



Planning Rationale in Support of an Application for Zoning By-law Amendment

**Seabrook Subdivision
6067 First Line Road
City of Ottawa**

**Prepared for:
969230 Ontario Ltd.**

**Prepared by:
Holzman Consultants Inc.**

September 25, 2018

TABLE OF CONTENTS

1.0 Introduction.....	1
1.1 Background.....	1
2.0 Site Overview	2
2.1 Site Description.....	2
2.2 Site Context	3
4.0 Planning Policy Context	4
4.1 Provincial Policy Statement	4
4.1.1 – Building Strong Healthy Communities.....	4
4.1.2 – Wise Use and Management of Resources.....	7
4.2 City of Ottawa Official Plan	7
4.2.1 – Official Plan Amendment #76.....	7
4.2.2 – Official Plan Amendment #150.....	8
4.2.3 – Strategic Directions	8
4.2.4 – Designations and Land Use	9
5.0 Zoning By-law Analysis	10
5.1 Conformity with Zoning By-law 2008-250	10
5.2 Proposed Zoning By-law Amendment	11
5.2.1 Rural Residential Zone.....	11
5.2.2 Parks and Open Space Zone.....	12
6.0 Technical Studies	13
7.0 Summary and Conclusions	13

EXHIBITS

Exhibit A – GeoOttawa context map, Subject Property is identified in red	2
Exhibit B – GeoOttawa aerial map, Subject Property is outlined in red	2
Exhibit C – City-approved Plan of Subdivision	4
Exhibit D – Zoning By-law 2008-250	10

TABLES

Table 1 – Proposed Zoning.....	11
Table 2 – RR Zone Standards	12
Table 3 – RR[xxxx] Zone Standards	12

APPENDIX

Appendix A – Minimum Distance Separation (MDS) Evaluation	14
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1.0 Introduction

Holzman Consultants Inc. has been retained by Bill Seabrook to prepare a planning rationale in support of an application for Zoning By-law Amendment at 6067 First Line Road in the Rideau - Goulbourn ward of the City of Ottawa (the “Subject Property”). The purpose of the application is to facilitate the development of a 95-lot country estate residential subdivision (the “Seabrook Subdivision”).

A Major Zoning By-law Amendment is required to introduce the residential and natural land uses proposed. To demonstrate that the proposed development represents good and orderly land use planning, this rationale contains an analysis of the Provincial Policy Statement and City of Ottawa Official Plan.

1.1 Background

On April 22, 2003, Holzman Consultants Inc. submitted a Plan of Subdivision application on behalf of Bill Seabrook to create 76 country residential estate lots on private services (D07-16-03-0019). The draft plan approval was issued on October 19, 2008.

On March 29, 2011, the City of Ottawa granted an extension to the 2008 subdivision approval until June 1, 2011. A series of three month extensions were subsequently granted up to March 30, 2012. These extensions were to provide the City of Ottawa time to consider amending the draft conditions from the 2008 subdivision approval.

The Seabrook Subdivision, as approved in 2008, complied with all Official Plan (OP) policies in force at the time of submission, namely the Regional Municipality of Ottawa-Carleton OP and Township of Rideau OP. There was no policy in the 2003 City of Ottawa OP that permitted a theme-based subdivision with reduced minimum lot areas from 0.8 hectares to 0.4 hectares. Council adopted Official Plan Amendment 76 on June 24, 2009 to implement changes to the various parts of the OP based on a comprehensive 5-year review; permission for theme-based subdivisions was reinstated City-wide in the General Rural Area designation, subject to certain criteria.

An application to revise the 2008 subdivision was submitted by Holzman Consultants Inc. on September 18, 2012 (D07-16-12-0017). The primary revision was an increase in the number of lots from 76 to 95. Draft plan approval was subsequently granted in 2018. Condition 7 on the draft approval states that:

The Owner agrees that prior to registration of the Plan of Subdivision, the Owner shall ensure that the proposed Plan of Subdivision shall conform with a Zoning By-law approved under the requirements of the Planning Act, with all possibility of appeal to the Ontario Municipal Board exhausted.

Accordingly, the subject Zoning By-law Amendment application is being sought.

