

FOTENN

2701 LONGFIELDS DRIVE STONEBRIDGE PHASE 16 PLAN OF SUBDIVISION + ZONING BY-LAW AMENDMENT





Prepared for:



Mattamy Homes
50 Hines Road, Suite 100
Ottawa, ON K2K 2M5
mattamyhomes.com

Prepared by:

FOTENN Planning
+ Design

Fotenn Planning + Design
223 McLeod Street
Ottawa, ON K2P 0Z8
fotenn.com

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CONTENTS

1.0 Introduction	1
2.0 Site Context and Surrounding Area.....	2
3.0 Proposed Development	5
4.0 Policy and Regulatory Context	9
5.0 Supporting Studies	16
6.0 Conclusions	17

1.0 INTRODUCTION

Fotenn Consultants has been retained by Mattamy Homes (“Mattamy”) to prepare a Planning Rationale in support of Plan of Subdivision and Zoning By-law Amendment applications for Phase 16 of Mattamy’s Stonebridge community (“subject lands”). This Planning Rationale is prepared in support of a new submission of supporting materials, following a first submission in July 2018 (D02-02-18-0060/D07-16-18-0018).

The subject lands currently comprise a portion of the Stonebridge Golf Course, and are proposed to be removed from the golf course lands to accommodate the subdivision. The 18-hole golf course will be maintained, with a modification to the course configuration to accommodate the holes and fairways.

The golf course lands are legally described as Part of Lot 7 and 8 Concession 2, in the Geographic Township of Nepean, City of Ottawa.

The proposed subdivision consists of 183 residential units, including a mix of detached and townhouse units. The subdivision also contains a parkland block and pedestrian walkway, all functioning as a new, stand-alone phase of the residential community.

The Zoning By-law Amendment proposes to rezone the subject lands to permit the proposed uses. Specifically, the following zones are proposed:

- Residential Third Density Subzone YY (R3YY) to permit the low- and medium-density residential land uses; and
- Parks and Open Space Zone (O1) to permit the proposed park.

Full details of the proposed zoning are summarized in Appendix A of this Planning Rationale.

1.1 Background

Stonebridge is a predominantly residential community developed by Monarch Corporation and now owned by Mattamy Homes at the southern edge of the urban boundary in Barrhaven. The community is generally bound by Greenbank Road to the west, Prince of Wales Drive to the east, the existing urban boundary to the south and the Jock River to the north. Upon completion, the community will have approximately 3,000 homes.

This application for Plan of Subdivision and Zoning By-Law Amendment seeks to permit the development of Phase 16 of the Stonebridge community.

SITE CONTEXT AND SURROUNDING AREA

2.1 Subject Lands

The subject lands are located in Barrhaven South, at the edge of the urban boundary. The lands are generally bounded by existing Longfields Drive to the east, rural lands to the south, a portion of the existing golf course to the west, and a Uniform subdivision (Grandview Court) at 2741 Longfields Drive to the north. Figure 1 shows the subject lands in the regional context.

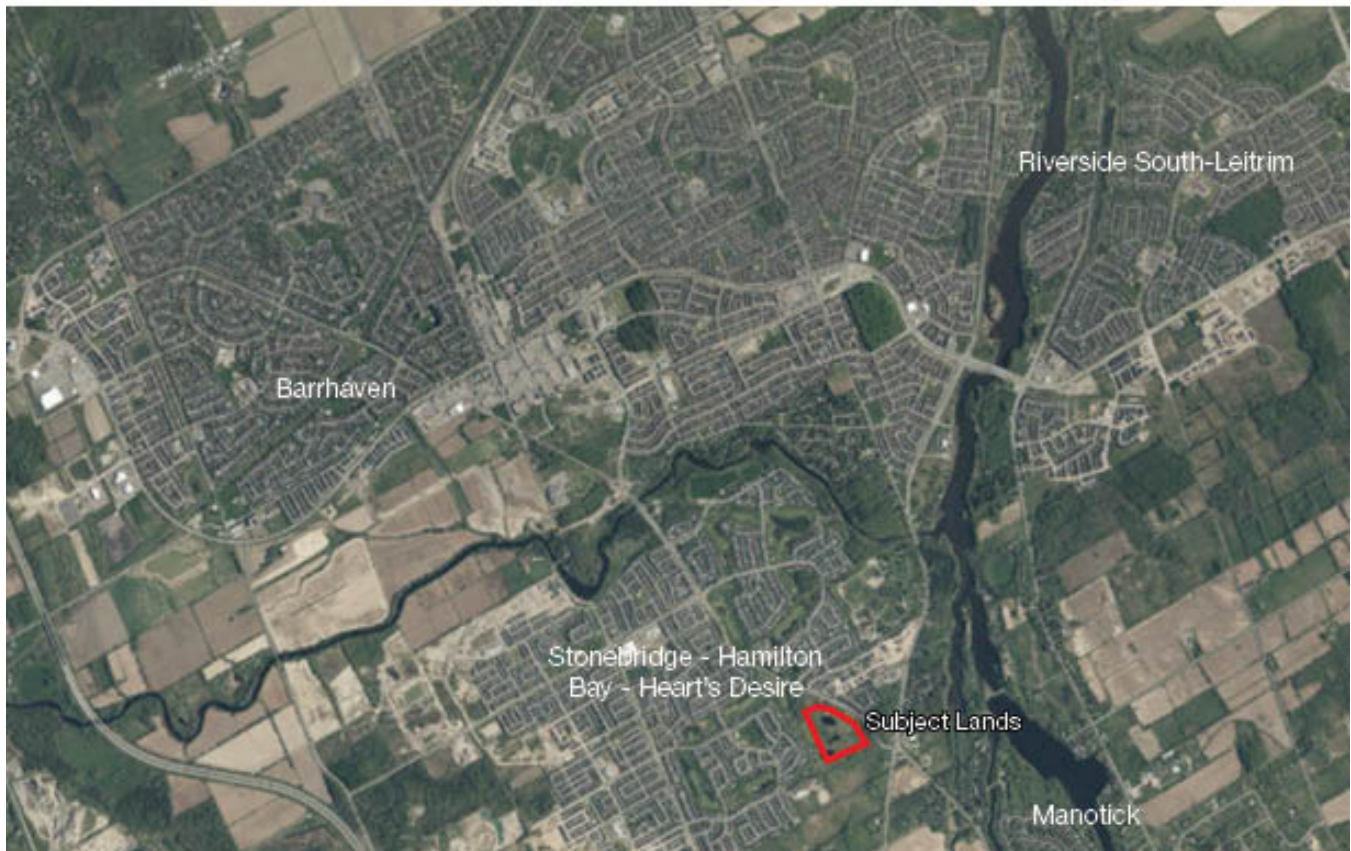


Figure 1: Subject Lands in City Context

The subject lands are 10.6 hectares in area, comprising a portion of the 73-hectare Stonebridge Golf and Country Club. The balance of the Golf and Country Club located outside of the subject lands will continue to function as a golf course. The new residential development will be separated by approximately 130 metres of golf course holes and fairways to the existing dwellings to the west. The retained golf course area will function as a buffer to the new community phase. The proposed subdivision will ultimately result in the reconfiguration of existing hole #7 in the golf course. Figure 2 illustrates the subject lands in a local context.



Figure 2: Subject Lands in Local Context

2.2 Surrounding Area

North

A residential subdivision developed by Uniform (Grandview Court) containing a mix of low- and medium-density residential uses is forthcoming north of the subject lands. The Minto Recreation Complex, which offers a range of amenities such as gymnasiums, a pool, ice rinks, and sports fields, is located at the southeast corner of the intersection of Cambrian Road and existing Greenbank Road, approximately 1.2 kilometres northeast of the subject lands. The Barrhaven Town Centre Mixed Use Centre is located approximately 3 kilometres to the north of the subject lands. Approximately 5 kilometres north of the subject lands is the Fallowfield Road interchange, connecting motorists with Highway 416.

East

Prince of Wales Drive, a north-south arterial providing access to the downtown core, is located directly east of the subject lands. Several city-owned parks including Maple Hill, Beryl Gaffney and David Bartlett are located east of the site along the Rideau River.

West

The Stonebridge Golf and Country Club is located directly west of the subject lands. Existing residential development from previous phases of the Stonebridge development borders the western boundary of the Golf Club. These surrounding communities contain a mix of low- and medium-density residential uses, as well as

schools and parks. Further west of the site, a Community Core comprised of a mix of commercial and higher-density residential uses is planned at the intersection of Cambrian Road and realigned Greenbank Road in accordance with the Barrhaven South CDP (2006).

South

The City's rural area is located south of the subject lands, with the closest village being the Village of Manotick approximately 1.2 kilometres to the southeast.

3.0

PROPOSED DEVELOPMENT

Mattamy Homes proposes to subdivide the subject lands to enable the development of a residential community known as Stonebridge Phase 16. The concept plan for the community is illustrated as Figure 3 below.



