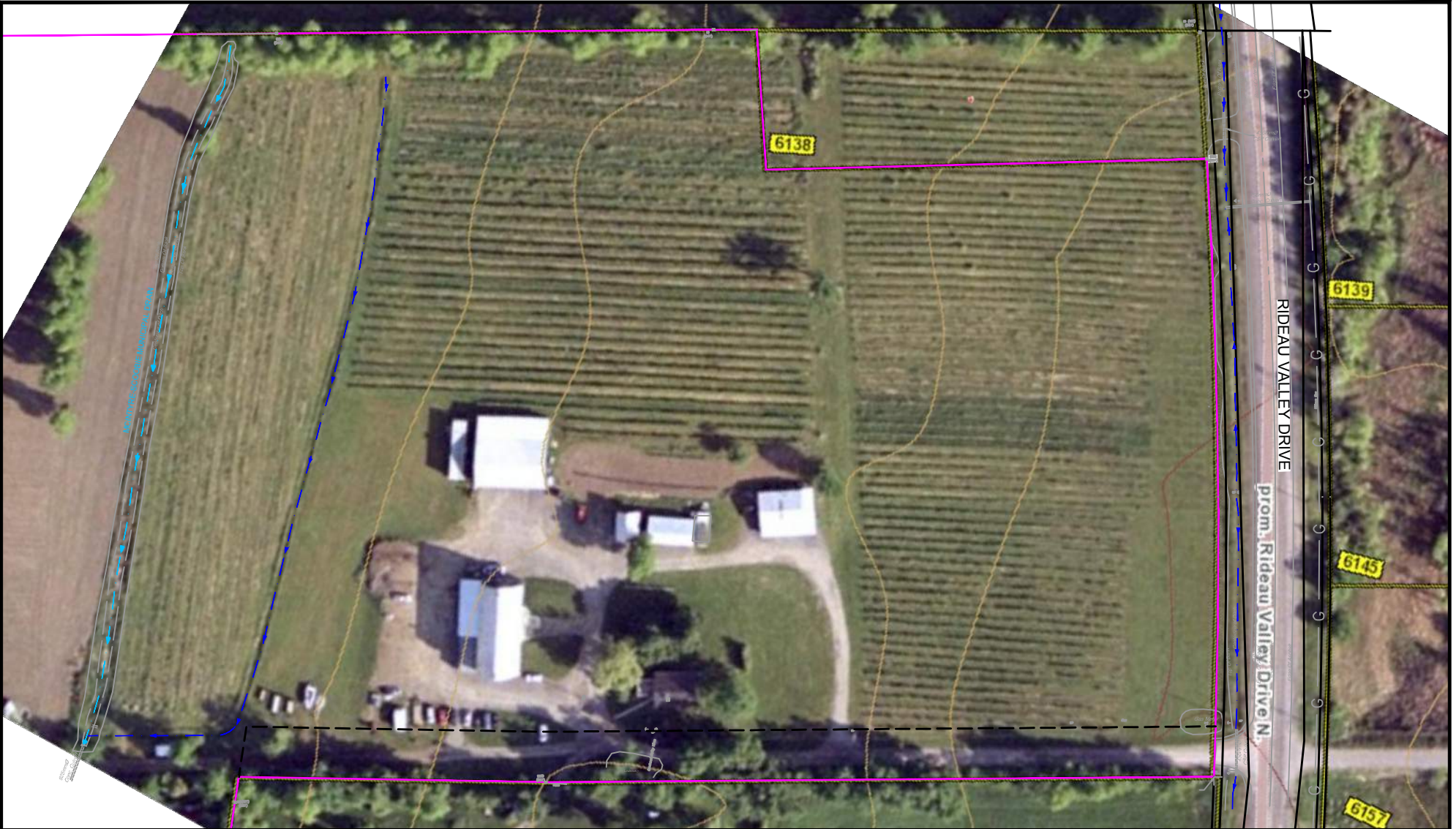
SCALE 1 : 5000

DATE JULY 2024

FIGURE FIGURE 2



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**SOURCE REFERENCE:**  
**LEGAL:** GEOOTTAWA 2024  
**AERIAL IMAGE:** GEOOTTAWA 2024  
**DRAINAGE INFORMATION:** GEOOTTAWA 2024

6158 RIDEAU VALLEY DRIVE

PRE-DEVELOPMENT CONDITIONS (2002)

SCALE N.T.S.

DATE JULY 2024

FIGURE FIGURE 3



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**SOURCE REFERENCE:**

**LEGAL:**  
*GEOOTTAWA 2024*  
**AERIAL IMAGE:**  
*GEOOTTAWA 2024*  
**DRAINAGE INFORMATION:**  
*GEOOTTAWA 2024*

6158 RIDEAU  
 VALLEY DRIVE

POST-DEVELOPMENT  
 CONDITIONS (2023)

SCALE N.T.S.

DATE JULY 2024

FIGURE FIGURE 4

## **Appendix A**

### Correspondence

1. City of Ottawa Pre-Consultation Notes (PC2021-0368), dated November 2, 2021

## 6158 RIDEAU VALLEY DRIVE

<b>Meeting Overview</b>	
Pre-consultation meeting Requested Follow-up Information	November 2, 2021 2pm  December 24, 2021
City Departments and Agencies who may have an interest:	Planner and File Lead: Jeff Ostafichuk Project Manager: Brian Morgan Environmental Planner: Matthew Hayley Rideau Valley Conservation Authority: Eric Lalande Transportation Engineer: Josiane Gervais Hydrogeology: Tessa Di Iorio
Owner:	Suzanne & Ronald Miller Tel: 613.692.2380 Email: <a href="mailto:office@millersfarm.ca">office@millersfarm.ca</a>
Applicant:	Novatech c/o Taylor West Tel: 613.254.9643 Email: <a href="mailto:t.west@novatech-eng.com">t.west@novatech-eng.com</a>  Murray Chown <a href="mailto:m.chown@novatech-eng.com">m.chown@novatech-eng.com</a>
Project Description:	The applicant wishes to permit a trucking business and landscape material outlet as an agricultural-related industrial/commercial use on site.
<a href="#">PC2021-0368</a>	
<b>Subject Site Overview</b>	
Site Address/ Location:	6158 Rideau Valley Dr; Concession A Lot 13, Ward 21
Current/ Previous Site Use:	Agriculture, ag-related (from google maps: market, garden centre, mulch, and gravel sales)
Lot Area:	60.9ha
Method of Servicing:	Private well and septic system and ditches
Environmental Site Conditions:	<ul style="list-style-type: none"> <li>- Natural Heritage along rear of property</li> <li>- Unevaluated wetlands across property near zone limit</li> <li>- Multiple watercourses through property</li> </ul>
<b>Policy</b>	
Zoning:	AG & AG[147r]
Official Plan Designation:	Agricultural Resource Area
NEW Official Plan:	Agricultural Resource Area
<b>What we Know</b>	
<p>Information provided by Consultant:</p> <p>The trucking business was originally part of the agricultural operations on the Subject Site. The trucks include 7 tractor trailers, 2 triaxle dump trucks, 1 straight truck, 2 backhoes and shovels. The trucking business has various trailers for the trucks which include dump trailers, flat beds, belly dumps and a float. The trucks were originally (and still are) used to haul beans, corn, and straw for the agricultural operations on the Subject Site. The vehicles were eventually used for agricultural purposes serving other farms in the immediate area. The “trucking use” on the Subject Property has since expanded, originally starting as a way to keep the trucks from standing idle in the off seasons. The trucking use now consists of</p>	



## 6158 RIDEAU VALLEY DRIVE

hauling for aggregate and soils, and snow removal in the winter months. The trucking business also plows snow. Similar to the trucks used for agriculture, this use originated from on-site snow clearing, and expanded to a few local contracts. The trucking business is operated by a resident of the farm, and is a home-based business. This home based-business is secondary to the farm. It is estimated that the trucking business takes up 500m<sup>2</sup> of area, or roughly 0.1% of the lot area.