2.0 Site Overview

2.1 Site Description

The Subject Property is located in the Kars neighbourhood of Ward 21 – Rideau – Goulbourn, approximately three kilometres to the south of Manotick (**Exhibit A**). The site is immediately to the east of the intersection of First Line Road and Carsonby Road East. The parcel is an irregular rectangle with 395 m of cumulative frontage on First Line Road, a maximum depth of 1,000 m, and a total area of 76.7 ha. The Subject Property is legally described as:

Part of Lot 11 and 12, Concession A (Rideau Front), Geographic Township of Rideau

PIN: 0390-90158

The majority of the Subject Property is open and moderately vegetated with several significantly large areas that have been replanted with various tree species (**Exhibit B**). The Subject Property is currently occupied by several auxiliary buildings and an office located in a trailer unit. The applicant currently operates Green Valley Environmental Inc. from the Subject Property, a business which specializes in septic system design, installation, and maintenance.

Part of the Subject Property was formerly licensed for extraction activities under the Aggregate Resources Act, with this license surrendered in 2005. The rehabilitation of the former pit located along the southern boundary of the property incorporates an undulating topography with a significant amount of natural regeneration and several shallow ponds that provide important wildlife habitat and compliment the surrounding rural landscape.

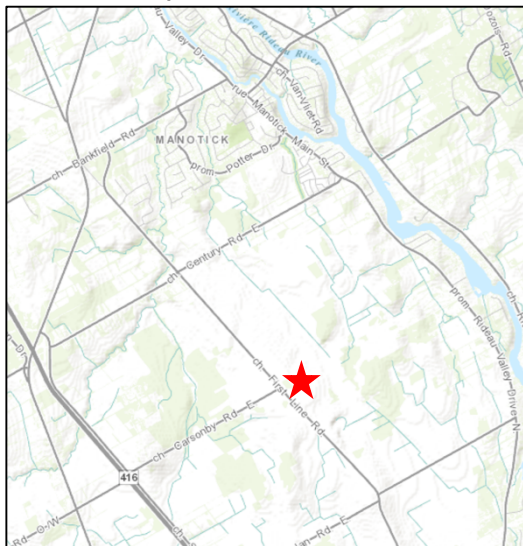


Exhibit A – GeoOttawa context map, Subject Property is identified in red



Exhibit B – GeoOttawa aerial map, Subject Property is outlined in red

2.2 Site Context

The context of the Subject Property is defined by a range of rural uses. The adjacent land uses are described as follows:

- North: An agricultural property (6003 First Line Road) with a single dwelling unit and accessory structures.
- West: Contiguous to the irregular western boundary of the Subject Property are seven lots occupied by single-detached dwellings. Further to the west, across First Line Road, are open agricultural lands and additional residential dwellings.
- South: A depleted sand and gravel pit owned by the applicant. The license for this site under the Aggregate Resources Act has been surrendered.
- East: Vegetated lands and the Rideau View Golf Club.

3.0 Description of Proposed Development

The Seabrook Subdivision is a theme-based country estate subdivision. Theme-based rural subdivisions offer residential dwellings in close proximity to their theme-defining element(s), such as a golf course, walking trails, or open space. Other examples of theme-based rural subdivisions in Ottawa are the Emerald Links Golf Course Subdivision, Southpointe Subdivision, and the Eagle Creek Golf Course Subdivision.

The theme-defining element of the Seabrook Subdivision is 21.7 ha of commonly owned lands dedicated to private parks and greenspace, with the largest block located in the southern portion of the subdivision. This is a similar concept to the Southpointe Subdivision in former Osgoode Township. Access to these lands is provided to the west, north, and east, with additional open space blocks and pathways bisecting the subdivision to the north. In addition, a 2.04 ha block of protected deciduous forest is provided on the southeast corner of the Subject Property.

A total of 95 single-detached residential lots are provided, with lot sizes ranging between 0.30 ha and 1.03 ha. The majority of the lots are oriented to back onto one of the open space blocks, or outwards from the subdivision to the adjacent rural lands.

Vehicular traffic within the site will be accommodated through the installation of 3.3 kilometres of internal public roadways, with two access points to First Line Road provided on the western property line. A future road connection to the south is anticipated at the southeast corner of the subdivision, with a turning circle provided until the adjacent lands are developed.