Figure 3: Concept Plan for Stonebridge Phase 16

The subdivision includes a range of housing types and densities, including detached homes and townhouses. Table 1 summarizes the breakdown of each dwelling type and model.

Table 1: Breakdown of Proposed Dwelling Units

Unit Type	Total Units	Percentage of Total
Detached	93	51%
9.7-Metre (32-Foot) Single	23	13%
11.6-Metre (38-Foot) Single	46	25%
14-Metre (46-Foot) Single	24	13%
Townhouses	90	49%
Widelot Townhouse	90	49%
Total	183	100%

3.1 Parkland

A park totaling 0.73 hectares is reserved for a Neighbourhood Park at the northern portion of the subject lands (Block 105). The park is located directly west of the main access point to the subdivision from Longfields Drive. The Neighbourhood Park will have limited frontage along Longfields Drive to the northeast, on Street 1 to the east, Street 3 to the west, and on the Uniform subdivision to the north. A pedestrian connection along the northern property line of the proposed subdivision will provide access to the park space for the residents of the adjacent Uniform subdivision.

The City of Ottawa Parkland Dedication By-law (2009-95) requires the dedication of 1 hectare of parkland for every 300 units (for densities of 18 dwellings per net hectare or more). At 183 units, a total of 0.61 hectares of parkland are required. The proposed parkland represents a modest over-dedication of 0.12 hectares of parkland, accounting for the parkland requirements for the Uniform subdivision to the north.

The Draft Plan of Subdivision is shown as Figure 4 below.

3.2 Streets

As established in the City of Ottawa Transportation Master Plan (2013), the portion of Longfields Drive between Cambrian Road and Prince of Wales Drive is anticipated to be widened from two (2) to four (4) lanes. The road widening will also result in a roundabout located at the entrance to the subdivision. The road widening is projected to occur between 2020-2025, which will ameliorate the increased traffic demand anticipated from surrounding development in the near future.

The submitted Concept Plan and Draft Plan of Subdivision both reflect the ultimate condition of Longfields Drive following completion of the road widening. In the interim, the Transportation Impact Assessment (TIA) prepared by Parsons proposes a minor-stop control for this intersection. The proposed street network is therefore designed to integrate with the existing and anticipated surrounding street network, while providing connectivity throughout the proposed subdivision.

A southern extension of existing Kilspindie Ridge is proposed at the northeast corner of the subject lands providing access to the subdivision. The proposed roundabout at the access point will improve efficiency along Longfields Drive and calm traffic near the subdivision.

The street network is proposed to terminate at a cul-de-sac adjacent to the Neighbourhood Park. Window streets along the eastern edge of the subdivision provide a buffer between the residential properties and

Longfields Drive, reducing instances of rear-lotting along the edge of the community. The Transportation Impact Assessment recommends that sidewalks be located on one side of the proposed streets.

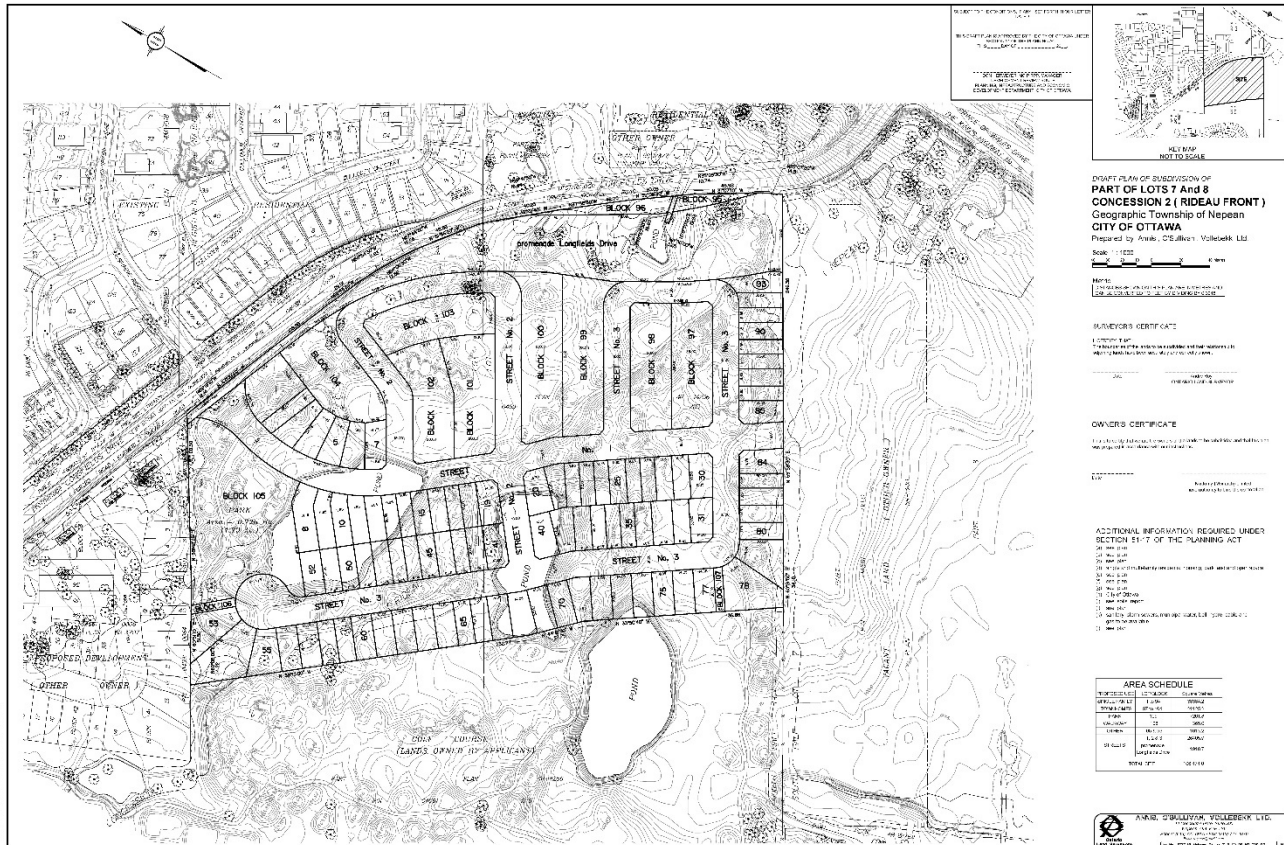


Figure 4: Draft Plan of Subdivision

A road allowance is proposed to be reserved at the southern edge of the subdivision. In the event that the urban boundary is expanded, the proposed street network provides an extension to the southern edge of the subdivision. The proposed street configuration is intended to direct traffic to the Longfields Drive arterial road and restrict any traffic within the existing Stonebridge community.

The proposed street widths are summarized in Table 2 below:

Table 2: Street Hierarchy

Street Type	Proposed Street Width
Local Streets	18 m
Local Streets- Window Streets	14.5 m

3.3 Stormwater Management Facility

The Adequacy of Public Servicing Report proposes two possible locations for a new stormwater management facility. While the first option proposes that the facility be located on the existing golf course property, the

second option proposes that it be located on adjacent vacant rural lands. These considerations will be further analyzed throughout the process. The pond will provide a catchment for drainage in the subdivision, as well as a possible amenity feature for residents.

3.4 Potential Golf Course Plan

As mentioned above, the proposed plan of subdivision will ultimately result in the reconfiguration of the existing hole #7 in the golf course (Figure 5). Detailed renderings are found in Appendix B of the rationale. The reconfiguration is intended to retain the playability of the hole, while recognizing the new dwellings.



Figure 5: Concept Plan of Holes 5-7

POLICY AND REGULATORY CONTEXT

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act in April 2014. It provides direction on matters of provincial interest related to land use planning and development. The PPS also recognizes that local context is important and that it is to be read as a whole.

The PPS policies require that growth and development be focused within settlement areas, and must form efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open space and transportation choices that increase the use of active transportation and transit before other modes of travel.

They also support the financial well being of the Province and municipalities over the long term and minimize the undesirable effects of development, including impacts on air, water and other resources.

The PPS also emphasizes the need to establish development standards for residential intensification, redevelopment, and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The PPS defines “intensification” as: the development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and d) the expansion or conversion of existing buildings. Lastly, the PPS also recognizes and supports the wise use and management of natural heritage, water, archaeological, cultural heritage resources over the long term and the importance of protecting the health and safety of the population by directing development away from natural and man-made hazards.

The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

4.1.1 Proposed Development and Consistency with the PPS

The proposed development and the submitted Zoning By-law Amendment and Plan of Subdivision applications conform to PPS policies. The PPS has been reviewed in its entirety and a Table outlining all policies can be found in Appendix C. Key policies are highlighted below:

Healthy, liveable and safe communities are sustained by:

- / Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / Accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- / Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; and
- / Ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs.

Land use patterns within settlement areas shall be based on:

- / Densities and a mix of land uses which:

- Efficiently use land and resources; and
- 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.

Planning authorities must:

- / Provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents, including special needs requirements;
- / Direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- / Promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- / Establish development standards for residential intensification, redevelopment, and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Healthy, active communities should be promoted by:

- / Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and
- / Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.