Our understanding is that the trucking business requires the following relief:

- Pursuant to subsections 127(1) and 128(1), home-based businesses may not become a nuisance because of noise, odour, dust, fumes, vibration, radiation, glare, traffic, or parking generated.
- Pursuant to subsections 127(8) and 128(1), Home-based businesses must not involve the use of the premises as a dispatching office or supply depot.
- Pursuant to subsection 128(2), a maximum of three on-site employees are permitted that are not residents of the Subject Property.
- Pursuant to subsection 126(1), no more than three heavy vehicles of any type are permitted to be parked on a lot within the Agricultural Zone
- Pursuant to subsection 128(10), a maximum area of 100 sqm is permitted for outdoor storage associated with a home-based business.

The excavation business is the landscaping supply business. The business involves the sale of landscaping material including soil, mulch and gravel. The material is stockpiled in mounds toward the front of the Subject Property where it is sold to customers. Soil is also bagged on the Subject Property and shipped on trucks. Please note that the landscaping business is a seasonal use, with the majority of the business taking place in April and May. The excavation business is operated by a resident of the farm, and is a home-based business. This home based-business is secondary to the farm. It is estimated that the landscaping supply business takes up 300m<sup>2</sup> of area, or roughly 0.05% of the lot area.

Our understanding is that the excavation business requires the following relief:

- Pursuant to subsection 127(12) and 128(1), a home-based business may not sell any item or material that is not produced on the premises (unless it is done through telemarketing or by mail-order).
- Pursuant to subsection 128(8), sale areas are not permitted outside of the dwelling unit or accessory buildings. Outdoor sales are therefore prohibited.
- Pursuant to subsection 128(10), a maximum area of 100 sqm is permitted for outdoor storage associated with a home-based business.

The other uses of the property include farming, greenhouse farming, craft shop (permitted under the provisions of exception 147r), and seasonal activities associated with the farm, such as tractor rides. The site also has indoor storage of boats and cars within the barns. It is our understanding that the indoor storage of boats and cars is a legally non-complying use.

The site was originally Zoned A1 (Restricted Rural Zone) and A2 (General Rural Area) in the Township of Rideau Zoning By-law 84-77. The A1 zone applied to the portion of the property that is now subject to the 147r exception. In January of 2003, an application for zoning

## 6158 RIDEAU VALLEY DRIVE

<p>amendment was filed in order to permit the additional uses of indoor and outdoor storage, and a gift shop.</p> <p>The Zoning By-law amendment affected the portion of the Subject Property zoned A1 to a site-specific A1-8 zone. The A1-8 zone permitted the additional non-residential uses of a craft shop, limited to 115 sqm, and a rural home occupation.</p>	
<b>Next Steps</b>	
Anticipated Applications required:	Rezoning
Anticipated required Studies/Plans:	<ul style="list-style-type: none"> <li>- Grade control and drainage plan</li> <li>- Transportation impact assessment</li> <li>- Stormwater management report</li> <li>- Geotechnical Study</li> <li>- Groundwater Impact study</li> <li>- Assessment of Adequacy of Servicing/Site Service Brief</li> <li>- Erosion and sediment control plan</li> <li>- Hydrogeological and terrain analysis</li> <li>- Noise/ Vibration study</li> <li>- Phase 1 ESA</li> <li>- Survey plan</li> <li>- Environmental Impact Statement</li> <li>- Planning Rationale</li> <li>- Concept Plan detailing all structures, private services, water courses, natural features and their setbacks.</li> </ul>

### Special Notes

#### Engineering

For the “Assessment of adequacy of existing servicing” report, in terms of the water (well) and wastewater (septic). The applicant should be aware that if the ‘Adequacy of existing servicing’ report identifies that additional water is needed for the proposed uses compared to existing uses, or there is a need to increase the septic sizing, then a Hydrogeological and Terrain Analysis (HGTA) Report will be needed to support the zoning application. Note that the HGTA Guidelines identify that any change in land used (through OPA or zoning) must be viable and sustainable from a servicing perspective. If a HGTA report is required (due to change in existing use), then technical pre-consultation is recommended to appropriately scope the study.

With some uncertainty about the proposed uses. I.e. will there be vehicle servicing or washing on site. These issues should be clearly identified in the “Assessment of adequacy of existing servicing” report, since it may impact the water and wastewater requirements. In addition, if there will be vehicle washing or vehicle servicing onsite, then washwater and servicing areas must be appropriately managed such that they do not contaminate the supply aquifer; a hydrogeologic impact assessment would be needed (to be included in the HGTA Report) and should reference the stormwater management report.

## 6158 RIDEAU VALLEY DRIVE

### Environmental

If the rezoning is for the entire property, then there may natural features within the wooded areas and along some of the watercourses/surface water features in the rear yard. There are no triggers for an Environmental Impact Statement to support this application to rezone the site as there are limited environmental features on the property adjacent to the home/barn (as illustrated in the concept plan provided). If a rezoning for the entire property is submitted, then an EIS is required to identify the natural features and assess the impact proposed uses on those features. If the rezoning is limited to the area illustrated in the concept plan then an EIS is not required.

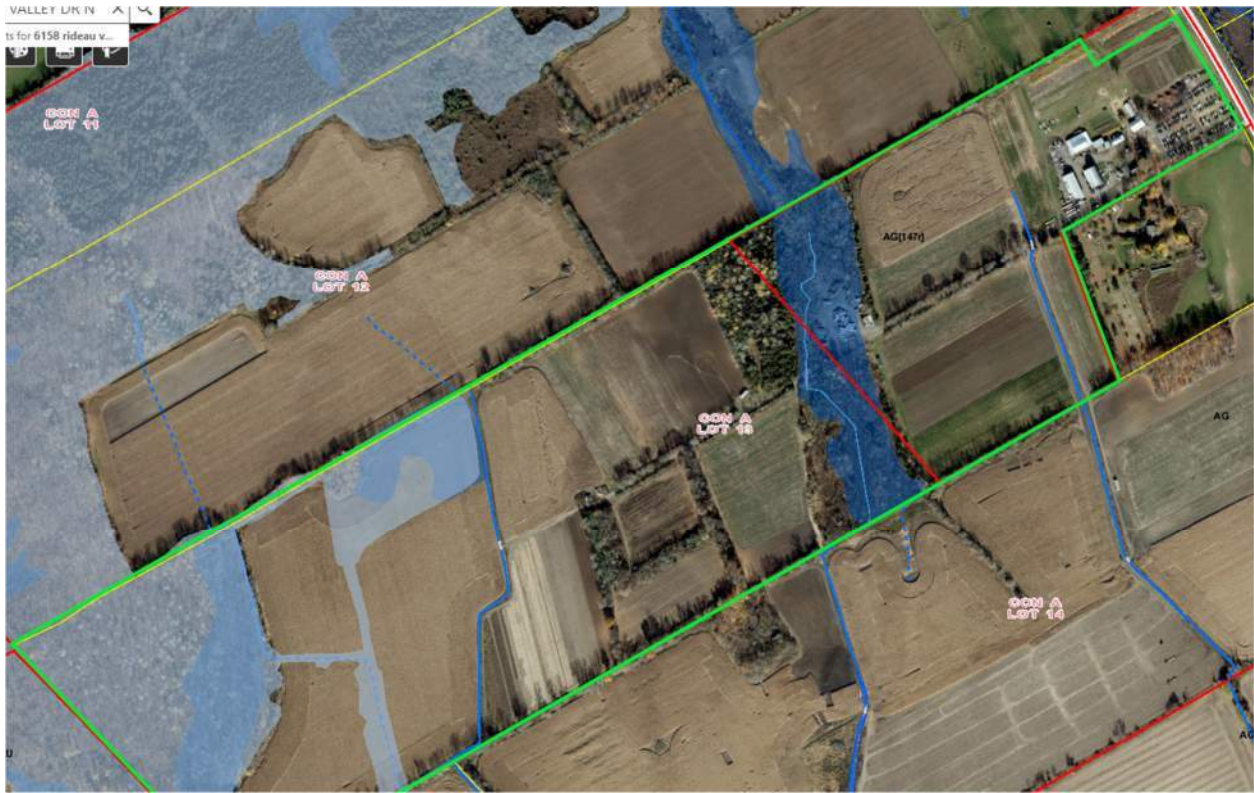
Additionally as discussed at the pre-application consultation meeting, any structures and servicing should respect the setbacks to the surface water features.