Exhibit C shows the City-approved Plan of Subdivision, with the park, greenspace, forest, and trail blocks that contribute to the theme and character of the subdivision outlined in green.



Exhibit C – City-approved Plan of Subdivision

4.0 Planning Policy Context

As described in Section 4.0, a Zoning By-law Amendment is required for the development to proceed. To demonstrate that such an amendment represents good land use planning, hierarchically superior planning policy documents must be considered. The applicable policy framework includes the Provincial Policy Statement and the City of Ottawa Official Plan, including Official Plan Amendments #76 and #150.

4.1 Provincial Policy Statement

The Provincial Policy Statement (2014) is issued under the authority of the Planning Act. Per Section 3 of the Planning Act, the requested Zoning By-law Amendment shall be consistent with the Provincial Policy Statement (PPS).

4.1.1 – Building Strong Healthy Communities

Policy 1.1.1 establishes eight considerations for the creation of healthy and livable communities, with the requested Zoning By-law Amendment evaluated against each as follows:

- a) The 95-lot subdivision achieves a net residential density of 3.6 units per hectare, which represents an efficient form of rural residential development.

- b) The mix of residential lots with parks and open space constitutes a balanced form of development.
- c) The proposed development is not expected to cause public health and safety concerns.
- d) The subdivision will not prevent the expansion of Ottawa's settlement areas, including the Village of Manotick.
- e) The proposed development achieves a residential density that will lower the net cost of servicing each unit.
- f) No major accessibility challenges are expected with the proposed development.
- g) The municipal infrastructure system can be extended to adequately service the development.
- h) The 24 hectares of forested lands and open spaces promote rural biodiversity.

The City of Ottawa Official Plan states that the urban area and villages constitute the municipal settlement areas, per Policy 1.1.3 of the PPS. The Subject Property is approximately two kilometres from the southern extent of the Manotick settlement area. While the proposed development will not be within a settlement area per Policy 1.1.3.1, the proximity of the Seabrook Subdivision to Manotick will contribute to the vitality of the village through the introduction of new residents who will make use of the village's services.

The Subject Property is located in a rural area, with such areas being important to the success of the broader municipality. Accordingly, the proposal respects the criteria for integrated and viable rural development established in Policy 1.1.4.1:

- The theme-based subdivision builds upon the rural character of the area and leverages the deciduous forests and open spaces to provide a unique residential area;
- The development represents the final step in the regeneration of the former aggregate extraction brownfield site;
- While the Subject Property is not in a rural settlement area, up to 95 new residential units will be accommodated;
- The new residents will make use of the existing municipal public service facilities in Manotick, including the Ottawa Public Library branch, arena, community centre, and fire station / paramedic post; and,
- The retained deciduous forest block conserves biodiversity and respects the ecological benefits, ecosystem services, and intrinsic value of such forests.

As evaluated above, the proximity of the Subject Property to the Manotick settlement area respects Policy 1.1.4.2 by contributing to the vitality of the village through the influx of residents nearby. Further, Policy 1.1.4.4 states that growth and development can occur in rural lands outside of settlement areas, as is the case with the proposed development.

Limited residential development is a permitted use in rural lands, as stated in Policy 1.1.5.2. What constitutes limited development can be inferred to relate to Policy 1.1.5.4, which states that

“Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”

As a theme-based subdivision, the proposed development has been designed to be compatible and synergistic with the contextual rural land uses. This is exemplified through the extensive use of open space and the preservation of deciduous trees. As examined for Policy 1.1.4.2, the proximity of the Seabrook Subdivision to Manotick means that future residents can avail themselves of the rural services available in the village. Therefore, the development satisfies Policy 1.1.5.4, and therefore can be understood to qualify as limited residential development, a permitted use.

Further, the proposed development embraces Policy 1.1.5.3 in that:

- The extensive preserved open space minimizes negative impacts to air quality and climate change; and,
- The network of parks and pathway blocks promote recreational active transportation.

