Official Plan Amendment
Jock River Estates Phase 2 Subdivision

Planning Report, October 2011
INTRODUCTION

The subject lands are situated on Part of Lot 21, Concession 2, in the Geographic Township of Goulbourn now the City of Ottawa. The site is located southwest of the Village of Richmond. The site is located off of Ottawa Street on a local road called Sangeet Place.

The proposed subdivision for which this Official Plan Amendment is prepared in support of is to permit an 11 lot extension of the existing Jock River Estates subdivision. The proposed development is adjacent to the Village of Richmond boundary. The proposal involves the extension of the local road, known as Sangeet Place to accommodate the additional lots. The road is proposed to end in a cul-de-sac at the block of land owned by the City of Ottawa.

The total area of the proposed subdivision and the proposed Official Plan Amendment is approximately 10.4 hectares. The site is bounded on the west by an existing subdivision (Phase 1 of Jock River Estates), a golf course (Richmond Centennial Golf Course) to the south and vacant land and lands owned by the City of Ottawa which abut the Jock River to the east. The lands to the north are currently vacant and vegetated.

McIntosh Perry has prepared this planning rationale in support of an application for an Official Plan Amendment. The Official Plan Amendment was deemed to be required by City of Ottawa staff following the submission of a plan of subdivision application proposing to create eleven (11) lots for single family dwelling units. The City of Ottawa assigned the file number D07-16-09-0022. In April, 2010, the City advised that the Plan of Subdivision Application was “On Hold” as the application can not be considered by City staff without an Official Plan Amendment.

A Planning Report in support of the proposed plan of subdivision was prepared by Michael Boucher, MCIP, RPP, Planner, McIntosh Perry in August 2009.

The Official Plan Amendment is required in regards to the General Rural Area Policy 3.7.2 (6) (e), which states that;

“Subdivisions may not impede the ability of Villages and urban areas to expand over the planning period, and; may not be located within 1 kilometre of an approved urban and Village boundary.”

The proposed development is a logical extension of the existing rural estate development. It is entirely compatible with the existing land uses and provides a transition from the existing lots to the Jock River environmental lands owned by the City. The adjacent golf course is not impacted by the proposed development and the intent of the large lots is to allow much of the existing vegetative cover to remain as has occurred within the Phase I development. The subdivision has been designed
to minimize impacts to the environment, and where there are impacts, appropriate mitigation measures are proposed.

The proposed development will provide rural estate lots which are consistent with the existing Phase I development.

The subject lands are not included within the Village but are bounded by the Village boundary and bounded on the south by a golf course development. The subject lands comprise an area of 10.4 hectares (25 acres). The Village boundary is consistent with the proposed Mattamy development. The Village boundary extends to the east of the current developed Village of Richmond.

The proposed subdivision is a logical extension of the existing country lot development of Phase 1 and is a more appropriate use for this site than Village lots as the proposed lot fabric is in keeping with the character of the existing development. The proposed subdivision does not impede the ability of the Village boundary to expand as it is the only vacant site between the village boundary and the golf course. The golf course has existed for a number of years.

The proposed subdivision will provide an opportunity to add to the existing housing stock by creating a lower density development alternative to the existing housing form that exists in the Village.

The Village boundary has been established and contains suitable lands for future development. A planning rationale prepared in support of an Official Plan Amendment for the Mattamy Neighbourhood Plan indicates that between 1800 and 2300 dwelling units are anticipated within the new neighbourhood. We understand that at this time no further development applications for this area have been approved by the City of Ottawa, however, this substantiates that suitable lands within the Village boundary are available for development.

Section 3.7.2 (14) of the Official Plan states that “development proposals within one kilometer of a Village boundary will be reviewed with respect to lot size, type of use and other characteristics, to ensure that they do not adversely limit the potential expansion of the boundary at that location or create a long-term demand for the extension of municipal services.” The proposed development contains 11 lots to be developed on private individual wells and individual on site sewage systems, which has been supported by a Hydrogeology, Terrain Analysis and Impact Assessment Report prepared by Professional Engineer and a Professional Geoscientist. The access to the new lots will be provided by an extension of an existing municipal road to be developed to the City of Ottawa standards and designed by a Professional Engineer and constructed at the expense of the developer. The existing Phase 1 development has been developed on private wells and individual on site sewage systems.
A similar Official Plan Amendment was approved by the City of Ottawa in 2010. The lands subject to Official Plan Amendment Application (OPA) - D01-01-09-0011 were 1175 Manotick Station Road. The purpose of this OPA was to permit the development of a 46 lot country estate subdivision with a nine hole golf course adjacent to the Village of Greely, and therefore within one kilometer of the Village Boundary.