### Conservation Authority

Maintain the required 30m setback from all watercourses on the subject property. Alterations to a watercourse, including culverts, require written permission from the RVCA. There is an interest to be involved in review as it relates to potential wetlands on the property, however as they are not regulated at present, any review would be in support of the City of Ottawa's Application review process.

# 6158 RIDEAU VALLEY DRIVE

## Site Map



## 6158 RIDEAU VALLEY DRIVE

### Zoning Provisions

**Agriculture-related use** means those farm-related uses that are intended to provide direct products and/or services to farm operations as a primary activity, are compatible with local farm operations, and are limited to:

- non-accessory storage of farm products and farm related machinery;
- sorting or packing of farm products

**Agricultural use** means the cultivation of the soil to produce crops and the raising of farm animals, and without limiting the generality of the foregoing includes:

- a. the growing of crops;
- b. nurseries, greenhouses, market gardens, orchards, vineyards, agro-forestry operations and maple syrup production;
- c. the keeping and raising of livestock, fowl, fish, bees or fur or wool bearing animals;
- d. farm-based home industry involving the production of value-added or value-retained products from produce grown or raised on-site;
- e. a farm produce outlet selling agricultural products produced on the premises.

**Garden centre** means an outdoor or indoor area used primarily for the display and retail sales of plants, gardening and landscaping supplies and equipment.

**Home-based business** means one or more businesses operated by a resident as secondary and subordinate uses to a residence or farm, and includes a home-based day care

**On-farm diversified use** means a use that is ancillary to the principal agricultural use of a property, and includes but is not limited to educational displays, veterinary clinic, restaurant, bakery, retail store, retail food store, micro-brewery, micro-distillery, place of assembly, solar installations, agri-tourism uses, uses that produce value-added agricultural products, and agriculture-related uses.

**Storage yard** means land used for outdoor storage, including:

- a. the storage of vehicles, including an automobile salvage operation or scrap yard;
- b. the storage of road maintenance material such as gravel or sand;
- c. the storage of construction, building or landscaping material; and
- d. the storage of heavy vehicles or construction equipment, and includes an accessory maintenance garage used for the service and repair of the stored vehicles and equipment



**6158 RIDEAU VALLEY DRIVE****79A – On-farm Diversified Uses**

- 1) on-farm diversified uses are subject to the following provisions
  - a. An on-farm diversified use is permitted if the principal use of the lot is agricultural;
  - b. On-farm diversified uses are limited to 2% of the total lot area, to a maximum of 1 hectare;
  - c. the area of on-farm diversified uses on a lot includes:
    - i. The total area of buildings, structures and outdoor storage associated with home-based businesses, and
    - ii. The total area of buildings and structures built after November 8, 2017 associated with the on-farm diversified use, and
      1. 50% of the area of buildings or structures built prior to November 8, 2017 that have been converted to an on-farm diversified use, and
    - iii. The area of laneways and septic systems that were developed on or after November 8, 2017, and
    - iv. Parking areas, outdoor storage areas, and landscaped areas that are associated with an on-farm diversified use, and
    - v. Despite the above, the area of agri-tourism uses associated with activities such as wagon rides or corn mazes on lands producing harvestable crops are not included in the area calculations;
  - d. The total floor area occupied by on-farm diversified uses may not exceed 20% of the total land area permitted for on-farm diversified uses on the lot, to a maximum of 600 square metres (except where otherwise stated), and;
    - i. The total floor area occupied by on-farm diversified uses, limited to place of assembly, instructional facility and restaurant uses, whether located in new or existing buildings, may not exceed 150 square metres;
    - ii. The total cumulative floor area of all on-farm diversified uses on a lot may not exceed 600 square metres, with a maximum of 300 square metres for floor area built after November 8, 2017;
    - iii. Floor area used for processing that may incorporate inputs grown off-site does not need to be counted towards the maximum total floor area and is subject only to the maximum areas under b) above.
  - e. Any outdoor storage or parking areas associated with an on-farm diversified use must be screened from view from a public street or a residential use on an abutting lot.
  - f. Outdoor storage areas and parking areas associated with an on-farm diversified use must not be located within 10 metres of any lot line.
  - g. Maximum number of heavy vehicles, including recreational vehicles, associated with an on-farm diversified use: 3
  - h. Required parking is as identified under Table 101 for the use proposed.
  - i. Every effort should be made to cluster on-farm diversified uses, make use of existing laneways, and locate on areas of poorer soil.

## 6158 RIDEAU VALLEY DRIVE

### 79B – Agriculture- related uses

- 1) Agriculture-related uses are subject to the following provisions:
  - a) The maximum combined area of all agriculture-related uses and on-farm diversified uses on a lot is 1 hectare;
  - b) The minimum lot area for an agriculture-related use is as per the zone;
  - c) If there is more than one agriculture-related use or on-farm diversified use on a lot, the combined area of all agriculture-related and on-farm diversified uses is included in the total;
  - d) The maximum area of agriculture-related uses includes any buildings, structures, outdoor storage areas, parking areas, and well and septic systems that are associated with the use.

### Agricultural Zone

#### Permitted Uses:

- Agricultural use
- Agricultural-related use
- Home-based business
- On-farm diversified use

Zoning Mechanisms	Agricultural use	Other uses
Min lot width	90m	30m
Min lot area	36ha	0.2ha
Front yard setback	10m 6m from farm produce outlet of GFA 28m <sup>2</sup> or less	10m
Rear yard setback	10m	10m
Interior side yard setback	5m	5m
Max height	12m	12m
Max lot coverage	20%	20%

### AG[147r]

Additional permitted uses: retail store limited to a craft shop

Provisions: retail store limited to a max size of 155m<sup>2</sup>

## 6158 RIDEAU VALLEY DRIVE

### New Official Plan Policies

#### 9.1 Agricultural Resource Area

2.1. On lands designated as Agricultural Resource Area, a variety of types, and intensities of agricultural uses and normal farm practices are permitted and shall be consistent with Provincial guidelines related to uses and practices in prime agricultural areas.

2.2. On-farm diversified uses and agricultural-related uses that are **compatible with and do not hinder** surrounding agricultural operations and permitted subject to limitations on size, scale and location on the property as determined by the Zoning By-law. A **Zoning By-law Amendment is required for any increase to the permitted size** of an on-farm diversified use or agriculture-related use.



## 6158 RIDEAU VALLEY DRIVE

### Planning Comments

To conclude, based on the information currently before City, staff cannot support a zoning by-law application to recognize the uses currently not in conformity to the Official Plan and Zoning by-law.

