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4386 Rideau Valley Drive

Planning Rationale & Public Consultation Strategy

Prepared for: Uniform Urban Developments

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**4386 RIDEAU VALLEY DRIVE
OTTAWA, ONTARIO**

**PLANNING RATIONALE AND PUBLIC CONSULTATION STRATEGY
IN SUPPORT OF AN
OFFICIAL PLAN AMENDMENT APPLICATION**

Prepared For:



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June 20, 2025

Novatech File: 121153
Ref: R-2025-050

June 20, 2025

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Attention: Cheryl McWilliams, MCIP, RPP – Planner III

Reference: 4386 Rideau Valley Drive
Planning Rationale and Public Consultation Strategy in Support of an Official
Plan Amendment Application
Our File No.: 121153

Novatech has been retained by Uniform Urban Developments to prepare this Planning Rationale and Public Consultation Strategy as part of an *Official Plan Amendment* application for their property municipally known as 4386 Rideau Valley Drive in Ward 21 – Rideau Jock, Ottawa, Ontario. The application will only apply to the northern portion of the property and herein will be referred as the 'Subject Site'.

Uniform Urban Developments is proposing to redesignate the Subject Site from *Agricultural Resource Area* to *Rural Countryside* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect*. The proposed redesignation would apply to the Subject Site north of Mud Creek as the parcel of land south of this natural environmental feature is within the Village of Manotick boundary and is under current active *Plan of Subdivision* (City File No.: D07-16-22-0026) and *Zoning By-law Amendment* (City File No.: D02-02-22-0118) applications.

The purpose of the redesignation is to appropriately reflect the *City of Ottawa's Land Evaluation and Area Review for Agriculture [LEAR] (2016)* rating for the Subject Site. The Subject Site is identified as LEAR Identification Number (LIN) 409291 with a current total LEAR score of 87 in the *LEAR (2016)*. An up-to-date Agrology and Soil Capability Study was prepared by Apedaile Environmental dated June 18, 2025. The findings from the report reaffirm the *LEAR (2016)* score for the Subject Site and confirm that it does not represent a suitable parcel of land for agriculture.

The Planning Rationale and Public Consultation Strategy demonstrates how the proposed amendment application is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

NOVATECH



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Project Planner, Planning & Development

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EXECUTIVE SUMMARY

Uniform Urban Developments is seeking an *Official Plan Amendment* application for their property municipally known as 4386 Rideau Valley Drive in Ward 21 – Rideau Jock, Ottawa, Ontario. The application will only apply to the northern portion of the property and herein will be referred as the 'Subject Site'.

Uniform Urban Developments is proposing to redesignate the Subject Site from *Agricultural Resource Area* to *Rural Countryside* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect*. The proposed redesignation would apply to the Subject Site north of Mud Creek as the parcel of land south of this natural environmental feature is within the Village of Manotick boundary and is under current active *Plan of Subdivision (City File No.: D07-16-22-0026)* and *Zoning By-law Amendment (City File No.: D02-02-22-0118)* applications.

The *Official Plan Amendment* application is consistent with the *Provincial Planning Statement (2024)* as it will redesignate the Subject Site to appropriately reflect the *City of Ottawa's Land Evaluation and Area Review for Agriculture [LEAR] (2016)* score for the Subject Site. The Subject Site is identified as LEAR Identification Number (LIN) 409291 with a current total LEAR score of 87 in the *LEAR (2016)*. An up-to-date Agrology and Soil Capability Study was prepared by Apedaile Environmental dated June 18, 2025. The findings from the report reaffirm the *LEAR (2016)* score for the Subject Site and confirm that it does not represent a suitable parcel of land for agriculture.

The Subject Site is designated as *Agricultural Resource Area* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect*. The Subject Site is currently zoned as *Agricultural, Subzone 3 – AG3*. The proposed *Official Plan Amendment* application will not result in any changes to the Subject Site's existing zoning as *Agricultural, Subzone 3 – AG3*. The Subject Site will be rezoned in the future, as appropriate.