Section 1.5 of the PPS addresses the need for parks, trails and open space in healthy and livable communities. The open blocks will be owned in common by the owners of the 95 residential lots. Therefore, while Policy 1.5.1 emphasizes public parks and open spaces, the common open spaces of the Seabrook Subdivision achieve a similar outcome by being available to all residents of the development.

The rural location of the Subject Property requires an evaluation of Minimum Distance Separation (MDS) criteria (Policy 1.1.5.9). The MDS analysis is found in **Appendix A**.

Transportation systems are addressed in Section 1.6.7 of the PPS. Rural lands present a challenge with respect to the modal split of individual trips, with auto-centric modes being dominant by virtue of the extended distances between destinations and the non-viability of transit. The proposed development makes efficient use of the existing municipal road network, with no expansions required to First Line Road and Carsonby Road. While it is expected that the majority of trips to and from the development will be through personal vehicles, the length of these trips may be reduced given the proximity of the site to the services and businesses of Manotick. Additionally, trips with OC Transpo can be started in Manotick, with the village served by routes 176, 299, and 305.

Policy 1.8.1 directs planning authorities, and therefore proponents, to improve air quality, reduce greenhouse gas emissions, and adapt to climate change. While the conversion of vegetated rural lands to residential uses decreases the uptake of greenhouse gases, the development has been designed to maximize vegetation and therefore minimize the net decrease in carbon sequestration. This policy is most clearly adhered to through the retaining of the deciduous forest block and large open space areas throughout the plan.

4.1.2 – Wise Use and Management of Resources

The PPS defines natural features as features which are important for their environmental and social values as a legacy of the natural landscapes of an area. As noted in Section 2.1, the southeastern portion of the Subject Property is vegetated with deciduous trees. This deciduous area is part of a 55-hectare forest that runs north-south across numerous properties. This forest can therefore be deemed a natural feature per the PPS.

Policy 2.1.1 states that natural features should be protected for the long term. The stand of deciduous trees will be protected by the EP – Environmental Protection zone, the purpose of which is to permit only those uses which are compatible with and assist in the protection of natural features. No development will be permitted within Block 106, respecting Policy 2.1.1 of the PPS.

The southern portion of the Subject Property was formerly used for mineral aggregate activities. As identified above, the Aggregate Resources Act license for this operation was surrendered in 2005. Policy 2.5.3.1 stipulates that progressive and final rehabilitation shall be required; this has been completed for the Subject Property, and the development of the Seabrook Subdivision is the final step in returning the lands to their highest and best use.

Therefore, the proposed development of the Seabrook Subdivision is consistent with the Provincial Policy Statement (2014).

4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan provides a vision for the future growth of the city and a policy framework to guide the city's physical development to the year 2031. The proposed development must conform to the policies of the Official Plan (OP).

4.2.1 – Official Plan Amendment #76

Official Plan Amendment #76 (OPA 76) introduced country estate lot subdivisions as a permitted use in the General Rural Area, subject to numerous criteria. The most impactful of these criteria are:

- *All development will conform with the requirements from of Section 4 of the OP entitled “Review of Development Applications”;*
- *The minimum lot size shall be 0.8 hectares but studies may indicate the requirement for larger lots;*
- *Country lot subdivisions should not hinder the opportunity for villages and urban areas to expand and they may not be located within 1 kilometre of an approved urban and village boundary. The City is supposed to monitor residential development activity in the rural area on an annual basis to determine if Villages are remaining as the primary focus of rural development;*

- *Subdivisions will not create conflicts with non-residential uses that need to locate in the rural area, and the proposed location of country lots will be evaluated relative to the MDS;*
- *Subdivisions will be planned on the basis of assessments of sufficient detail to ensure the long-term quality and quantity of the groundwater;*
- *Subdivisions will develop where there is the least impact on municipal operations.*
- *Subdivisions may not have direct access to an arterial road if access to local road is available;*
- *Subdivisions may not locate where their construction will require the City to pave or upgrade an existing road; and,*
- *Subdivisions may not require the construction of a new public road on an unopened road allowance.*

The Seabrook Plan of Subdivision application, which was underway at the time of the passing of OPA 76, satisfies each of the criteria stipulated above. Subdivisions with lots smaller than 0.8 hectares were to be considered provided the following requirements are met:

- *The lots are part of a subdivision that contains a component of the natural heritage system or a feature of the landscape of the rural area, which is to be preserved and zoned accordingly; and,*
- *The development has an average lot size of not less than 0.8 ha per dwelling unit when averaged over all of the land in the development, including the lot that contains the conservation feature.*

The proposed subdivision achieves an average lot size of 0.81 ha per dwelling unit; therefore, the development would be eligible to proceed under OPA 76. A moratorium on future country estate subdivisions was also implemented at the time of OPA 76's passage, however the Seabrook Subdivision was eligible to proceed as it was draft approved at that time.