The requested plans and studies identified in our summary are required to support the application to amend the zoning by-law should your client choose to proceed. A recommendation will be made based on the supporting documents, more specifically the planning rationale.

## **Appendix B**

### Stormwater Management Calculations

**Area 1 - Rideau Valley Drive**

**Pre-Development Runoff Coefficient "C"**

Area	Surface	Ha	"C"	C <sub>avg</sub>	*C <sub>100</sub>
Total	Hard	0.16	0.90	0.24	0.29
2.72	Soft	2.56	0.20		

Runoff Coefficient Equation

$$C = (A_{\text{hard}} \times 0.9 + A_{\text{soft}} \times 0.2) / A_{\text{Tot}}$$

$$*C = (A_{\text{hard}} \times 1.0 + A_{\text{soft}} \times 0.25) / A_{\text{Tot}}$$

\* Runoff Coefficient increases by 25% up to a maximum value of 1.00 for the 100-year event

**Pre-Development (uncontrolled)**

Outlet Options	Area (ha)	Q <sub>2 Year</sub> (L/s)	Q <sub>5 Year</sub> (L/s)	Q <sub>100 Year</sub> (L/s)
Rideau Valley Drive	2.72	139.4	189.1	397.1

Time of Concentration	T <sub>c</sub> =	10	min
Rainfall Intensity (2 Year Event)	I <sub>2</sub> =	76.81	mm/hr
Rainfall Intensity (5 Year Event)	I <sub>5</sub> =	104.19	mm/hr
Rainfall Intensity (10 Year Event)	I <sub>10</sub> =	122.14	mm/hr
Rainfall Intensity (25 Year Event)	I <sub>25</sub> =	144.69	mm/hr
Rainfall Intensity (50 Year Event)	I <sub>50</sub> =	161.47	mm/hr
Rainfall Intensity (100 Year Event)	I <sub>100</sub> =	178.56	mm/hr

$$100 \text{ year Intensity} = 1735.688 / (\text{Time in min} + 6.014)^{0.820}$$

$$10 \text{ year Intensity} = 1174.184 / (\text{Time in min} + 6.014)^{0.816}$$

$$5 \text{ year Intensity} = 998.071 / (\text{Time in min} + 6.053)^{0.814}$$

$$2 \text{ year Intensity} = 732.951 / (\text{Time in min} + 6.199)^{0.810}$$

For 25 year storms add 10% to C value  
 For 50 year storms add 20% to C value  
 For 100 year storms add 25% to C value

**Area 1 - Rideau Valley Drive**

**Post-Development Runoff Coefficient "C"**

Area	Surface	Ha	"C"	C <sub>avg</sub>	*C <sub>100</sub>
Total	Hard	0.82	0.90	0.41	0.48
2.72	Soft	1.90	0.20		

Runoff Coefficient Equation

$$C = (A_{\text{hard}} \times 0.9 + A_{\text{soft}} \times 0.2) / A_{\text{Tot}}$$

$$*C = (A_{\text{hard}} \times 1.0 + A_{\text{soft}} \times 0.25) / A_{\text{Tot}}$$

\* Runoff Coefficient increases by 25% up to a maximum value of 1.00 for the 100-year event

**Post-Development (uncontrolled)**

Outlet Options	Area (ha)	Q <sub>2 Year</sub> (L/s)	Q <sub>5 Year</sub> (L/s)	Q <sub>100 Year</sub> (L/s)
Rideau Valley Drive	2.72	238.1	323.0	641.7

Time of Concentration	T <sub>c</sub> =	10	min
Rainfall Intensity (2 Year Event)	I <sub>2</sub> =	76.81	mm/hr
Rainfall Intensity (5 Year Event)	I <sub>5</sub> =	104.19	mm/hr
Rainfall Intensity (10 Year Event)	I <sub>10</sub> =	122.14	mm/hr
Rainfall Intensity (25 Year Event)	I <sub>25</sub> =	144.69	mm/hr
Rainfall Intensity (50 Year Event)	I <sub>50</sub> =	161.47	mm/hr
Rainfall Intensity (100 Year Event)	I <sub>100</sub> =	178.56	mm/hr

$$100 \text{ year Intensity} = 1735.688 / (\text{Time in min} + 6.014)^{0.820}$$

$$10 \text{ year Intensity} = 1174.184 / (\text{Time in min} + 6.014)^{0.816}$$

$$5 \text{ year Intensity} = 998.071 / (\text{Time in min} + 6.053)^{0.814}$$

$$2 \text{ year Intensity} = 732.951 / (\text{Time in min} + 6.199)^{0.810}$$

For 25 year storms add 10% to C value

For 50 year storms add 20% to C value

For 100 year storms add 25% to C value

**Area 1 - Rideau Valley Drive**

**QUANTITY STORAGE REQUIREMENT - 2 YEAR**

2.72 =Area (ha)  
 0.41 = C

Return Period	Time (min)	Intensity (mm/hr)	Flow Q (L/s)	Allowable Runoff (L/s)	Net Flow to be Stored (L/s)	Storage Req'd (m <sup>3</sup> )
2 YEAR	0	167.22	518.43	139.4	379.03	0.00
	5	103.57	321.10	139.4	181.70	54.51
	<b>10</b>	<b>76.81</b>	<b>238.12</b>	<b>139.4</b>	<b>98.72</b>	<b>59.23</b>
	15	61.77	191.49	139.4	52.09	46.89

**QUANTITY STORAGE REQUIREMENT - 5 YEAR**

2.72 =Area (ha)  
 0.41 = C

Return Period	Time (min)	Intensity (mm/hr)	Flow Q (L/s)	Allowable Runoff (L/s)	Net Flow to be Stored (L/s)	Storage Req'd (m <sup>3</sup> )
5 YEAR	0	230.48	714.55	189.1	525.45	0.00
	5	141.18	437.69	189.1	248.59	74.58
	<b>10</b>	<b>104.19</b>	<b>323.03</b>	<b>189.1</b>	<b>133.93</b>	<b>80.36</b>
	15	83.56	259.05	189.1	69.95	62.95

**QUANTITY STORAGE REQUIREMENT - 100 YEAR**

2.72 =Area (ha)  
 0.48 = C

Return Period	Time (min)	Intensity (mm/hr)	Flow Q (L/s)	Allowable Runoff (L/s)	Net Flow to be Stored (L/s)	Storage Req'd (m <sup>3</sup> )
100 YEAR	0	398.62	1432.57	397.1	1035.47	0.00
	5	242.70	872.24	397.1	475.14	142.54
	<b>10</b>	<b>178.56</b>	<b>641.71</b>	<b>397.1</b>	<b>244.61</b>	<b>146.77</b>
	15	142.89	513.54	397.1	116.44	104.80

**Area 2 - McIntyre-Scoobie Drain**

**Pre-Development Runoff Coefficient "C"**

Area	Surface	Ha	"C"	C <sub>avg</sub>	*C <sub>100</sub>
Total	Hard	0.51	0.90	0.31	0.37
3.28	Soft	2.77	0.20		

Runoff Coefficient Equation

$$C = (A_{\text{hard}} \times 0.9 + A_{\text{soft}} \times 0.2) / A_{\text{Tot}}$$

$$*C = (A_{\text{hard}} \times 1.0 + A_{\text{soft}} \times 0.25) / A_{\text{Tot}}$$

\* Runoff Coefficient increases by 25% up to a maximum value of 1.00 for the 100-year event