The subject lands represent developable lands within an established Settlement Area with available and adequate infrastructure and public service facilities that can accommodate additional housing needs. The existing golf course use does not facilitate public access onto lands with natural features, nor is it supportive of promoting transit ridership. In contrast to the existing land use, the proposal is more consistent with the policies of the PPS than the existing land use.

The proposed development includes a range of housing types within the settlement area boundary, as well as appropriate infrastructure and public service facilities to serve the new community. The plan also proposes two (2) viable options for stormwater management ponds, which are provided to manage stormwater run-off and protect properties. Furthermore, the plan promotes the intensification of under-utilized spaces by proposing new residential development in a form that is compatible with the surrounding existing settlement areas. The proposed Plan of Subdivision and Zoning By-law Amendment is consistent with the policies of the Provincial Policy Statement (2014).

4.2 Provincial Policy Statement Review (2019)

On May 2, 2019 the Government of Ontario released, “More Homes, More Choice: Ontario’s Housing Supply Action Plan.” The plan includes a series of initiatives to address housing supply, including a review of the Provincial Policy Statement (PPS). The government is currently consulting on the proposed changes. Proposed policy changes include:

- / Encourage the development of an increased mix and supply of housing;
- / Protect the environment and public safety;
- / Reduce barriers and costs for development and provide greater predictability;

-
- / Support rural, northern and Indigenous communities;
 - / Support the economy and job creation.

Specific draft policies include:

- / Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations;
- / Support the development of housing to meet current and future housing needs, and add reference to housing options.

The proposed development is consistent with the proposed direction of the Draft PPS. Policies continue to support, and in some cases enhance support for, intensification and infill, and focuses on the need to meet housing needs in planning areas.

4.3 City of Ottawa Official Plan (2003, as amended)

In a pre-application consultation meeting with the City of Ottawa on December 13th, 2017, and in accordance with previous direction, it was confirmed that the subject lands are located within the Urban Boundary and designated General Urban Area. Consequently, an Official Plan Amendment (OPA) is not required in support of the planning applications. The proposed residential use, as discussed below, complies with the policies of the General Urban Area designation of the Official Plan.

The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses. The designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances. The purpose of this designation is to facilitate the development of complete and sustainable communities.

The City supports infill development within the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple-unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:

- / Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces; and
- / Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area.

Section 2.2.2 contains policies for Managing Intensification Within the Urban Area. Policy 1 defines “residential intensification” as the development of a property, building or area that results in a net increase in residential units or accommodation and includes, among others:

- / Redevelopment;
- / The development of vacant or underutilized lots within previously developed areas, being defined as adjacent areas that were developed four or more years prior to new intensification;
- / Infill development.

Policy 22 states that the City supports compatible intensification within the urban boundary, including areas designated General Urban Area. Intensification that is compatible with the surrounding context will be supported

in a range of circumstances, including on sites that are no longer viable for the purpose for which they were originally used or intended.

The evaluation of development applications, studies, other plans and public works undertaken by the City in the General Urban Area will be in accordance with Section 2.5.1 and Section 4.11 of the Official Plan. Section 2.5.1 of the Official Plan contains a set of Design Objectives and Principles for development across the City. The proposed development meets the objectives as follows:

- / **To enhance the sense of community by creating and maintaining places with their own distinct identity**
The subdivision continues the built form character and identity of adjacent communities, including housing forms, densities, land uses, and patterns of open space.
- / **To define quality public and private spaces through development**
The subdivision is designed to feature a connected network of streets and a park that provide areas for gathering, socializing, recreation, and other activities.
- / **To create places that are safe, accessible, and are easy to get to, and move through**
The proposed street network is designed to integrate with the surrounding street pattern, creating a logical configuration that facilitates movement and connectivity. The proposed roundabout is also designed to create a safer environment for motorists, cyclists and pedestrians alike. Front and side yards abut or face the proposed park block to ensure passive surveillance of the public space.
- / **To ensure that new development respects the character of existing areas**
The proposed subdivision continues the built form and land use characteristics of surrounding communities. The road network integrates with the surrounding network, improving connectivity for all modes of transportation. The Stonebridge Community is characterized by the golf course, that will be maintained as an 18-hole course.
- / **To consider adaptability and diversity by creating places that can adapt and evolve easily over time and that are characterized by variety and choice**
The subdivision contains a variety of housing types that permit a range of demographics and incomes to live in the community. The surrounding golf course will be maintained as an 18-hole course.
- / **To understand and respect natural processes and features in development design**
The proposed stormwater management system, including the stormwater management pond, will respond to the natural topography of the subject lands and the quality of the soils.
- / **To maximize energy efficiency and promote sustainable design to reduce the resource consumption, energy use, and carbon footprint of the built environment**
The proposed zoning permits alternative development standards that reduce land consumption and permits increased gross densities.

Section 4.11 contains policies intended to achieve good urban design and compatibility. The policies generally pertain to building design, which is not addressed in a Plan of Subdivision application. The proposed Zoning By-law Amendment permits residential buildings of a character consistent with surrounding neighbourhoods.

Policy 4.7.8 of the Official Plan requires an Environmental Impact Statement for development within 30 metres of a natural heritage system feature in the urban area. An Environmental Impact Statement has been submitted with

this application, which confirms that negative impacts to the listed Species at Risk (SAR) or other natural heritage features are not anticipated as a result of the proposed plan of subdivision. The EIS highlights that mitigations for Barn Swallows may be required.

The proposed Plan of Subdivision and Zoning By-law Amendment applications conform to the policies of the Official Plan.

4.4 New City of Ottawa Official Plan

The City of Ottawa is currently undertaking the preparation of a new Official Plan, which is projected to be adopted by Council in Spring 2021. The first phase of the new Official Plan process is scheduled to be completed in Fall 2019 and consists of public consultation around preliminary research and scenario-building prepared by the City in collaboration with key stakeholders. The “Ottawa Next: Beyond 2036” report outlined potential future scenarios based on interpretations of major and emerging environmental, technological, economic, and social trends and drivers, as detailed in nine discussion papers.

The City has established its “Five Big Moves” to inform future policy directions. The most significant policy proposals include:

- / **Growth:** Achieve, by the end of its planning period, more growth by intensification than by greenfield development. This growth will provide a variety of affordable housing options for residents.
- / **Mobility:** By 2046, the majority of trips in the City of Ottawa will be made by sustainable transportation.
- / **Urban Design:** Improve our sophistication in urban and community design, and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.
- / **Resiliency:** Embed public health, environmental, climate and energy resiliency into the framework of our planning policies.
- / **Economy:** Embed economic development into the framework of our planning policies.

The proposed development is consistent with the preliminary policy directions established in the Five Big Moves. The proposal represents intensification in the urban area, contributing to the goals of the “Growth” direction.

4.5 Urban Design Guidelines for Greenfield Neighbourhoods

The City of Ottawa Council approved a set of Urban Design Guidelines for Greenfield Neighbourhoods in September 2007. The guidelines outline the City’s expectations during the development review process for greenfield neighbourhoods. The proposal meets several of the guidelines, including:

- / Considers soils, landforms, natural and cultural features, habitats, watercourses and climate in the design of the community;
- / Proposes a park at the northern portion of the development;
- / Proposes the connection of new streets to existing streets in adjacent developments and plans for future connections to land that has yet to be developed;
- / Lays out local street patterns so that development blocks are easily walkable;
- / Locates the Neighbourhood Park along a local street, and proposes a shape appropriate for programming;

- / Proposed window streets allow for a buffer between residential properties and Longfields Drive; and
- / Proposed zoning allows residential buildings to be located close to the property line.

4.6 Comprehensive Zoning By-law 2008-250

As illustrated on Figure 10, the subject lands are currently zoned Parks and Open Space, Subzone A (O1A) in the Comprehensive Zoning By-law (2008-250). The Parks and Open Space Zone is intended to:

- / Permit parks, open space and related and compatible uses to locate in areas designated as General Urban Area, General Rural Area, Major Open Space, Mixed-Use Centre, Village, Greenbelt Rural and Central Area as well as in Major Recreational Pathway areas and along River Corridors as identified in the Official Plan, and
- / Ensure that the range of permitted uses and applicable regulations is in keeping with the low scale, low intensity open space nature of these lands.

The O1A Subzone is intended to permit a golf course use in addition to other permitted uses.



Figure 6: Zoning Map

As the subject lands are entirely zoned O1A, the existing zoning is inappropriate for the proposed subdivision. As such, the Zoning By-law Amendment application seeks to rezone the portion of the subdivision which will

5.0 SUPPORTING STUDIES

5.1 Assessment of Phase 1 Environmental Site Assessment

Paterson Group conducted a Phase 1 Environmental Site Assessment which provided a research of the past and current uses of the site, as well as an identification of any environmental concerns which may impact the subject lands.