4.2.2 – Official Plan Amendment #150

Official Plan Amendment #150 (OPA 150) is a comprehensive five-year review of the Official Plan, which is partially under appeal to the Ontario Municipal Board. Sections of OPA 150 have been approved; on December 21, 2017, country estate lot subdivisions were removed as a permitted use under Policy 5 of Section 3.7.2. As OPA 150 is the most recent change to the relevant provisions of the Official Plan, the discussion in Section 5.2.4 includes OPA 150.

4.2.3 – Strategic Directions

It is projected that the rural area of Ottawa will grow to a population of 113,000 by 2031; the opening of Section 2.2 of the Official Plan states that this growth will partially occur

as limited residential development beyond the Village boundaries. The introduction goes on to state that rural character will be protected by restricting the type and intensity of development that is permitted outside the Village designation, as is the case with the Subject Property. It is understood that the proposed development of a country theme subdivision differs from the strategic direction of the current Official Plan; however, the proposed development is permitted through a grandfathering clause (Section 4.2.4 below).

A strategic direction of the OP is to maintain environmental integrity. The Subject Property benefits from the large deciduous forest along its eastern property line, which is a natural feature. Per Policy 2(e), the proposed development is to be conducted in an environmentally sensitive manner. Specifically, the majority of the deciduous forest on the Subject Property is to be protected through the EP-zoned Block 106. Additionally, the commonly owned open spaces and greenspaces of the development are understood to contribute to the broader Ottawa greenspace system (Policy 4).

The Seabrook Subdivision, with its 95 residential lots, will need to function as a livable community in the future. Section 2.5.1 of the Official Plan establishes a range of objectives and principles with regard to urban design and compatibility. As a theme-based rural subdivision, the Seabrook lands will develop as a place with its own distinct identity. This identity will be closely tied to the natural features and open spaces of the development. The development also respects the rural character of the area through its low-rise housing, extensive open spaces, and prioritization of the natural area.

4.2.4 – Designations and Land Use

Schedule A of the Official Plan designates the majority of the Subject Property as General Rural Area, save and except for the southern portion of the site formerly used as an aggregate operation which is designated as Sand and Gravel Resource Area. Section 3.7 of the OP provides the policies applicable to rural land use designations.

Policy 15 of Section 3.7.4, applicable to the Sand and Gravel Resource Area designation, states that:

Where the sand, gravel or bedrock mineral aggregate resources of a property have been fully extracted, the site fully rehabilitated and an aggregate license surrendered, the property may be used for other purposes.

The aggregate resources have been fully extracted, the site has been rehabilitated, and the aggregate license was surrendered in 2005. Accordingly, the southern portion of the property may now be used for other (residential) purposes. It is understood that the Official Plan designation will be amended during the next comprehensive Official Plan update. For the consideration of this Zoning By-law Amendment, the entirety of the Subject Property can therefore be considered as General Rural Area.

Section 3.7.2 of the Official Plan establishes the policies of the General Rural Area. Policy 9 states that residential subdivisions are not permitted except for applications made prior to December 31st, 2009. As discussed in Section 1.1, the subject development has been underway since 2003. Therefore, the subdivision is eligible to proceed; this has been confirmed through consultations with City staff.

The Official Plan policies relevant to country residential subdivisions are those of OPA 76, which are explored above in Section 5.2.1. As was concluded, the Seabrook subdivision complies with all of the applicable policies of OPA 76, and therefore is compliant with the current Official Plan through the grandfathering clause of Policy 9.