**Pre-Development (uncontrolled)**

Outlet Options	Area (ha)	Q <sub>2 Year</sub> (L/s)	Q <sub>5 Year</sub> (L/s)	Q <sub>100 Year</sub> (L/s)
McIntyre-Scoobie Drain	3.28	217.1	294.5	596.9

Time of Concentration	T <sub>c</sub> =	10	min
Rainfall Intensity (2 Year Event)	I <sub>2</sub> =	76.81	mm/hr
Rainfall Intensity (5 Year Event)	I <sub>5</sub> =	104.19	mm/hr
Rainfall Intensity (10 Year Event)	I <sub>10</sub> =	122.14	mm/hr
Rainfall Intensity (25 Year Event)	I <sub>25</sub> =	144.69	mm/hr
Rainfall Intensity (50 Year Event)	I <sub>50</sub> =	161.47	mm/hr
Rainfall Intensity (100 Year Event)	I <sub>100</sub> =	178.56	mm/hr

100 year Intensity =  $1735.688 / (\text{Time in min} + 6.014)^{0.820}$   
 10 year Intensity =  $1174.184 / (\text{Time in min} + 6.014)^{0.816}$   
 5 year Intensity =  $998.071 / (\text{Time in min} + 6.053)^{0.814}$   
 2 year Intensity =  $732.951 / (\text{Time in min} + 6.199)^{0.810}$

For 25 year storms add 10% to C value  
 For 50 year storms add 20% to C value  
 For 100 year storms add 25% to C value

**Area 2 - McIntyre-Scoobie Drain**

**Post-Development Runoff Coefficient "C"**

Area	Surface	Ha	"C"	C <sub>avg</sub>	*C <sub>100</sub>
Total	Hard	1.14	0.90	0.44	0.51
3.28	Soft	2.14	0.20		

Runoff Coefficient Equation

$$C = (A_{\text{hard}} \times 0.9 + A_{\text{soft}} \times 0.2) / A_{\text{Tot}}$$

$$*C = (A_{\text{hard}} \times 1.0 + A_{\text{soft}} \times 0.25) / A_{\text{Tot}}$$

\* Runoff Coefficient increases by 25% up to a maximum value of 1.00 for the 100-year event

**Post-Development (uncontrolled)**

Outlet Options	Area (ha)	Q <sub>2 Year</sub> (L/s)	Q <sub>5 Year</sub> (L/s)	Q <sub>100 Year</sub> (L/s)
McIntyre-Scoobie Drain	3.28	308.1	418.0	831.5

Time of Concentration	T <sub>c</sub> =	10	min
Rainfall Intensity (2 Year Event)	I <sub>2</sub> =	76.81	mm/hr
Rainfall Intensity (5 Year Event)	I <sub>5</sub> =	104.19	mm/hr
Rainfall Intensity (10 Year Event)	I <sub>10</sub> =	122.14	mm/hr
Rainfall Intensity (25 Year Event)	I <sub>25</sub> =	144.69	mm/hr
Rainfall Intensity (50 Year Event)	I <sub>50</sub> =	161.47	mm/hr
Rainfall Intensity (100 Year Event)	I <sub>100</sub> =	178.56	mm/hr

100 year Intensity =  $1735.688 / (\text{Time in min} + 6.014)^{0.820}$   
 10 year Intensity =  $1174.184 / (\text{Time in min} + 6.014)^{0.816}$   
 5 year Intensity =  $998.071 / (\text{Time in min} + 6.053)^{0.814}$   
 2 year Intensity =  $732.951 / (\text{Time in min} + 6.199)^{0.810}$

For 25 year storms add 10% to C value  
 For 50 year storms add 20% to C value  
 For 100 year storms add 25% to C value

**Area 2 - McIntyre-Scoobie Drain**

**QUANTITY STORAGE REQUIREMENT - 2 YEAR**

3.28 =Area (ha)  
 0.44 = C

Return Period	Time (min)	Intensity (mm/hr)	Flow Q (L/s)	Allowable Runoff (L/s)	Net Flow to be Stored (L/s)	Storage Req'd (m <sup>3</sup> )
2 YEAR	0	167.22	670.91	217.1	453.81	0.00
	<b>5</b>	<b>103.57</b>	<b>415.54</b>	<b>217.1</b>	<b>198.44</b>	<b>59.53</b>
	10	76.81	308.15	217.1	91.05	54.63
	15	61.77	247.82	217.1	30.72	27.65

**QUANTITY STORAGE REQUIREMENT - 5 YEAR**

3.28 =Area (ha)  
 0.44 = C

Return Period	Time (min)	Intensity (mm/hr)	Flow Q (L/s)	Allowable Runoff (L/s)	Net Flow to be Stored (L/s)	Storage Req'd (m <sup>3</sup> )
5 YEAR	0	230.48	924.72	294.5	630.22	0.00
	<b>5</b>	<b>141.18</b>	<b>566.42</b>	<b>294.5</b>	<b>271.92</b>	<b>81.58</b>
	10	104.19	418.03	294.5	123.53	74.12
	15	83.56	335.24	294.5	40.74	36.67

**QUANTITY STORAGE REQUIREMENT - 100 YEAR**

3.28 =Area (ha)  
 0.51 = C

Return Period	Time (min)	Intensity (mm/hr)	Flow Q (L/s)	Allowable Runoff (L/s)	Net Flow to be Stored (L/s)	Storage Req'd (m <sup>3</sup> )
100 YEAR	0	398.62	1856.17	596.9	1259.27	0.00
	<b>5</b>	<b>242.70</b>	<b>1130.15</b>	<b>596.9</b>	<b>533.25</b>	<b>159.98</b>
	10	178.56	831.46	596.9	234.56	140.74
	15	142.89	665.39	596.9	68.49	61.64