Based on the findings, the report concluded that selenium was identified above the MOECC standard in two of the four samples. Although its source is unknown, it is possible that the concentrations of selenium are naturally occurring. Additional soil testing is recommended in order to further evaluate the presence of selenium.

Beyond this finding, the report cites no further concerns regarding the appropriateness of the soil for the proposed development, and notes that a Phase II ESA is not required.

5.2 Adequacy of Public Servicing Report

IBI Group prepared an Adequacy of Public Servicing Report, which provided an assessment of availability of servicing throughout the subject lands. More specifically, the study analyzed water distribution, wastewater disposal, stormwater management, grading and sediment and erosion control.

Based on the findings, the report concludes that water, wastewater and stormwater systems required to accommodate the proposed plan of subdivision are available.

5.3 Assessment of Transportation Impact Assessment

A Transportation Impact Assessment was prepared by Parsons. The report reviews existing and forecasted transportation conditions in the surrounding area, including multiple modes of transportation. The report concludes that the proposed development is recommended from a transportation perspective.

5.4 Roadway Traffic Noise Feasibility Assessment

A Roadway Traffic Noise Feasibility Assessment was prepared by Gradient Wind Engineering. Based on the findings, the report concludes that the highest roadway traffic noise levels will occur along Longfields Drive. Outdoor living areas with exposure to the noise sources within 100 metres of Longfields Drive may therefore require noise control measures.

5.5 Environmental Impact Assessment

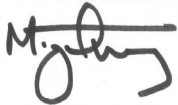
An Environmental Impact Statement (EIS) was prepared by Kilgour & Associates. Based on the findings, the report concludes that negative impacts to the listed Species at Risk (SAR) or other natural heritage features are not anticipated as a result of the proposed plan of subdivision. The EIS highlights that mitigations for Barn Swallows may be required. This will be confirmed through additional site bird surveys.

6.0 CONCLUSIONS

17

The proposed Plan of Subdivision and Zoning By-law Amendment applications meet the policies of the Provincial Policy Statement and City of Ottawa Official Plan. Additionally, the subdivision meets several Urban Design Guidelines for Greenfield Neighbourhoods. The proposed development is also consistent with the Provincial Policy Statement and the criteria for subdivisions in Section 51(24) of the Planning Act.

In our professional opinion, the draft Plan of Subdivision and the Zoning By-law Amendment applications are appropriate for the lands and are in the public interest.



Miguel Tremblay, MCIP RPP
Partner



Jaime Posen, MCIP RPP
Senior Planner

APPENDIX A: PROPOSED ZONING DETAILS

Residential Third Density Subzone YY, Exception 1627 (R3YY [1627])

A - General:

- / Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6m from the back edge of the sidewalk
- / The front wall of an attached garage may not be located more than 2m closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch
- / Minimum density is 29 units per net hectare;
- / The minimum distance between a driveway and an intersection of two street lines is 6m measured at the street line
- / The minimum distance between a driveway for a townhouse dwelling on a public lane and an intersection of two street lines is 3.5m measured at the street line
- / Outdoor amenity areas is permitted on top of garages in townhouse dwellings located on rear lanes
- / More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home provided a draft Plan of Subdivision has been approved for the lot of record

For detached dwellings:

- / Minimum lot area is 220 m²
- / Minimum lot width is 8.8 m
- / Minimum front yard setback is 3m for the principal building and attached garage
- / Minimum combined interior side yard setback is 1.8m with a minimum of 0.6m on one side
- / Minimum rear yard for a corner lot is 0.6m
- / Minimum corner side yard is 2.5m
- / Maximum lot coverage is 55%

For semi-detached dwellings:

- / Minimum lot area is 137m²
- / Minimum lot width is 5.5m
- / Minimum front yard setback is 3m for the principle building and attached garage
- / Minimum corner side yard is 2.5m
- / Minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m
- / Maximum lot coverage is 65%
- / Maximum building height is 12m

For back-to-back and/or townhouse dwellings:

- / Minimum lot area is 81m²
- / Minimum lot width is 4m
- / Minimum front yard setback is 3m for the principal building and attached garage
- / Minimum front yard setback is 3m for the principal building and attached garage
- / Minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m
- / Minimum corner side yard is 2.5m
- / Minimum interior side yard setback is 1.5m and 0m on the common lot line of attached buildings
- / Maximum building height is 14m

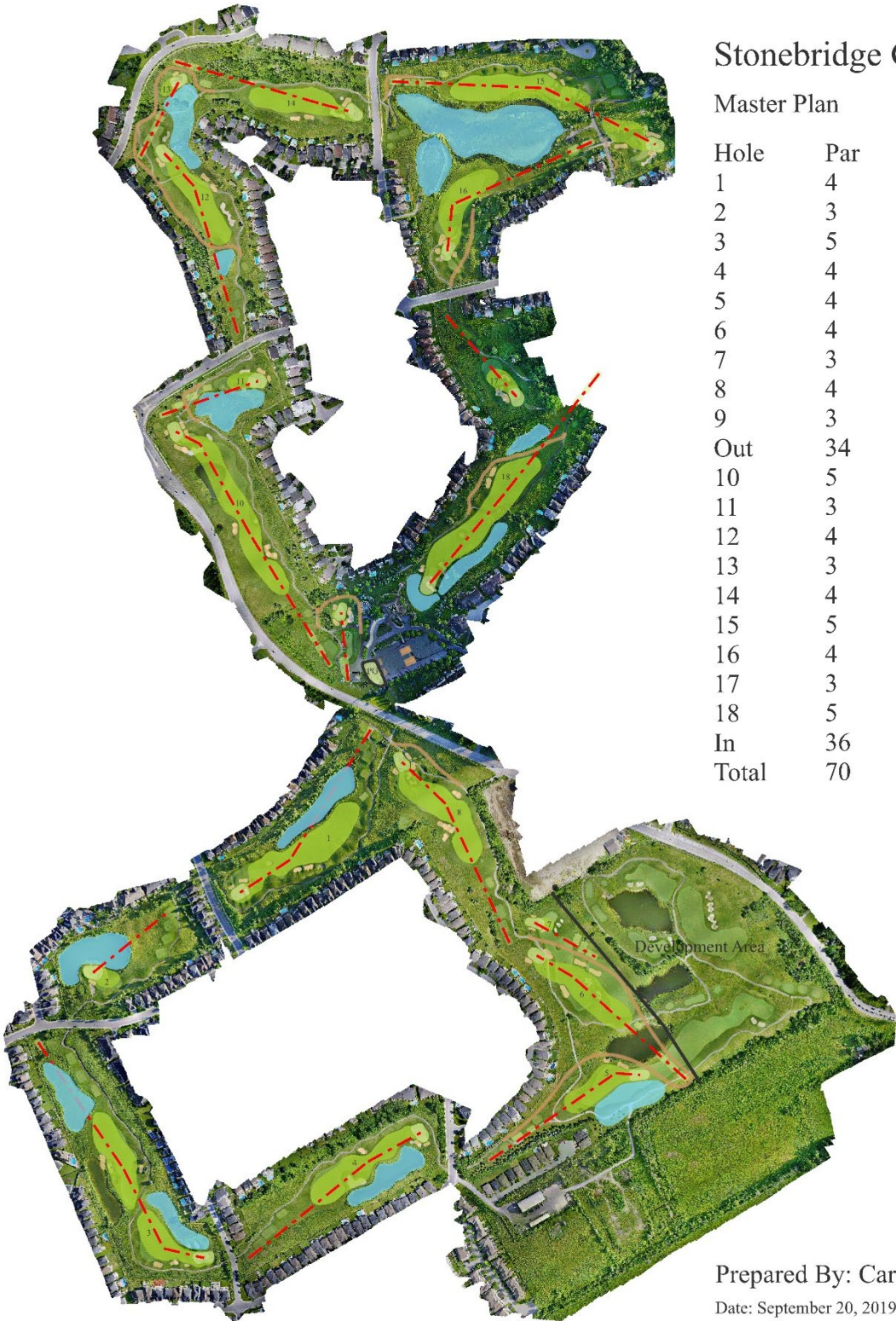
B – General:

- / When access to a lot is provided by a public rear lane a minimum of 8.5m wide, and that lot also abuts a public park, the public park frontage shall be considered to be a “frontage on a public street” for interpretation of the provisions of this zoning by-law
- / A sill, belt course, cornices, eaves, gutters, chimneys, chimney box, fireplace box, overhangs or pilasters may project 1m into the required front and corner side yard and 1m, but no closer than 0.2m, into the interior side yard
- / Balconies may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard
- / Open, roofed or unroofed porches and entrance features not exceeding one storey in height may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard, and 1m into a rear yard
- / A deck may project 2m, but no closer than 1m from the property line, into a front and corner side yard; in a rear and interior side yard a deck may project to within 0.3m of a lot line and an additional 0.3m setback from every 0.3m or portion thereof that is constructed above finished grade
- / Steps attached to a porch may project 2.5m, but no closer than 0.5m from property line and no closer than 0m from a property line abutting a sight triangle, into a front and corner side yard
- / Air conditioning units may project 1m into a corner and interior side yard and 2m into a rear yard, but no closer than 0.2m to the property line
- / Corner sight triangles shall have the following distances:
 - o 10 metre triangles when involving arterial roads
 - o 5 metres when involving only local roads
 - o 3 metres when involving a public lane
- / In the case of a home-based business operating within a townhouse or semi-detached dwelling, the required parking space is only required if the business involves an outside employee
- / No more than 60% of the area of any front yard or corner side yard may be used as a driveway or parking space
- / Exterior parking spaces will have a minimum length of 5.5m and a minimum width of 2.7m
- / Blocks of townhouse dwellings that are attached along the rear and side walls shall be limited to sixteen attached dwelling units within each block
- / 0.0 metre setback required from the lot line at a corner lot line