Policy 14 states that all new development must comply with the Minimum Distance Separation (MDS) formula. **Appendix A** includes a detailed assessment of two agricultural properties (Parsons Farm and Desjardin Farm) in the vicinity of the Subject Property. Neither farm is currently used for livestock, and the potential for the re-introduction of livestock is very low. Therefore, the MDS requirements of Policy 14 are satisfied.

Finally, the subject property is located along First Line Road that is designated as a Collector Road on Schedule G of the Official Plan. This category of road is designed to handle significant amounts of traffic and the amount generated by the proposed subdivision can be safely accommodate on this road. No road modifications are necessary as a result of the development.

Therefore, the proposed development conforms to the applicable policies of the Official Plan.

5.0 Zoning By-law Analysis

5.1 Conformity with Zoning By-law 2008-250

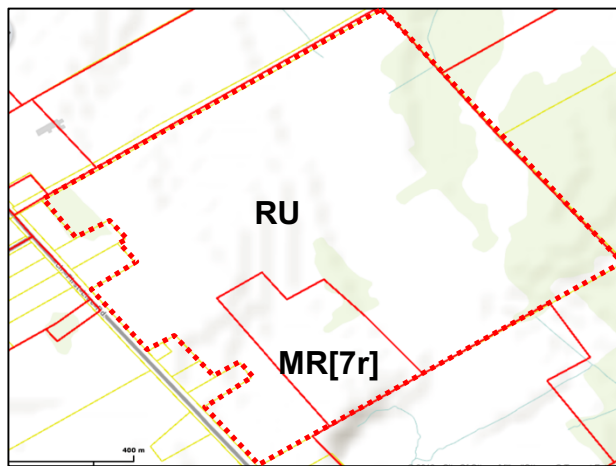


Exhibit D – Zoning By-law 2008-250

The Subject Property is currently subject to two zoning designations, as shown in **Exhibit D**. The majority of the lands are zoned RU – Rural Countryside, with an irregular 8.7-ha area zoned MR[7r] – Mineral Aggregate Reserve, Rural Exception 7. The area zoned MR[7r] is the former aggregate extraction area described in Section 2.1; as previously established, this operation is inactive and the licence was surrendered in 2005.

Per Section 227(1) of the Zoning By-law, one of the three purposes of the Rural Countryside zone is to accommodate country residential lots created by

severance. Subsection 5 further states that:

“The minimum lot area and minimum lot width for a detached dwelling indicated in Table 227, Column IV - Other Uses, applies only to a detached dwelling on an existing lot or a lot created by a consent application as per requirements of the Official Plan. The Rural Residential - RR zone is to be used for detached dwellings on lots in subdivisions.”

Therefore, the proposed subdivision cannot proceed under the current Rural Countryside zoning applicable to the Subject Property.

Section 215 establishes the five permitted uses for the Mineral Aggregate Reserve zone; residential dwellings are not permitted in this zone. Therefore, the MR[7r] zoning also applicable to the Subject Property does not permitted the proposed development.

5.2 Proposed Zoning By-law Amendment

From the review of the Zoning By-law presented in Section 4.1, a Zoning By-law Amendment is required and is described as follows. Two zones will be used for the proposed development, as summarized in **Table 1**.

Table 1 – Proposed Zoning

Lots / Blocks	Purpose	Proposed Zoning
1-95	Residential	RR[xxxx] – Rural Residential, Rural Exception
96-104, 106	Common Lands, Woodlot	O1[xxxx] – Parks and Open Space

5.2.1 Rural Residential Zone

Section 225 of Zoning By-law 2008-250 establishes four purposes for the Rural Residential zone, two of which are as follows:

1) recognize and permit large-lot residential development in planned subdivisions and to acknowledge existing smaller lot development in areas designated as General Rural Area or Rural Natural Features in the Official Plan;

4) regulate development in a manner that respects both the residential character of the area and the surrounding rural context.

Therefore, the purpose as expressed in Section 225 indicates the appropriateness of the RR parent zone with respect to the proposed rural residential subdivision. A detached dwelling is a permitted use in the Rural Residential Zone.

Performance standards are established for the RR zone and the 17 RR subzones. Section 226(1) states that “*The RR1 to RR3 subzone provisions... are used for existing country lot developments, while the RR zone is to be used for new subdivision development.*” As the proposed subdivision is not an existing development, Subzones RR1 to RR3 are not considered.