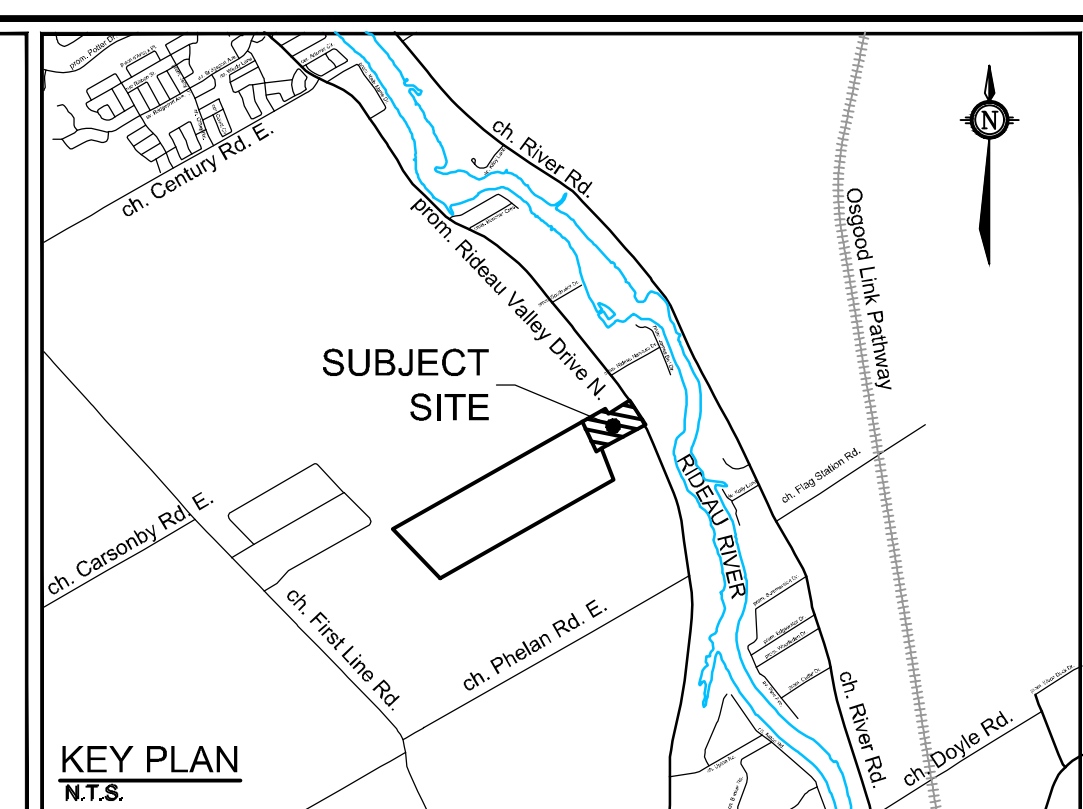


**LEGEND**

---	PROPERTY BOUNDARY
- - - -	INTERIOR PART BOUNDARY
88.82	EXISTING ELEVATION
→	MCINTYRE-SCOOBIE MUNICIPAL DRAIN (GEOOTTAWA)
→	EXISTING DITCH AND DIRECTION OF FLOW
—OH—H—	OVERHEAD HYDRO / UTILITIES
—UH—	UNDERGROUND HYDRO
—G—	UNDERGROUND GAS
—B—	UNDERGROUND BELL
—X—X—	EXISTING FENCE
⊙	EXISTING WELL
▼	EXISTING BUILDING ENTRANCE

NORTH

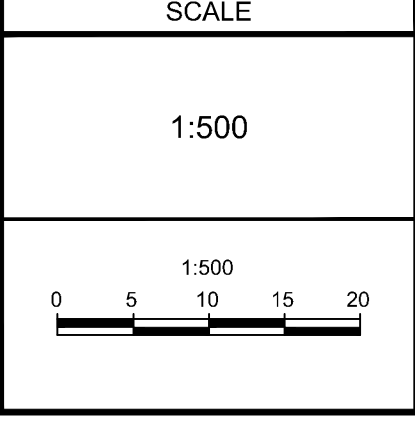
KEY PLAN  
N.T.S.



**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**SOURCE REFERENCE:**  
**LEGAL INFORMATION:**  
TOPOGRAPHIC SURVEY OF PART OF LOT 13 CONCESSION BROKEN FRONT AKA CONCESSION 'A' BROKEN FRONT - GEOGRAPHIC TOWNSHIP OF NORTH GOWER - CITY OF OTTAWA / FAIRHALL, MOFFATT & WOODLAND LTD / JANUARY 11, 2023 / MTM ZONE 9, NAD83 ORIGINAL  
**TOPOGRAPHIC INFORMATION:**  
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**EXISTING DRAINAGE:**  
GEOOTTAWA / 2023

No.	REVISION	DATE	BY
1.	ISSUED WITH CONCEPTUAL SERVICING AND STORMWATER MANAGEMENT REPORT	JULY 12/24	RJK



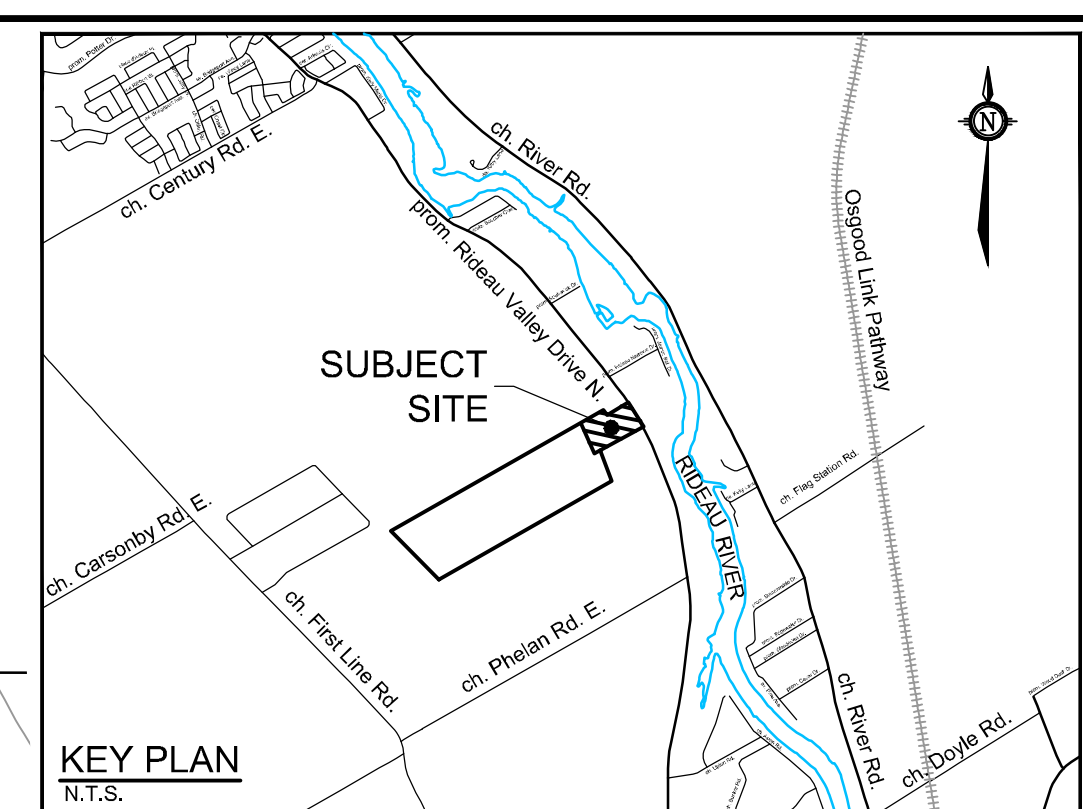
DESIGN		FOR REVIEW ONLY	
CHECKED	RJK		
DRAWN	LAB		
CHECKED	RJK		
APPROVED	LAB		
	SMG		

**NOVATECH**  
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Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

<b>LOCATION</b> CITY OF OTTAWA 6258 RIDEAU VALLEY DRIVE		PROJECT No. 121265
<b>DRAWING NAME</b> EXISTING CONDITIONS PLAN		REV REV # 1
		DRAWING No. 121265-EXC

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TYPICAL SWALE CROSS SECTION A-A  
SCALE 1:100

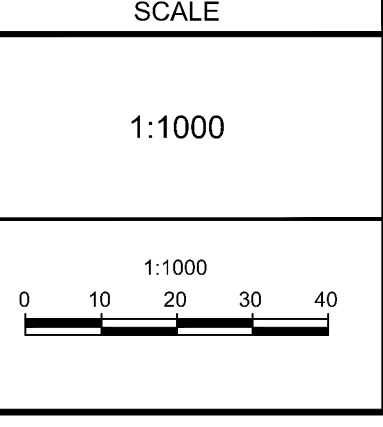
TYPICAL SWALE CROSS SECTION B-B  
SCALE 1:100

- LEGEND**
- PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED SWALE ELEVATION
  - EXISTING SWALE ELEVATION
  - PROPOSED SWALES AND DIRECTION OF FLOW
  - EXISTING SWALES AND DIRECTION OF FLOW
  - EXISTING MCINTYRE-SCOOBIE MUNICIPAL DRAIN AND DIRECTION OF FLOW
  - 30m SETBACK FROM MCINTYRE-SCOOBIE MUNICIPAL DRAIN
  - PROPOSED OUTLET CONTROL STRUCTURE (TBC)
  - DIRECTION OF OVERLAND FLOW
  - PROPOSED RIP-RAP (OPSD 810.10)
  - PROPOSED STRAW BALE CHECK DAMS (OPSD 219.180)
  - EXISTING WELL