The proposed Official Plan Amendment to permit the development of Phase 2 of Jock River Estates is similar in nature to the above noted approved Official Plan Amendment in that it is an existing vacant lot between the Village boundary and a developed golf course.

The proposed development within the Village of Richmond appears to be at a higher density than the proposed low density estate lots within Jock River Phase 2, therefore the proposed development will provide an alternative form of housing.

The expansion area for the Village of Richmond is north of the proposed development as shown on Page 5 of this report.

The proposed plan of subdivision for Phase 2 of Jock River Estates is exempt from Official Plan Policy 3.7.2 – General Rural Area, under Official Plan Amendment 76, as significant pre-consultation with City of Ottawa planning staff occurred prior to the establishment of this policy. An e-mail dated August 18th, 2009 was provided to the consultant by a City of Ottawa staff stating that “…you have had meaningful discussions during the six months preceding the adoption of the OP. That qualifies this development under the grandfathering provisions.”

Access to the proposed lots will be provided by extending Sangeet Place approximately 300m. Sangeet Place will again terminate in a cul-de-sac. There are blocks indicated on the draft plan which will provide drainage and servicing easements to both the existing residential and proposed new 11 lots. Sangeet Place was developed in Phase I of the Jock River Estates to provide access to the thirteen (13) residential lots created through a Plan of Subdivision that was registered in 2003. One additional lot was created through a severance application on July 6, 2004.
PROVINCIAL POLICY STATEMENT

The Planning Act requires that planning matters “be consistent with” the Provincial Policy Statement (2005).

As per Section 1.1.4.1 (d), the proposed development is “compatible with the rural landscape and can be sustained by rural services.”

The proposed subdivision is an extension of an existing country estate lot development and is therefore compatible with the existing adjacent land uses. The proposed does not constrain agricultural uses, which are not adjacent, nor does the proposed constrain open space uses such as the existing adjacent golf course. The intention for the proposed rural lots is to continue the vegetated buffer as exists currently within the Phase 1 development, where it abuts the golf course (to the south) and the vacant property to the north.

The proposed development also will provide a range of housing type and density to the area in accordance with Section 1.4.1 of the PPS. The proposed estate lots will conform with the existing adjacent Phase 1 development. The minimum lot size provided within the proposed development will provide an opportunity for a large scale home while maintaining the majority of the natural vegetation on site. The proposed form of development therefore provides a different housing type to the typical Village form of development. The overall density of the site is low density development.

The proposed residential development will create 11 new lots in a rural area to be serviced on individual on-site water and individual on-site sewage services. Policy 1.6.4.4 permits new development on private services for more than five residences in rural areas, provided site conditions are suitable for the long-term provision of such. A Hydrogeology, Terrain Analysis and Impact Assessment Report has been prepared by exp in support of the proposed development on private services. The report provides recommendations for the proposed development on private services. The report has been included with the OPA submission.

An Environmental Impact Statement and Tree Preservation Plan has also prepared to satisfy the requirements of Section 2.1 Natural Heritage. The Environmental Impact Statement and Tree Preservation Plan has been submitted in support of the proposed subdivision to satisfy both the PPS and the Ottawa Official Plan policies.

Similarly, An Archaeological assessment consistent with the provisions of Section 2.6 Cultural Heritage and Archaeology has also been completed and is submitted in support of the proposed subdivision and addressed the PPS as well as the City of Ottawa Official Plan.
CITY OF OTTAWA OFFICIAL PLAN

The subject property is currently designated General Rural in the City's OP. This designation permits a Country Lot Subdivision subject to certain standards. The City of Ottawa staff has confirmed in an e-mail that the proposed development is grandfathered in regards to the current moratorium on country lot developments given “meaningful discussions during the six months preceding the adoption of the OP” were held with City of Ottawa planning staff.

To permit a Country Lot Subdivision, the Official Plan requires that a zoning by-law amendment be approved. Through discussions with planning staff with the City of Ottawa, the zoning will be a condition of approval for the subdivision. Provided a positive decision is obtained on the OPA, a Zoning By-law Amendment Application will be filed to proceed concurrently with the plan of subdivision. The purpose of the Zoning By-law Amendment application will be to rezone the lands to Rural Residential.