Section 226(2) provides further clarification, stating that “*The RR4 to RR12 subzone provisions... are used for existing small lot size rural development in hamlets, along riverfronts and rural lot clusters, and golf course estate subdivisions.*” As the proposed subdivision does not resemble any of the above noted types of developments, Subzones RR4-RR17 are not considered appropriate in this particular case.

The zoning requested for Lots 1 to 95 is based on the RR zoning (**Table 2**), with a Rural

Exception to address reduced lot areas and widths. The proposed Rural Residential Exception zoning provisions are included in **Table 3**.

Table 2 – RR Zone Standards

Minimum Lot Area (m ²)	Minimum Lot Width (m)	Minimum Front Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum Interior Side Yard Setback (m)	Minimum Corner Side Yard Setback (m)	Maximum Building Height (m)	Maximum Lot Coverage (%)
8000	50	10	10	6	10	11	15

Table 3 – RR[xxxx] Zone Standards

Minimum Lot Area (m ²)	Minimum Lot Width (m)	Minimum Front Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum Interior Side Yard Setback (m)	Minimum Corner Side Yard Setback (m)	Maximum Building Height (m)	Maximum Lot Coverage (%)
3015	34	10	10	6	10	11	15

5.2.2 Parks and Open Space Zone

Section 179 of the Zoning By-law states that one of the two purposes of the Open Space Zone is to permit parks, open space and related and compatible uses in the General Rural Area. There is no distinction offered in the zoning bylaw with respect to public versus private ownership of such blocks so zoned. The O1 zone is often used for park land within residential plans of subdivisions. In villages such as Greely, an O1 Exception has been used to address privately owned features such as lakes and pathways. Therefore, the O1[xxxx] zone is requested for Blocks 96 to 104, those being the lands owned in common by the subdivision residents for use as private parks and open space specifically and solely for use by the owners of the 95 residential lots.

Condition 45 of the subdivision agreement states that:

The Owner shall protect and maintain the vegetation within block 106 to significant woodland. The ownership of this block shall be in common with the other conservation lands.

Block 106 is a 2.04 ha. area of protected deciduous forest; it is proposed that this block also be zoned O1[xxxx] – Open Space Exception in accordance with Condition 45. In our opinion, the intended use of this block is consistent with the purposes of Section 179 of the Zoning By-law as well. The deciduous trees of Block 106 will be protected for their ecological, recreational, and intrinsic value under the provisions of the O1 zone. In addition to these provisions, other municipal By-laws assist in dealing with tree removal and property standards.

We examined whether Section 183 of the Zoning By-law that deals with Environmental Protection zoning was appropriate for certain blocks within the proposed development. It is our view that based on the intended uses for these blocks and the listed permitted uses within the EP zone, this designation would be inappropriate for the subject property.

6.0 Technical Studies

No other studies were required in support of this particular application due to the extensive submissions and review/acceptance under the previous application for Plan of Subdivision. These previous studies included the following;

- Supplemental Hydrogeological and Terrain Analysis Study
- Preliminary Geotechnical Report
- Environmental Impact Statement
- Conceptual Servicing Report
- Tree Conservation Report
- Planning Rationale, including Integrated Environmental Review and Mineral Resource Impact Assessment.

All of these studies, including addendums where required, supported the proposed land use and specifically the application for plan of subdivision as draft approved.

7.0 Summary and Conclusions

1. The Subject Property must be rezoned from RU and MR[7r] to RR[xxxx], and O1[xxxx] for the proposed country estate subdivision to proceed;
2. The proposed Rural Exception implements the anomaly of the design and use of the subdivision;
3. The technical studies undertaken in support of the previous municipal development application all support the intended use;
4. The Zoning By-law Amendment is consistent with the Provincial Policy Statement;
5. The proposal conforms to the applicable policies of the Official Plan, and the application is able to proceed as a grandfathered permitted use; and,
6. The proposal will introduce 95 new residential lots in the vicinity of Manotick and offer a unique and attractive form of nature-oriented living, supporting the growth of Ottawa in the rural area.