1.0 INTRODUCTION

Novatech has been retained by Uniform Urban Developments to prepare this Planning Rationale and Public Consultation Strategy as part of an *Official Plan Amendment* application for their property municipally known as 4386 Rideau Valley Drive in Ward 21 – Rideau Jock, Ottawa, Ontario. The application will only apply to the northern portion of the property and herein will be referred as the ‘Subject Site’. Uniform Urban Developments is proposing to redesignate the Subject Site from *Agricultural Resource Area* to *Rural Countryside* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect*.

The purpose of the redesignation is to appropriately reflect the *City of Ottawa’s Land Evaluation and Area Review for Agriculture [LEAR] (2016)* score for the Subject Site. The Subject Site is identified as LEAR Identification Number (LIN) 409291 with a current total LEAR score of 87 in the *LEAR (2016)*. An up-to-date Agrology and Soil Capability Study was prepared by Apedaile Environmental dated June 18, 2025 and it reaffirmed the *LEAR (2016)* score for the Subject Site and confirmed that it does not represent a suitable parcel of land for agriculture.

The Planning Rationale and Public Consultation Strategy will demonstrate how the proposed amendment is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

1.1 Site Location and Description

The proposed redesignation only applies to the Subject Site north of Mud Creek as the parcel of land south of this natural environmental feature is within the Village of Manotick boundary and is under current active *Plan of Subdivision (City File No.: D07-16-22-0026)* and *Zoning By-law Amendment (City File No.: D02-02-22-0118)* applications.

The Subject Site is an irregular shaped parcel of land situated in the community of Manotick with frontage along Rideau Valley Drive as shown on **Figure 1**. The Subject Site is approximately 6.6 hectares and is currently vacant with no known buildings or structures and includes a forested area south on the Subject Site. Historically, some years, the northerly portion of the Subject Site has been used for agricultural related purposes based on a review of aerial imagery from GeoOttawa.

The Subject Site is legally described as follows:

PART LOTS 1 AND 2, CONCESSION 1, RIDEAU FRONT AND PART LOTS 1 AND 2, CONCESSION 2, RIDEAU FRONT AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2, RIDEAU FRONT (CLOSED BY BY-LAW 22-65, AS IN CR493372), NEPEAN, BEING PARTS 1, 2 AND 7 PLAN 4R32330 SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 PLAN 4R32330 AS IN OC1172233 CITY OF OTTAWA



Figure 1: Subject Site and surrounding uses.

1.2 Community Context and Connectivity

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**.

North: The City of Ottawa municipal works and storage yard located at 4244 Rideau Valley Drive abuts the Subject Site to the north as shown in **Figure 2**. North of the municipal works and storage yard are agricultural lands and an animal care establishment.

East: Two existing residential dwellings and Rideau Valley Drive abut the Subject Site to the east. The Rideau River is located east of the Subject Site on the opposite side of Rideau Valley Drive as shown in **Figure 3**. Further east of the Rideau River is an existing residential community that forms part of the Village of Manotick.

South: Mud Creek meanders the limits of the Subject Site's southern boundary. This natural environmental feature divides the Subject Site and the parcel of land to the south which is within the Village of Manotick boundary and will be redeveloped as a future residential subdivision as previously noted. The Wilson Cowan Drain and existing residential located on Lockmaster Crescent abuts the Subject Site to the southwest. The City of Ottawa wastewater pumping station is located south of the Subject Site at 4344 Rideau Valley Drive as shown in **Figure 4**.

West: Mud Creek abuts the Subject Site immediately to the west. The Village of Manotick and existing residential are located on Lockmaster Crescent abutting the Subject Site to the west as shown in **Figures 5 and 6**. Further west of the Subject Site are lands that form part of the City of Ottawa municipal works and storage yard.