**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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EXISTING DRAINAGE:  
GEOOTTAWA / 2023

No.	REVISION	DATE	BY
1.	ISSUED WITH CONCEPTUAL SERVING AND STORMWATER MANAGEMENT REPORT	JULY 12/24	RJK



DESIGN	RJK
CHECKED	LAB
DRAWN	RJK
CHECKED	LAB
APPROVED	SMG

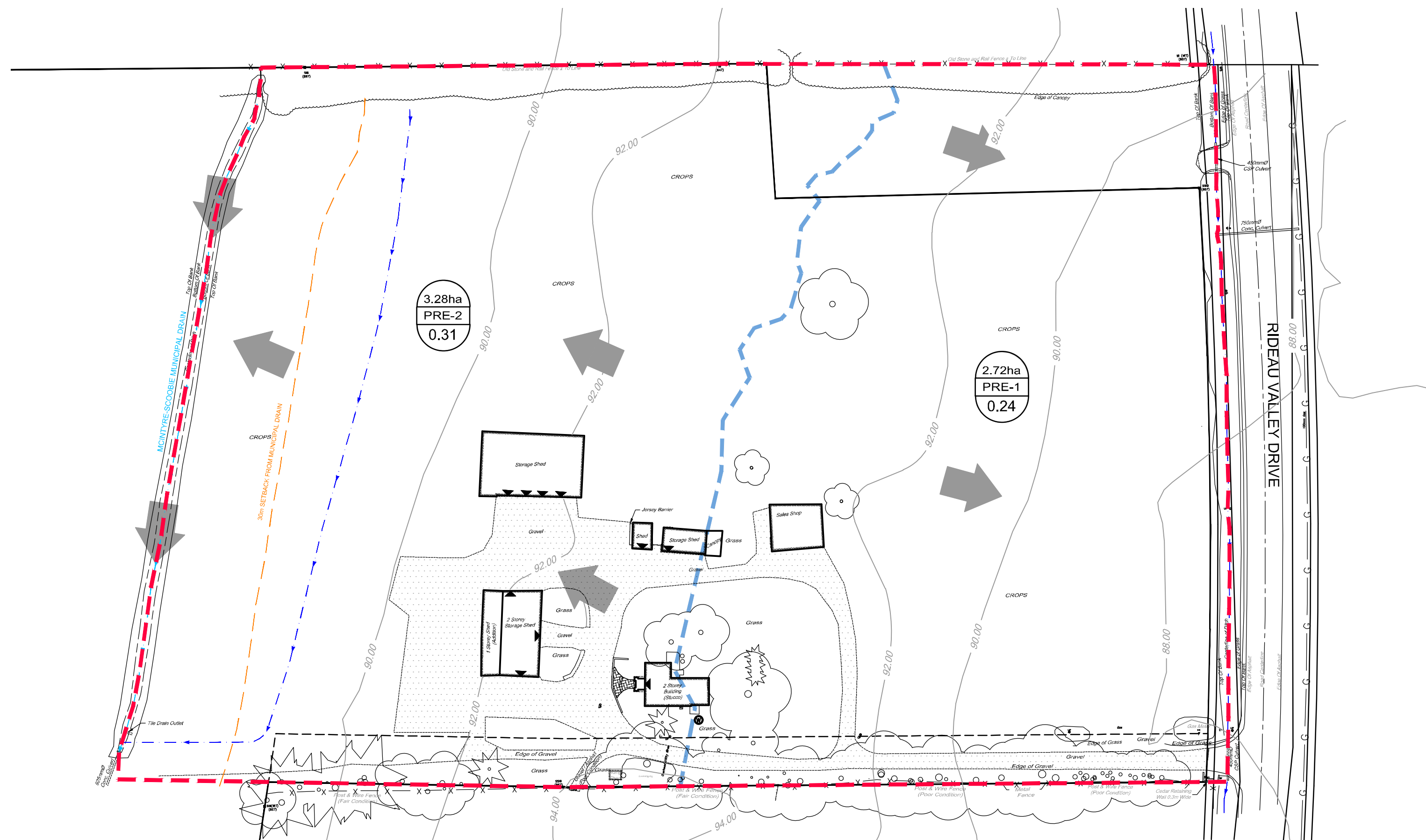
**FOR REVIEW ONLY**

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

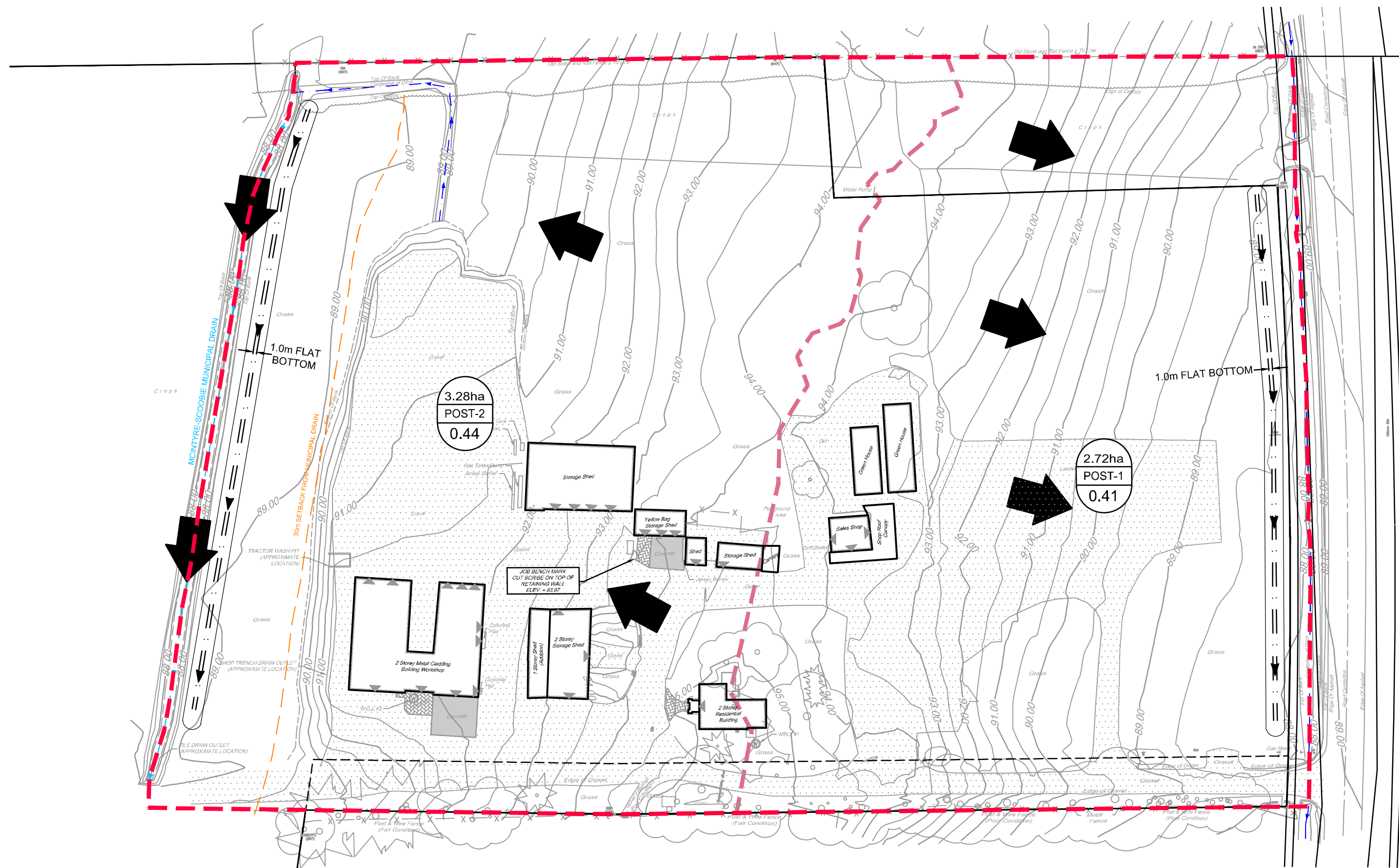
LOCATION CITY OF OTTAWA 6158 RIDEAU VALLEY DRIVE	PROJECT No. 121265
DRAWING NAME GRADING AND EROSION AND SEDIMENT CONTROL PLAN	REV # REV #1
	DRAWING No. 121265-GR