Parks and Open Space Zone

- o Minimum Lot Width: No minimum
- o Minimum Lot Area: No minimum
- o Minimum Front Yard Setback: 7.5 m
- o Minimum Corner Side Yard Setback: 7.5 m
- o Minimum Rear Yard Setback: 7.5 m
- o Minimum Interior Side Yard Setback: 7.5 m
- o Maximum Building Height: 11 m
- o Maximum Lot Coverage (%): 20

APPENDIX B: GOLF COURSE DESIGN



Stonebridge Golf & CC

Master Plan

Hole	Par	Yards
1	4	395
2	3	183
3	5	526
4	4	396
5	4	330
6	4	361
7	3	129
8	4	397
9	3	127
Out	34	2,844
10	5	526
11	3	189
12	4	366
13	3	155
14	4	346
15	5	514
16	4	371
17	3	200
18	5	505
In	36	3,172
Total	70	6,016

Prepared By: Carrick Design Inc.

Date: September 20, 2019

APPENDIX C: PROVINCIAL POLICY STATEMENT EVALUATION

1.0 Building Strong Healthy Communities	
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	
1.1.1 Healthy, liveable and safe communities are sustained by:	The proposed plan of subdivision would permit residential uses on a portion of the existing golf course and promote a more efficient use of lands helping to sustain the financial well-being of the municipality and avoiding the need for expansion of infrastructure.
a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;	
b. accommodating an appropriate range and mix of residential (including second units, 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;	The proposed plan of subdivision would facilitate residential redevelopment containing an appropriate range of densities (including a mix of detached and townhouse units). The subdivision also contains supporting land uses, including parkland, and a stormwater management facility. The subdivision continues the built form character and identity of adjacent communities, including housing forms, densities, land uses, and patterns of open space.
c. avoiding development and land use patterns which may cause environmental or public health and safety concerns;	Studies have confirmed that the proposed development will not 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 or close to settlement areas;	The proposed subdivision is considered as Phase 16 of the existing and surrounding Stonebridge residential community. The development will not hinder efficient expansion of a settlement area.
e. promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;	The proposed residential redevelopment of the subject lands promotes cost-effective redevelopment and will reduce the per-unit cost burden of maintaining municipal infrastructure and services in the area. Furthermore, the redevelopment will result in intensification within the current built boundary of the City, thereby reducing the need for rural or

	agricultural land conversion for urban uses. The proposed subdivision has been coordinated with the surrounding existing community and will provide cost-effective redevelopment where existing municipal services are available.
f. improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;	The proposed development contains a range of housing types that permits a range of ages, incomes, and abilities to participate in the community. Public transit is available in the area.
g. ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and	Necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities will be available to meet current and projected needs.
h. promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.	An Environmental Site Assessment and an Environmental Impact Statement have been submitted as part of the ZBLA and Plan of Subdivision applications. Studies have confirmed that the proposed development will not have adverse impacts on surrounding biodiversity.
1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure and public service facilities beyond a 20-year time horizon.	The Subject Lands are located within an existing settlement area, and the proposed development will absorb a portion of the local housing demand.
1.1.3 Settlement Areas	
1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.	The proposed plan of subdivision includes residential uses on a portion of the existing golf course, thereby

	focusing growth and redevelopment within a settlement area. The future redevelopment of the subject lands would ensure the vitality and regeneration of the lands and surrounding community are promoted.
1.1.3.2 Land use patterns within settlement areas shall be based on: a. densities and a mix of land uses which: 1. efficiently use land and resources; 2. 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; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support active transportation; 5. are transit-supportive, where transit is planned, exists or may be developed; and 6. are freight-supportive; and	The proposed plan of subdivision would permit an appropriate mix of land uses and densities that would efficiently use the land, infrastructure and public service facilities that are planned or available and would avoid unjustified or uneconomical expansion. The proposed plan of subdivision would permit residential uses on underutilized lands. The proposed plan of subdivision could have the potential of promoting public and active transportation, which would effectively minimize negative impacts to air quality and climate change by reducing private automobile trips.
b. a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.	The proposal includes the intensification of the subject lands, containing a range of uses.
1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.	Given that the proposed application is located within the Urban Boundary of the City of Ottawa, it has been identified as an appropriate location for intensification.
1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.	Development standards are generally governed by the Zoning By-laws. The proposed Zoning By-law Amendment would ensure development standards ensuring compatibility with surrounding

	land uses and avoid or mitigate risks to the public.
1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.	No minimum intensification target is applied to the General Urban Area.
1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	The Subject Lands are not located in a Designated Growth Area.
1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:	The proposed application is not subject to intensification targets, and is not located in a Designated Growth Area.
a. that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and	
b. the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.	The Subject Lands are not located in a Designated Growth Area.
1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:	The Subject Lands are already located within a settlement area, and expansion of the settlement area is not proposed.
a. sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;	
b. the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;	Public service facilities are available in proximity to the subject lands and will meet the long term needs of the proposed development.

c.	in prime agricultural areas: 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and i. there are no reasonable alternatives which avoid prime agricultural areas; and ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	This policy is not applicable to the application, as the lands are not located within a prime agricultural area.
d.	the new or expanding settlement area is in compliance with the minimum distance separation formulae; and e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.	This policy is not applicable to the application, as the lands are not located within a prime agricultural area.
1.1.4 Rural Areas in Municipalities		
1.1.4.1 Healthy, integrated and viable rural areas should be supported by:		Policy is not applicable to the application, as the lands are located within the Urban boundary.
a.	building upon rural character, and leveraging rural amenities and assets;	
b.	promoting regeneration, including the redevelopment of brownfield sites;	Policy is not applicable to the application, as the lands are located within the Urban boundary.
c.	accommodating an appropriate range and mix of housing in rural settlement areas;	Policy is not applicable to the application, as the lands are located within the Urban boundary.
d.	encouraging the conservation and redevelopment of existing rural housing stock on rural lands;	Policy is not applicable to the application, as the lands are located within the Urban boundary.
e.	using rural infrastructure and public service facilities efficiently;	Policy is not applicable to the application, as the lands are located within the Urban boundary.
f.	promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;	Policy is not applicable to the application, as the lands are located within the Urban boundary.
g.	providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;	Policy is not applicable to the application, as the lands are located within the Urban boundary.
h.	conserving biodiversity and considering the ecological benefits provided by nature; and	Policy is not applicable to the application, as the lands are located within the Urban boundary.

i.	providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.4.2	In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.4.3	When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.4.4	Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5 Rural Lands in Municipalities		
1.1.5.1	When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5.2	On rural lands located in municipalities, permitted uses are: a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) limited residential development; d) home occupations and home industries; e) cemeteries; and f) other rural land uses.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5.3	Recreational, tourism and other economic opportunities should be promoted.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5.4	Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5.5	Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.	Policy is not applicable to the application, as the lands are located within the Urban boundary.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5.8 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.6 Territory Without Municipal Organization	
1.1.6.1 On rural lands located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.6.2 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.6.3 The establishment of new permanent town sites shall not be permitted.	Policy is not applicable to the application, as the lands are located within the Urban boundary.
1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if: <ul style="list-style-type: none"> a. the area forms part of a planning area; b. the necessary infrastructure and public service facilities are planned or available to support the development and are financially viable over their life cycle; and c. it has been determined, as part of a comprehensive review, that the impacts of 	Policy is not applicable to the application, as the lands are located within the Urban boundary.

development will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the Province.	
1.2 Coordination	
1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including: a. managing and/or promoting growth and development;	The development review process associated with the submission of the proposed ZBA and Plan of Subdivision applications includes circulation to affected agencies. Other governments may request to be circulated through the process.
b. economic development strategies;	Same as above.
c. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;	Same as above.
d. infrastructure, electricity generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems;	Same as above.
e. ecosystem, shoreline, watershed, and Great Lakes related issues;	Same as above.
f. natural and human-made hazards;	Same as above.
g. population, housing and employment projections, based on regional market areas; and	Same as above.
h. addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement.	Same as above.
1.2.2 Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.	Aboriginal communities are generally consulted during higher-level Official Plan reviews, and are typically not circulated on routine development applications within the Urban Boundary.
1.2.3 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.	Planning authorities will ensure that coordination will continue throughout the application process.
1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality	Policy is not applicable to the application, as planning is not

a.	in consultation with lower-tier municipalities shall: identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist;	conducted by an upper-tier municipality.
b.	identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;	Policy is not applicable to the application, as planning is not conducted by an upper-tier municipality.
c.	identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;	Policy is not applicable to the application, as planning is not conducted by an upper-tier municipality.
d.	where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; and	Policy is not applicable to the application, as planning is not conducted by an upper-tier municipality.
e.	identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.	Policy is not applicable to the application, as planning is not conducted by an upper-tier municipality.
1.2.5	Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.	Policy is not applicable to the application, as planning is not conducted by an upper-tier municipality.
1.2.6 Land Use Compatibility		
1.2.6.1	Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.	The proposed development does not contain a major facility, and is located a considerable distance from such facilities in the broader community.