Consistent with Section 3.7.2 – General Rural Area the proposed subdivision is located such that it will not preclude continued agricultural and non-residential uses. The proposed 11 lots are a continuation of the existing subdivision and will not impact the existing adjacent open space or agricultural uses.

The subject site is partially located within the area of Archaeological Potential adjacent to the Jock River and therefore, Archaeological Assessments have been conducted and submitted in support of the application for subdivision approval.

ZONING BY-LAW

The subject property is currently designated Rural Countryside (RU) in the new City of Ottawa Consolidated Zoning By-law (2008-250). A zoning amendment will be required by the municipality to place the subject property in the Rural Residential
(RR) zone. The Rural Residential Zone will permit single detached dwellings on lots with a minimum frontage of 50 metres and a minimum lot area of 0.8ha. All of the proposed lots on the Draft Plan comply with the minimum lot requirements in the Rural Residential zone – the minimum frontage is 59.5m and the minimum lot area is 0.85ha. There will be no issue in complying with the required setbacks and zoning performance standards of the RR zone.

Proposed Phase 2 of Jock River Estates – 11 Lots
PRELIMINARY SERVICING REPORT

The Preliminary Servicing Report, July 2009, was prepared by McIntosh Perry Consulting Engineers Ltd and is included with this submission.

The report concludes that:

- The proposed Jock River Estates Phase II development covers approximately 10 ha of land, and is located in part of lot 21, concession 2 in the Goulbourn Township.
- There is no existing water or sanitary sewers in the vicinity of this development. The development consists of Rural Estate lots therefore lots will be serviced with private wells and on-site sewer systems.
- Hydro, Bell and Cable will extend from the Phase I development.
- Lot Level and Conveyance controls will be used for Stormwater Best Management Practices. Minor re-grading will be required to ensure proper drainage.
• Stormwater runoff will be controlled with open ditches and grass swales. All runoff will outlet directly to the Jock River as in existing conditions.
• Stormwater quality treatment will be achieved through infiltration within the ditches and with the requirement of keeping a large amount of the site in its existing state.
• It has been assumed that no quantity controls will be required due to the direct outlet to the Jock River and that quality controls will provide 80% total suspended solids removal.
• Sediment & erosion protection measures will be installed as soon as ground conditions warrant and permit, and shall remain in place until construction is completed.

The entire subdivision will employ Best Management Practices (BMP’s) wherever possible. The intent of implementing stormwater BMP’s throughout the entire development is to ensure that water quality and quantity concerns are addressed at all stages of construction. The stormwater BMP’s will be implemented at the lot and conveyance levels.

In summary, there are no servicing or stormwater constraints which will affect the orderly development of the proposed Phase 2 lots.

HYDROGEOLOGICAL ASSESSMENT AND TERRAIN ANALYSIS
The site is proposed to be developed on private individual on site sewage disposal systems, a Hydrogeological Services, Terrain Analysis and Impact Assessment report prepared by Trow Associates (now exp) in March 2009, as well an addendum by exp was submitted to RVCA on June 22, 2011. A Revised Hydrogeology, Terrain Analysis and Impact Assessment Report was prepared by exp and submitted to RVCA on September 28, 2011. The Revised Report dated September 28, 2011 is included with the OPA submission.

The Revised Report, September 28, 2011 concludes that:

“The proposed residential development was assessed through a review of the neighbouring site conditions as well as a more detailed (intrusive) investigation within the site. Monitoring and sampling programs were designed to assess the current impacts stemming from pesticide / herbicide use and high water yield to which no impacts were observed. The program also focused on assessing impacts from the jock River by reviewing potential surface water infiltration into TW2 at which no indication of impacts were noted. Finally, water samples were also collected from neighbouring dwellings (with similar soil conditions) and assessed for septic impacts to which none were noted.”

The authors recommend that based on the evaluation conducted that the proposed development be approved. The report contains recommendations for the construction of wells and septic systems. A plan is included within the report which
indicates the recommended location of the septic field beds. A “No septic zone” appears on the figure and no septic fields are to be installed within this area.