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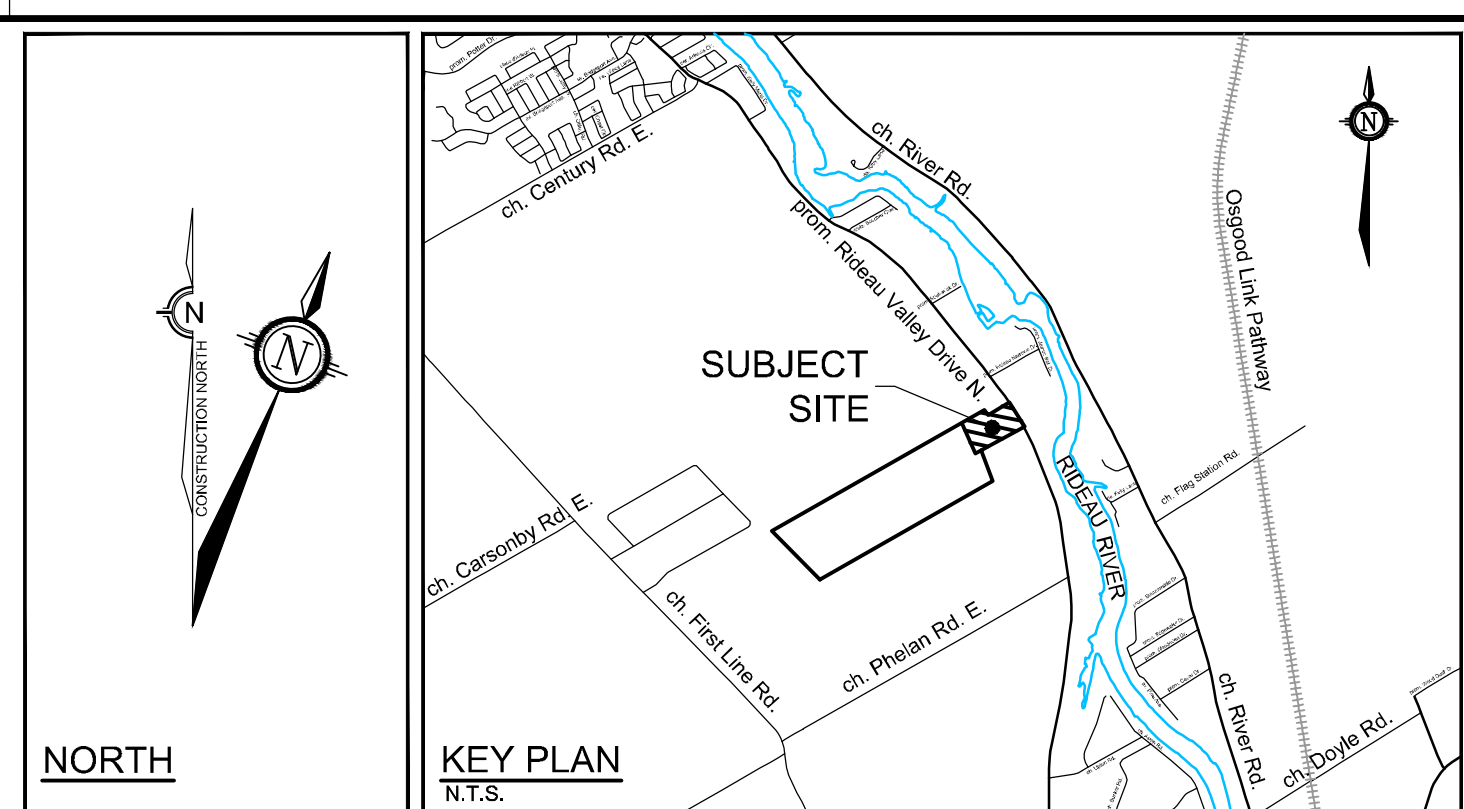




PRE-DEVELOPMENT  
(2002)



POST-DEVELOPMENT  
(2023)



- LEGEND**
- 2.72ha  
PRE-1  
0.24 DRAINAGE AREA (ha)
  - 3.28ha  
PRE-2  
0.31 AREA ID
  - RUNOFF COEFFICIENT
  - DRAINAGE AREA
  - PRE-DEVELOPMENT DRAINAGE AREA
  - POST-DEVELOPMENT DRAINAGE AREA
  - DIRECTION OF OVERLAND FLOW
  - DIRECTION OF PROPOSED OVERLAND FLOW
  - EXISTING DITCHES / SWALES AND DIRECTION OF FLOW
  - EXISTING MCINTYRE-SCOOBIE MUNICIPAL DRAIN AND DIRECTION OF FLOW
  - 30m SETBACK FROM MCINTYRE-SCOOBIE MUNICIPAL DRAIN

TOTAL DRAINAGE AREA = 6.00ha  
TOTAL SITE AREA = 5.45ha

**SOURCE REFERENCE:**  
LEGAL INFORMATION:  
Topographic Survey of Part of Lot 13 Concession Broken Front AKA Concession 'A' Broken Front - Geographic Township of North Gower - City of Ottawa / Fairhall, Moffatt & Woodland Ltd / January 11, 2023 / MTM Zone 9, NAD83 Original

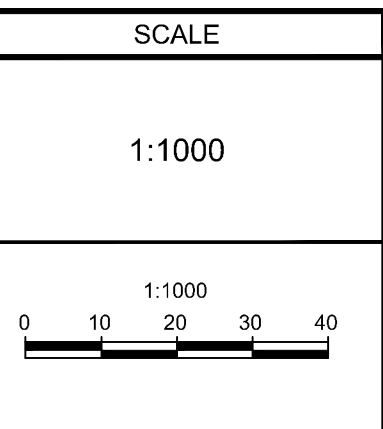
**TOPOGRAPHIC INFORMATION:**

- Topographic Survey of Part of Lot 13 Concession Broken Front AKA Concession 'A' Broken Front - Geographic Township of North Gower - City of Ottawa / Fairhall, Moffatt & Woodland Ltd / January 11, 2023 / MTM Zone 9, NAD83 Original
- GeoOttawa / 2023

**EXISTING DRAINAGE:**  
GeoOttawa / 2023

**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
1.	ISSUED WITH CONCEPTUAL SERVICING AND STORMWATER MANAGEMENT REPORT	JULY 12/24	RJK



DESIGN	RJK
CHECKED	LAB
DRAWN	RJK
CHECKED	LAB
APPROVED	SMG

**FOR REVIEW ONLY**



<b>LOCATION</b> CITY OF OTTAWA 6158 RIDEAU VALLEY DRIVE		PROJECT No. 121265
<b>DRAWING NAME</b> PRE & POST DEVELOPMENT STORM DRAINAGE AREA PLAN		REV REV # 1
		DRAWING No. 121265-SDA

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