

July 21, 2025

**Ms. Cheryl McWilliams**

Planner III – Rural Planning  
Planning, Development and Building Services (PDBS)  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Via Email: [cheryl.mcwilliams@ottawa.ca](mailto:cheryl.mcwilliams@ottawa.ca)

**RE: Planning Rationale Addendum  
Multiple Addresses (formerly 6420 Ottawa Street) – D02-02-25-0034**

Dear Ms. McWilliams,

In response to correspondence with City Planning staff, Fotenn Planning + Design (“Fotenn”) has prepared this Planning Rationale Addendum in support of a Minor Zoning By-law Amendment (D02-02-25-0034) for the Richmond Meadows Subdivision. A Planning Rationale prepared by Fotenn dated June 11<sup>th</sup> was provided to the City of Ottawa in support of the proposed amendment, which should be read in conjunction with this Addendum.

### Application History

As outlined in the June 2025 Planning Rationale, the purpose of the Minor Zoning By-law Amendment application is to modify the Flood Plain Overlay mapping under Section 58 of the Comprehensive Zoning By-law to reflect a cut-and-fill application approved by the Rideau Valley Conservation Authority (RVCA).

The approved cut-and-fill permit is premised on approved finished (as-built) grading plans prepared by DSEL. In contrast with floodplain mapping previously provided through the draft approval of the broader subdivision, the mapping approved by the RVCA indicates that the revised floodplain encroaches onto seven (7) registered properties, including those municipally known as 1115, 1117, 1119, 1125, 1127, 1129, and 1131 Charolais Place, as well as an open space block abutting 1115 Charolais Place (Figure 1).

City Planning staff recommend that a holding symbol be placed on the affected properties, consistent with the approach previously taken on properties within the former floodplain. The intent of the holding symbol is to prevent future development from occurring until such time as the RVCA revises its floodplain mapping to exclude the affected properties.

The holding symbol that previously applied to the broader subject lands was lifted through application D07-07-24-0001. Rural Exceptions 902r and 904r established criteria to be satisfied prior to the lifting of the previous holding provision.

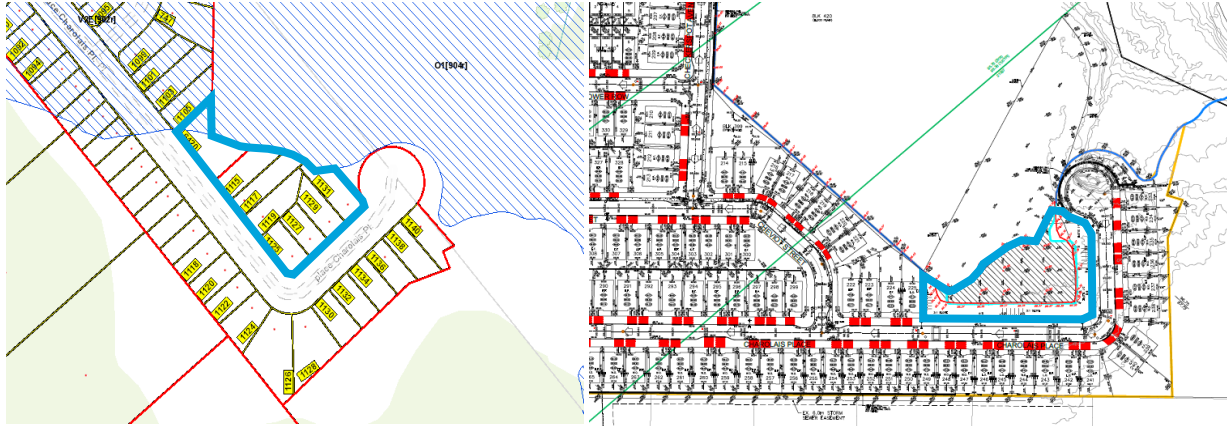


Figure 1. Properties to be affected by the new RVCA Flood Plain boundary and resulting City of Ottawa Flood Plain Overlay (blue line), illustrated on the existing zoning map to the left, and the as-built grading plan to the right.

## Proposed Development and Application

As detailed in the June 2025 Planning Rationale, the Minor Zoning By-law Amendment requests an update to the floodplain overlay in accordance with the mapping approved by the RVCA. The intent of the update is to remove the floodplain overlay from the majority of lots in the subdivision, enabling residential development to proceed.

For the select lots that will remain subject to the floodplain, Staff are recommending that a holding symbol be reinstated to further limit development permissions. While Fotenn's position is that the floodplain overlay itself is a sufficient mechanism to prevent development on these lots, there is precedent on these lands for a holding zone to also serve this purpose.

Fotenn similarly recommends that a new Rural Exception zone be applied to the zoning on the affected properties within the floodplain. As three of the four criteria established in Rural Exception 902r were satisfied prior to the previous lifting of the holding symbol on these lands, the new Rural Exception zone would carry forward the general performance standards for development and apply only one criterion for the removal of a holding symbol:

- / Confirmation from the Rideau Valley Conservation Authority that the floodplain mapping has been updated to remove the lands from the floodplain.