1.3 Employment		
1.3.1	Planning authorities shall promote economic development and competitiveness by:	Policy is not applicable to the application.
a.	providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;	
b.	providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;	Policy is not applicable to the application.
c.	encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and	Employment uses are not proposed as part of the development, and are better suited in designated employment areas.
d.	ensuring the necessary infrastructure is provided to support current and projected needs.	Policy is not applicable to the application.
1.3.2 Employment Areas		
1.3.2.1	Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.	Policy is not applicable to the application, as it is not located within a designated employment area.
1.3.2.2	Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.	Policy is not applicable to the application, as it is not located within a designated employment area.
1.3.2.3	Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.	Policy is not applicable to the application, as it is not located within a designated employment area.
1.3.2.4	Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2.	Policy is not applicable to the application, as it is not located within a designated employment area.

1.4 Housing		
1.4.1	To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:	Approval of the proposed subdivision will aid the ability to meet the long-term growth targets that the City are required to maintain under Provincial direction in a manner that respects the existing community.
a.	maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and	
b.	maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.	Sufficient servicing capacity is provided.
1.4.2	Where planning is conducted by an upper-tier municipality:	Policy is not applicable to the application, as planning is not conducted by an upper-tier municipality.
a.	the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and	
b.	the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.	Policy is not applicable to the application, as planning is not conducted by an upper-tier municipality.
1.4.3	Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:	Affordable housing (as defined by the PPS) is not proposed in the development, but remains consistent with City of Ottawa policies.
a.	establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the	

	minimum target(s) for these lower-tier municipalities;	
b.	permitting and facilitating: 1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;	The subdivision includes a range of housing types and densities, including detached homes and townhouses.
c.	directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;	The Adequacy of Public Servicing Report confirms that appropriate levels and public service facilities are available to support the proposed development.
d.	promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and	The subdivision includes a range of housing types and densities, including detached homes and townhouses which efficiently use land and existing resources.
e.	establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.	The proposed development provides a more compact urban form than what currently exists thereby establishing and maintaining development standards for residential intensification.
1.5 Public Spaces, Recreation, Parks, Trails and Open Space		
1.5.1	Healthy, active communities should be promoted by:	The proposed street network is purposely designed to integrate with the existing and anticipated surrounding street network, while providing connectivity throughout the proposed subdivision. The street network is proposed to terminate at a cul-de-sac adjacent to the Neighbourhood Park. Window streets along the eastern edge of the subdivision provide a buffer between the residential properties and Longfields Drive and reduce instances of rear lotting along the edge of the community. The proposed street network encourages connectivity,
a.	planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;	

	safety, pedestrian interaction and active transportation.
b. planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;	A park totaling 0.73 hectares is reserved for a public Neighbourhood Park at the northern portion of the subject lands. The park is located directly west of the main access point. According to the City of Ottawa Parkland Dedication By-law, the proposed parkland represents a modest over-dedication of recreational space.
c. providing opportunities for public access to shorelines; and	This policy is not applicable to the application as there are no shorelines presently located on the subject lands.
d. recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.	This policy is not applicable to the application, as there are no protected areas identified on the subject lands.
1.6 Infrastructure and Public Service Facilities	
1.6.1 Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs. Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are:	This policy falls outside of the scope of the application.
a. financially viable over their life cycle, which may be demonstrated through asset management planning; and	
b. available to meet current and projected needs.	This policy falls outside of the scope of the application.
1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.	This policy is not applicable to the application.
1.6.3 Before consideration is given to developing new infrastructure and public service facilities:	The application proposes the use of existing infrastructure and public service facilities.
a. the use of existing infrastructure and public service facilities should be optimized; and	
b. opportunities for adaptive re-use should be considered, wherever feasible.	This policy is not applicable to the application.

1.6.4	Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services.	The strategic location of infrastructure and public service facilities was determined prior to the submission of this application.
1.6.5	Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation	This policy falls outside of the scope of the application.
1.6.6 Sewage, Water and Stormwater		
1.6.6.1	Planning for sewage and water services shall:	Public stormwater, sewage and potable water services can efficiently service the subject lands in a manner that is sustainable, feasible, financially viable, protects human health and the environment and will meet all municipal and provincial regulatory requirements. The servicing and land use considerations of the planning process have been integrated and coordinated. Furthermore, the future redevelopment would be consistent with the servicing hierarchy outlined in the PPS.
a.	direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;	
b.	ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. is feasible, financially viable and complies with all regulatory requirements; and 3. protects human health and the natural environment;	This policy is not within the scope of the application.
c.	promote water conservation and water use efficiency;	The proposal includes a more compact urban form than what currently exists, thereby promoting an increased conservation of water as well as water use efficiency on the subject lands.
d.	integrate servicing and land use considerations at all stages of the planning process; and	The completion of an Adequacy of Public Servicing Report ensures that servicing and land use considerations have been coordinated in an integrated fashion throughout the application process.
e.	be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.	The proposal is in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.	Municipal sewage services and water services are available on the subject lands thereby promoting efficient use and optimization of existing services.
1.6.6.3 Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.	This policy is not applicable, as municipal sewage services as well as water services are provided on the subject lands.
1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.	This policy is not applicable, as municipal sewage services as well as water services are provided on the subject lands.
1.6.6.5 Partial services shall only be permitted in the following circumstances: a. where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or	This policy is not applicable, as full municipal sewage services as well as water services are provided on the subject lands.
b. within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.	This policy is not applicable, as full municipal sewage services as well as water services are provided on the subject lands.
1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient	The Adequacy of Public Servicing Report confirms sufficient reserve sewage system capacity and reserve water system capacity.

reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.	
1.6.6.7 Planning for stormwater management shall:	The Adequacy of Public Servicing Report completed for the purposes of the Zoning By-law Amendment and Plan of Subdivision application proposes potential locations for a new stormwater management facility. While the first option proposes that the facility be located on the existing golf course property, the second option proposes that it be located on adjacent vacant rural lands. These considerations will be further analyzed throughout the process. The pond will provide a catchment for drainage in the subdivision, as well as a possible amenity feature for residents.
a. minimize, or, where possible, prevent increases in contaminant loads;	
b. minimize changes in water balance and erosion;	Both stormwater management facility options proposed within the above noted Servicing Report will minimize changes in water balance and erosion.
c. not increase risks to human health and safety and property damage;	The proposed stormwater management facility will not increase risks to human health, safety and property damage.
d. maximize the extent and function of vegetative and pervious surfaces; and	A buffer proposed along the facility ensures the maximization of vegetative and pervious surfaces.
e. promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.	The Adequacy of Servicing Report confirms the use of best practices.
1.6.7 Transportation Systems	
1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.	The proposal would permit residential uses on underutilized lands with existing infrastructure within the built-up area, supporting usage of public transit and active transportation. A Transportation Impact Assessment prepared by Parsons Group for the purposes of the development application, confirms that the transportation system will be functional, including traffic from private

	motorists. The subdivision will feature vehicular access to all properties, with a functional street network of local streets. Vehicular access to the subdivision is gained from Longfields Drive, an existing arterial road.
1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.	As established in the City of Ottawa Transportation Master Plan (2013), the portion of the Arterial road which borders the northern portion of the site is anticipated to be widened from two to four lanes. The road widening will also result in a roundabout located at the entrance to the subdivision. The road widening is projected to occur between 2020-2025, thereby ameliorating the increased traffic demand anticipated from surrounding development in the near future. The submitted Concept Plan and Draft Plan of Subdivision both illustrate the ultimate condition of the Arterial Road following completion of the road widening. In the interim, the Transportation Impact Assessment proposes a minor-stop control for this intersection. The proposed street network is therefore designed to integrate with the existing and anticipated surrounding street network, while providing connectivity throughout the proposed subdivision.
1.6.7.3 As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	This policy falls outside of the scope of the proposed development application.
1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	Connectivity to the surrounding bus routes will be maintained as a result of the proposed subdivision.
1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.	Working in close partnership with Transportation Engineers throughout the development review process