The proposed development of the 11 lots on private services is consistent with the OP policies and represents an appropriate use of the subject property. The required studies have been submitted in support of the proposed development and issues of compatibility and impact have been addressed.

ENVIRONMENTAL ASSESSMENT AND TREE PRESERVATION

An Environmental Impact and Tree Preservation Plan, was prepared by McIntosh Perry Consulting Engineers, Ltd. August 18, 2009, during the circulation of the plan of subdivision, comments were provided from City of Ottawa staff as well as the Rideau Valley Conservation Authority (RVCA), which have been addressed in a report dated October 5th, 2011 and included with this submission.

The report concludes that “natural features of this site will not be significantly affected if the planned subdivision development retains the maximum amount of forested cover possible. This will retain much of the natural features and functions of the habitat present on the site while facilitation low level development.” The report recommends that up to 70% of the tree cover presently on the property be preserved and with such the disturbance to the rural natural features will be minimal.

ARCHAEOLOGICAL ASSESSMENT

A Stage I and II Archaeological Assessment was prepared by Paul Thibaudeau, Phd, Intermesh Enterprises, July 23, 2009. This report concluded the following:

“With the exception of the immediate foundation and pasture area, most of the Jock River Phase II property is cleared for archaeological potential. These cleared areas include:

- Absolutely no finds were recovered from anywhere on the property north of the cleared right of way (Lots 11 to 6), nor in the property nearest the existing easement (Lot 1).
- On the right of way only one positive test pit (Pit 24) yielded some melted glass an no other materials.
- Lots 4 and 5 had a few isolated finds that subsequent additional test pits revealed to be unique finds (Pits 24 to 28) and they are thus considered discreet finds that do not require additional archaeological examination.

Lots 2 and 3 contain the house foundation, stone well, and a number of positive test pits that suggest a broader historical material culture....A Stage III examination of the house foundation and area is, therefore, recommended to determine both the extent of the site and its age.
A Stage III Archaeological Assessment was completed by Paul Thibaudeau, PhD, Intermesh Enterprises, October 5th, 2009 and is included with the OPA submission. A letter from the Ministry of Culture, dated January 11th, 2010 is also attached to the submission. The letter indicates that the Ministry concurs with the Archaeologist’s recommendation and the identified site of provincial interest has been addressed.

PRE-CONSULTATION

A Pre-Consultation meeting with City of Ottawa planning staff was held in March, 2010. The Project Manager for the land owners, has been involved in several meetings and discussions with adjacent property owners, Community Associations within Richmond as well as the local Councillors. The following is a list of items in support of the proposed Plan of Subdivision and Official Plan Amendment, copies of which are attached to this report.

1. Petition from existing residents of Sangeet Place, Phase I of Jock River Estates. (includes twelve (12) signatures.
3. Letter from Richmond Village Association (RVA) from President, Don Flanders.

Discussions with City of Ottawa staff date back to 2008 when pre-consultation meetings were held in regards to the proposed plan of subdivision. Throughout 2011, there have been further discussions with City staff by the Planner as well as the Project Manager.

CONCLUSION

3.7.2 (14) of the Official Plan for the City of Ottawa states that “development proposals within one kilometer of a Village boundary will be reviewed with respect to lot size, type of use and other characteristics, to ensure that they do not adversely limit the potential expansion of the boundary at that location or create a long-term demand for the extension of municipal services.” This report indicates how the proposed subdivision development will not impact the Village boundary and also how the proposed subdivision development is an appropriate use of the land.

The studies as required by the Provincial Policy Statement and the City of Ottawa Official Plan have been prepared in support of the proposed development and demonstrate how the proposed development is appropriate for the subject lands. These studies are included with this submission and when read in their entirety, support the development of an eleven lot residential subdivision. The low density
development will maintain the majority of the natural tree cover on site and therefore the impact on the natural features of the site is minimized. The planning report above demonstrates that the proposed development will not impede the ability of the Village of Richmond to expand.

As indicated above, the proposed Official Plan Amendment to is similar in nature to a recently approved Official Plan Amendment adjacent to the Village of Greely to permit an estate lot development adjacent to a Village boundary.

The proposed subdivision is a compatible extension of an existing development, is consistent with the Provincial Policy Statement and Ottawa’s Official Plan and is consistent with the intended Rural Residential zoning of the site and therefore it is recommended that the application for an Official Plan Amendment as outlined above be approved as proposed.

Respectfully submitted,

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