While Mattamy intends to work with the RVCA to remove the floodplain from these lands in the future, there are no immediate proposals for new cut-fill applications at this time. In the event that the RVCA issues the requisite permits, Mattamy will proceed with submission of an application to the Lift the Holding Symbol, consistent with prior practice.

Figure 2 illustrates the proposed zoning map overlaid on the current zoning map, reinstating the holding symbol.

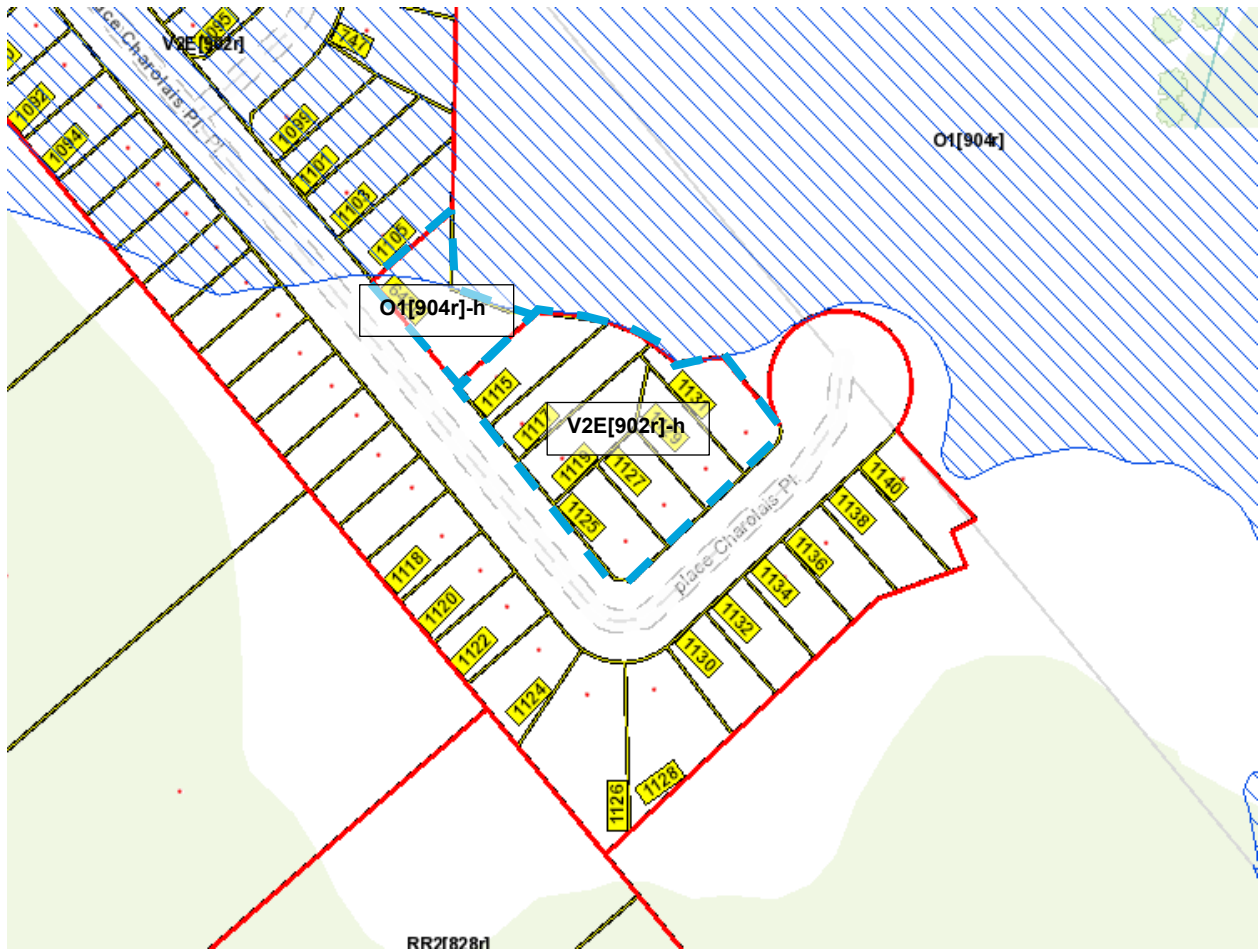


Figure 2. Proposed Zoning Map overlaid on current Zoning Map, with new zones outlined in the dashed blue line.

## Conclusion

It is our professional opinion that the revised Minor Zoning By-law Amendment application continues to represent good planning and is in the public interest. Reinstating the holding symbol will offer additional assurance that no new development may occur within the floodplain, in accordance with the City of Ottawa Official Plan policies and the provisions of the City of Ottawa Comprehensive Zoning By-law.

Sincerely,

Patricia Warren, MCIP RPP  
Planner

Jaime Posen, MCIP RPP  
Principal, Planning