	ensures that transportation and land use considerations are integrated at all stages of the planning process.
1.6.8 Transportation and Infrastructure Corridors	
1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.	A widened right-of-way for Longfields Drive, a transportation corridor, is protected in the Official Plan and is reflected in the proposed development.
1.6.8.2 Major goods movement facilities and corridors shall be protected for the long term.	This policy falls outside of the scope of the proposed development.
1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.	The proposed development is not planned in a corridor that could preclude or negatively affect the use of the corridor for the purposes for which it was identified.
1.6.8.4 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.	The proposed development is not planned in a corridor that could preclude or negatively affect the use of the corridor for the purposes for which it was identified.
1.6.8.5 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and infrastructure facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.	The proposed development is not planned in a corridor that could preclude or negatively affect the use of the corridor for the purposes for which it was identified.
1.6.9 Airports, Rail and Marine Facilities	
1.6.9.1 Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that:	This policy is not applicable to the proposed subdivision as the subject lands are not located in close proximity to the City's airport, rail facilities or marine facilities as shown in Schedule K of the City of Ottawa Official Plan.
a. their long-term operation and economic role is protected; and	
b. airports, rail facilities and marine facilities and sensitive land uses are appropriately	This policy is not applicable to the proposed subdivision as the subject lands are not located in close proximity

designed, buffered and/or separated from each other, in accordance with policy 1.2.6	to the City's airport, rail facilities or marine facilities as shown in Schedule K of the City of Ottawa Official Plan.
1.6.9.2 Airports shall be protected from incompatible land uses and development by:	This policy is not applicable to the proposed subdivision as the subject lands are not located in close proximity to the City's airport, rail facilities or marine facilities as shown in Schedule K of the City of Ottawa Official Plan.
a. prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP;	
b. considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and	This policy is not applicable to the proposed subdivision as the subject lands are not located in close proximity to the City's airport, rail facilities or marine facilities as shown in Schedule K of the City of Ottawa Official Plan.
c. discouraging land uses which may cause a potential aviation safety hazard.	This policy is not applicable to the proposed subdivision as the subject lands are not located in close proximity to the City's airport, rail facilities or marine facilities as shown in Schedule K of the City of Ottawa Official Plan.
1.6.10 Waste Management	
1.6.10.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion. Waste management systems shall be located and designed in accordance with provincial legislation and standards.	Waste management will be handled through municipal curbside pick-up.
1.6.11 Energy Supply	
1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.	This policy is not applicable to the application.
1.6.11.2 Planning authorities should promote renewable energy systems and alternative energy systems, where feasible, in	This policy is not applicable to the application.

	accordance with provincial and federal requirements.	
1.7 Long-Term Economic Prosperity		
1.7.1	Long-term economic prosperity should be supported by:	This policy is not applicable to the application.
a.	promoting opportunities for economic development and community investment-readiness;	
b.	optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;	This policy is not applicable to the application.
c.	maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;	The subject lands are not located in proximity to a downtown or mainstreet.
d.	encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;	Proposed built form is generally compatible with the surrounding neighbourhood. More specifically, architectural elements, density and general layout have been intentionally designed to conserve and define the character of the neighborhood.
e.	promoting the redevelopment of brownfield sites;	This policy is not applicable to the application.
f.	providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;	Although there is no existing bus station adjacent to the site, the proposed subdivision is anticipated to increase transit ridership thereby encouraging the provision of a cost-effective multimodal transportation system.
g.	providing opportunities for sustainable tourism development;	This policy is not applicable to the application.
h.	providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;	This policy is not applicable to the application.
i.	promoting energy conservation and providing opportunities for development of renewable energy systems and alternative energy systems, including district energy;	Where feasible, the proposed subdivision will promote energy conservation and provide opportunities for development of renewable energy systems.

j.	minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and	The proposed park and stormwater management facility will work towards minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature.
k.	encouraging efficient and coordinated communications and telecommunications infrastructure.	Where feasible, the proposed subdivision will encourage efficient and coordinated communications and telecommunications infrastructure by ensuring that responsible parties are involved in the development review process.
1.8 Energy Conservation, Air Quality and Climate Change		
1.8.1	Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:	As described previously, the proposed development plan would permit a residential land use pattern and density in a more compact form than what currently exists, thereby supporting energy conservation and reducing greenhouse emissions as a result of reduced vehicle trips.
a.	promote compact form and a structure of nodes and corridors;	
b.	promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;	The urban form of the proposed development ensures that the use of active transportation and existing transit is further supported.
c.	focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;	This policy is not applicable to the application as the proposed development would not be considered a travel-intensive use. However, the proposed street network has been carefully designed to facilitate the establishment of transit in the future.
d.	focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;	This policy is not applicable to the proposed development.
e.	improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;	The proposed subdivision is located within an existing settlement area, thereby influencing commute journeys and potentially decreasing transportation congestion. The subject lands are in close proximity to several existing community amenities including a school, recreation complex and several neighbourhood parks and trails.

f.	promote design and orientation which: 1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and 2. maximizes opportunities for the use of renewable energy systems and alternative energy systems; and	The proposed development may also promote improvements to the tree canopy through the requirement of a tree inventory and tree conservation plan. The proposed development would implement energy efficiency design and initiatives, where feasible.
g.	maximize vegetation within settlement areas, where feasible.	Where feasible, the proposed development will maximize vegetation within the proposed subdivision. As mentioned above, a proposed park and the proposed stormwater management facility will ensure an increased tree cover, vegetation and pervious surfaces.
2.0 Wise Use and Management of Resources		
2.1 Natural Heritage		
2.1.1	Natural features and areas shall be protected for the long term.	An Environmental Impact Statement (EIS) was prepared by Kilgour & Associates. Based on the findings, the report concludes that negative impacts to the listed Species at Risk (SAR) or other natural heritage features are not anticipated as a result of the proposed plan of subdivision. The EIS highlights that mitigations for Barn Swallows may be required. This will be confirmed through additional site bird surveys.
2.1.2	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.	It is not anticipated that the proposed development will negatively impact the natural heritage systems on the subject lands.
2.1.3	Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.	Natural heritage systems were identified accordingly in the prepared Environmental Impact Assessment.
2.1.4	Development and site alteration shall not be permitted in:	This policy is not applicable to the application as the Environmental

a.	significant wetlands in Ecoregions 5E, 6E and 7E1 ; and	Impact Assessment confirms that significant wetlands do not exist on the subject lands.
b.	significant coastal wetlands.	This policy is not applicable to the application as the Environmental Impact Assessment confirms that significant coastal wetlands do not exist on the subject lands
2.1.5	Development and site alteration shall not be permitted in:	This policy is not applicable to the application as the Environmental Impact Assessment confirms that significant wetlands do not exist on the subject lands.
a.	significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;	
b.	significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) ¹ ;	This policy is not applicable to the application as the Environmental Impact Assessment confirms that significant woodlands do not exist on the subject lands.
c.	significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River) ¹ ;	This policy is not applicable to the application as the Environmental Impact Assessment confirms that significant valleylands do not exist on the subject lands.
d.	significant wildlife habitat;	The Environmental Impact Assessment confirms that mitigations for Barn Swallows may be required. This will be confirmed through additional site bird surveys.
e.	significant areas of natural and scientific interest; and	This policy is not applicable to the application as ANSIs are not present in proximity to the Subject Lands.
f.	coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)	This policy is not applicable to the application as significant coastal wetlands do not exist on the Subject Lands.
2.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	This policy is not applicable to the application as significant fish habitat does not exist on the subject lands.
2.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.	The Environmental Impact Assessment confirms that mitigations for Barn Swallows may be required. This will be confirmed through additional site bird surveys.
2.1.8	Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in	The Environmental Impact Assessment confirms that there will be no negative

	policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	impacts on the natural features on adjacent lands.
2.1.9	Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.	This policy is not applicable to the proposed development.
2.2 Water		
a.	2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by: using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;	The lands subject to the proposed subdivision are well removed from areas identified for well head protection and aquafer vulnerability.
b.	minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The Servicing Report recommends stormwater management strategies and mitigative measures to ensure the proposed development does not negatively impact surface and groundwater features and their hydrologic functions.
c.	identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;	These features have not been identified within the subject lands.
d.	maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;	Linkages and related functions among groundwater features, hydrologic functions, natural heritage features and areas will be maintained.
e.	implementing necessary restrictions on development and site alteration to: 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;	The Adequacy of Public Servicing Report confirms that these features will be protected.

e.	planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;	The use of lot level controls, conveyance controls and end-of-pipe controls outlined in the Adequacy of Public Servicing Report will result in effective treatment of surface stormwater runoff from the site.
f.	ensuring consideration of environmental lake capacity, where applicable; and	The Subject Lands do not contain a lake.
g.	ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.	The proposed stormwater management facility ensures practices which minimize stormwater volumes and contaminant loads.
2.2.2	Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.	The Adequacy of Public Servicing Report confirms that the proposed sediment and erosion control plan during construction will minimize harmful impacts on surface water.
2.3 Agriculture		
2.3.1	Prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.	This policy is not applicable to the application, as the subject lands are not designated as prime agricultural areas within the City of Ottawa Official Plan.
2.3.2	Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time.	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.3.3 Permitted Uses		
2.3.3.1	In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder,	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.

surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.	
2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.3.4 Lot Creation and Lot Adjustments	
2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
a. agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;	
b. agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
c. a residence surplus to a farming operation as a result of farm consolidation, provided that: 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
d. infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.	This policy is not applicable to the application, as the subject lands are

	not located within a prime agricultural area.
2.3.4.2 Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.3.4.3 The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c).	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.3.5 Removal of Land from Prime Agricultural Areas	
2.3.5.1 Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.3.6 Non-Agricultural Uses in Prime Agricultural Areas	
2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
a. extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with policies 2.4 and 2.5; or	
b. limited non-residential uses, provided that all of the following are demonstrated: 1. the land does not comprise a specialty crop area; 2. the proposed use complies with the minimum distance separation formulae; 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and 4. alternative locations have been evaluated, and i. there are no reasonable alternative locations which avoid prime agricultural areas; and ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.	This policy is not applicable to the application, as the subject lands are not located within a prime agricultural area.
2.4 Minerals and Petroleum	
2.4.1 Minerals and petroleum resources shall be protected for long-term use.	This policy is not applicable to the application, as mineral and petroleum

	resources were not identified on the subject lands.
2.4.2 Protection of Long-Term Resource Supply	
2.4.2.1 Mineral mining operations and petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.	This policy is not applicable to the application, as mineral and petroleum resources were not identified on the subject lands.
2.4.2.2 Known mineral deposits, known petroleum resources and significant areas of mineral potential shall be identified and development and activities in these resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:	This policy is not applicable to the application, as mineral and petroleum resources were not identified on the subject lands.
a. resource use would not be feasible; or	
b. the proposed land use or development serves a greater long-term public interest; and	This policy is not applicable to the application, as mineral and petroleum resources were not identified on the subject lands.
c. issues of public health, public safety and environmental impact are addressed.	This policy is not applicable to the application, as mineral and petroleum resources were not identified on the subject lands.
2.4.3 Rehabilitation	
2.4.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.	This policy is not applicable to the application, as mineral and petroleum resources were not identified on the subject lands.
2.4.4 Extraction in Prime Agricultural Areas	
2.4.4.1 Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.	This policy is not applicable to the application, as the subject lands are not located in a prime agricultural area.
2.5 Mineral Aggregate Resources	
2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.2 Protection of Long-Term Resource Supply	

2.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.2.3 Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.2.5 In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
a. resource use would not be feasible; or	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
b. the proposed land use or development serves a greater long-term public interest; and	
c. issues of public health, public safety and environmental impact are addressed.	This policy is not applicable to the application, as mineral aggregate

	resources were not identified on the subject lands.
2.5.3 Rehabilitation	
2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.3.2 Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.3.3 In parts of the Province not designated under the Aggregate Resources Act, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.	This policy is not applicable to the application, as mineral aggregate resources were not identified on the subject lands.
2.5.4 Extraction in Prime Agricultural Areas	
2.5.4.1 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition. Complete rehabilitation to an agricultural condition is not required if:	This policy is not applicable to the application, as the subject lands are not located in a prime agricultural area.
a. outside of a specialty crop area, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of preextraction agricultural capability unfeasible;	
b. in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of preextraction agricultural capability unfeasible;	This policy is not applicable to the application, as the subject lands are not located in a prime agricultural area.
c. other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land	This policy is not applicable to the application, as the subject lands are not located in a prime agricultural area.

Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and	
d. agricultural rehabilitation in remaining areas is maximized.	This policy is not applicable to the application, as the subject lands are not located in a prime agricultural area.
2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants	
2.5.5.1 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.	This policy is not applicable to the proposed application.
2.6 Cultural Heritage and Archaeology	
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	This policy is not applicable to the proposed development, as there are currently no heritage resources on the site.
2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	This policy is not applicable to the site as there are no archeological resources on the subject lands.
2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.	This policy is not applicable to the proposed development, as there are currently no heritage resources on the site.
2.6.4 Planning authorities should consider and promote archaeological management plans	This policy is not applicable to the site as there are no archeological resources on the subject lands.

	and cultural plans in conserving cultural heritage and archaeological resources.	
2.6.5	Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.	This policy is not applicable to the proposed development, as there are currently no heritage resources on the site.
3.0 Protecting Public Health and Safety		
3.1 Natural Hazards		
3.1.1	Development shall generally be directed to areas outside of:	According to Schedules provided by the City of Ottawa, the site is not located within the Wellhead Protection Area or the Intake Protection Zone. This policy is not applicable to the subject lands.
a.	hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;	
b.	hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and	According to Schedules provided by the City of Ottawa, the site is not located within the Wellhead Protection Area or the Intake Protection Zone. This policy is not applicable to the subject lands.
c.	hazardous sites.	The proposal is not in close proximity to hazardous lands. Policy is not applicable to the subject lands.
3.1.2	Development and site alteration shall not be permitted within:	Policy is not applicable to the subject lands.
a.	the dynamic beach hazard;	
b.	defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);	Policy is not applicable to the subject lands.
c.	areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and	Policy is not applicable to the subject lands.
d.	a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.	Policy is not applicable to the subject lands.
3.1.3	Planning authorities shall consider the potential impacts of climate change that	Policy is not applicable to the subject lands.

	may increase the risk associated with natural hazards.	
3.1.4	Despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:	Policy is not applicable to the subject lands.
a.	in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or	
b.	where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.	Policy is not applicable to the subject lands.
3.1.5	Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:	Policy is not applicable to the subject lands.
a.	an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;	
b.	an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or	Policy is not applicable to the subject lands.
c.	uses associated with the disposal, manufacture, treatment or storage of hazardous substances.	Policy is not applicable to the subject lands.
3.1.6	Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate flood proofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.	Policy is not applicable to the subject lands.
3.1.7	Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous	Policy is not applicable to the subject lands.

	lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:	
a.	development and site alteration is carried out in accordance with flood proofing standards, protection works standards, and access standards;	
b.	vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;	Policy is not applicable to the subject lands.
c.	new hazards are not created and existing hazards are not aggravated; and	Policy is not applicable to the subject lands.
d.	no adverse environmental impacts will result.	Policy is not applicable to the subject lands.
3.1.8	Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.	The proposed development is located outside of lands that have been determined as unsafe for development due to the presence of hazardous forest types for wildland fire.
3.2 Human-Made Hazards		
3.2.1	Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.	This policy is not applicable to the application as there are no human-made hazards (as defined in the PPS), on or adjacent to the subject lands.
3.2.2	Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	This policy is not applicable to the application as there have not been any contaminants identified on the site.

4.0 Implementation and Interpretation		
4.1	This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.	The Provincial Policy Statement has been reviewed in its entirety. The proposal conforms to all applicable policies of the Provincial Policy Statement.
4.2	In accordance with section 3 of the Planning Act, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, "shall be consistent with" this Provincial Policy Statement. Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government "shall be consistent with" this Provincial Policy Statement.	The proposal is consistent with this policy.
4.3	This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.	This policy is not applicable to the application.
4.4	This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.	The Provincial Policy has been read in its entirety and all policies applicable to the proposal have been reviewed.
4.5	In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.	This policy is not applicable to the application.
4.6	This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.	This policy is not applicable to the application.
4.7	The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive,	The policies stipulated in the City of Ottawa Official Plan have been thoroughly reviewed. The proposal fully

	integrated and long-term planning is best achieved through official plans. Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required. Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.	complies with the policies in the Official Plan.
4.8	Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.	This policy is not applicable to the application.
4.9	The policies of this Provincial Policy Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless doing so would conflict with any policy of this Provincial Policy Statement.	The proposal ensures that standards in the Provincial Policy have been met.
4.10	A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to Planning Act applications. In some cases, a Planning Act proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.	This policy does not fall within the scope of the application.
4.11	In addition to land use approvals under the Planning Act, infrastructure may also require approval under other legislation and regulations. An environmental assessment	An Environmental Site Assessment was completed and submitted to the City of Ottawa.

	<p>process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation. There may be circumstances where land use approvals under the Planning Act may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the Environmental Assessment Act and the Planning Act, provided the intent and requirements of both Acts are met.</p>	
4.12	<p>Provincial plans shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing provincial plans provides otherwise. Examples of these are plans created under the Niagara Escarpment Planning and Development Act, the Ontario Planning and Development Act, 1994, the Oak Ridges Moraine Conservation Act, 2001, the Greenbelt Act, 2005 and the Places to Grow Act, 2005.</p>	<p>This policy is not applicable to the application.</p>
4.13	<p>Within the Great Lakes - St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes - St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.</p>	<p>This policy is not applicable to the application.</p>
4.14	<p>The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.</p>	<p>This policy is not applicable to the application.</p>

4.15	Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans.	Performance indicators monitoring the implementation of the policies in the City of Ottawa's Official Plan have been discussed above.
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