Based on the above rationale, this application for Zoning By-law Amendment is appropriate and represents sound and defensible land use planning.

Prepared by;

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

September 25, 2018

Appendix A – Minimum Distance Separation (MDS) Evaluation

Official Plan Policies

Section 3.7.3 of the Official Plan establishes the Minimum Distance Separation formulae for the rural area. Policies 11 and 12 are included below:

11. All new farm and non-farm development, including severances, will comply with the Minimum Distance Separation (MDS) formulae, as amended from time to time, except in the case of:

- a. the development of an existing lot of record that falls almost all or completely within a calculated MDS I separation distance from a neighbouring livestock facility; or*
- b. the creation of a new lot containing an existing dwelling and that dwelling falls partially or completely within a calculated MDS I separation distance from an existing livestock facility on a neighbouring parcel of land. [Amendment #76, August 04, 2010]*

12. The City may consider a variance to the Minimum Distance Separation MDS II required for new or expanding livestock operations on a case-by-case basis where the intent if not the precise separation distance of the MDS II formula is achieved. The Circumstances in which a variance may be considered apply to the expansion or replacement of existing structures and:

- a. the variance aids in the reduction of potential odour conflicts; or*
- b. the variance allows for the mitigation of other environmental impacts (e.g. water quality, flood plain issues, adjacent natural heritage features); or*
- c. the variance is to a lot line or road allowance and allows the MDS setback requirements from a neighbour's dwelling or other type of land use to be achieved. [Amendment #76, August 04, 2010]*

The MDS has been considered for adjacent agricultural uses with a brief description of each operation:

Desjardin Farm – 6003 First Line Road

6003 First Line is the abutting property immediately to the north of the Subject Property.

This parcel of land was once a livestock operation with 15.0 hectares of pasture land. For the past 20 or so years, the livestock have been removed having been in approximately 60 tied stalls, and cash cropping has taken place. The barn and surrounding land was neglected once the milking equipment was removed. The barn was demolished between 2011 and 2014, based on inference from the City of Ottawa's aerial imagery through the required municipal approvals. The manure pit has grown over with bush and has been filled in.

Significant financial resources would be required to re-introduce a livestock operation. Therefore, it is my opinion that there is no reasonable method to calculate the MDS arising from these lands, demolished barn, and former manure pit and thus there is no negative

impact from these lands onto the proposed residential subdivision proposed for the Subject Property.

Basil Parsons – 6122 First Line Road

6122 First Line Road is located immediately to the west of the Subject Property.

There is no livestock on the farm, and the farm has not been used for livestock for at least 20 years. The acreage appears to be 40.0 hectares of land. The barn was last used for sheep, and now is used exclusively for equipment storage. An examination of the structure indicates that there were likely 7 pens each capable of holding 10-12 sheep. There is no evidence of a manure pit as the waste was likely collected and spread over the adjacent fields without outdoor storage.

A letter from the owners, Mary and Basil Parsons, is included below, stating that they have no intention of introducing livestock back onto the farm.



Images: Barn at 6122 First Line Road

Other Sites

A careful examination of other potential agricultural/livestock operations in the vicinity has taken place and there are no other barns that are capable of housing more than a very limited number of animals, thus no MDS calculations for other properties have been completed.

Conclusion

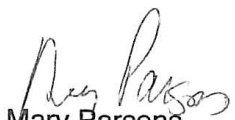
There are no potential impacts from the above noted lands. These lands have been used intensively for agricultural (livestock) purposes but have since ceased to be used for those purposes, and therefore there is no impact on the proposed subdivision.

To Whom It May Concern

**Subject: Barn Situated on 6122 First Line Road
Used For Storage Only**

The Sheep and Horse farm operations at 6122 First Line Road (East half of Lot 12 Concession 1 North Gower) were shut down in 1991. Since 1992 the barn has only been used for the storage of personal items such as a brush cutter, a snowblower, lawn mowers, garden cultivators and a utility trailer. During winter seasons various neighbors have stored camper trailers, sailboats etc.

No animals have been housed in the barn since 1992. Recognizing its age and design, the only practical use for the building is for storage.



Mary Parsons
November 28, 2012



Basil Parsons
November 28, 2012