Figure 2: The municipal works and storage yard at 4244 Rideau Valley Drive abutting the Subject Site to the north looking west (Google Streetview 2021).



Figure 3: The Rideau River to the east of the Subject Site looking east (Google Streetview 2021).



Figure 4: A future residential subdivision and the municipal wastewater pumping station are located south of the Subject Site looking west (Google Streetview 2021).



Figure 5: Existing residential dwellings located on Lockmaster Crescent located south of the Subject Site looking northwest (Google Streetview 2019).

1.3 Planning and Regulatory Context

1.3.1 City of Ottawa Official Plan (2022)

The Subject Site is designated as *Agricultural Resource Area* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect* as shown in **Figure 6**. The Subject Site is located north of the Village of Manotick.

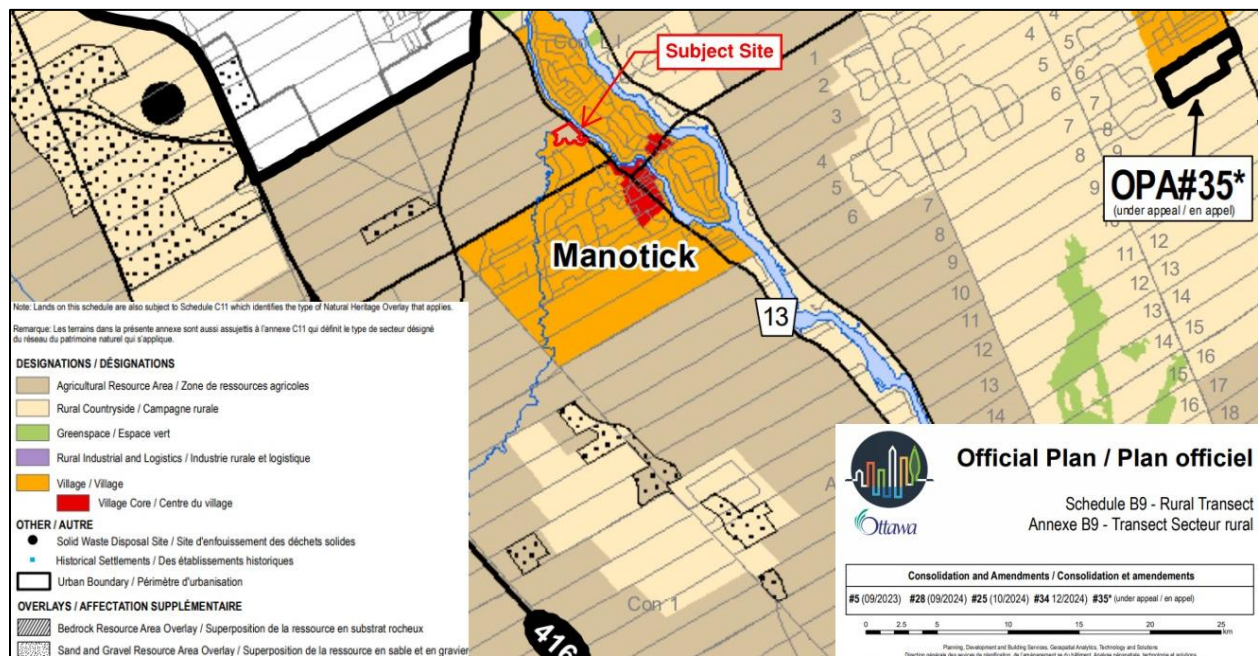


Figure 6: Excerpt from the City of Ottawa Official Plan Schedule B9 – Rural Transect with the Subject Site added by Novatech.

The Subject Site fronts onto Rideau Valley Drive which is designated as an *Arterial – Existing* roadway as per the *City of Ottawa Official Plan Schedule C9 – Rural Road Network* as shown in **Figure 7**. The Subject Site does not abut any other existing local, collector, or arterial roadways as part of the City of Ottawa's rural road network.

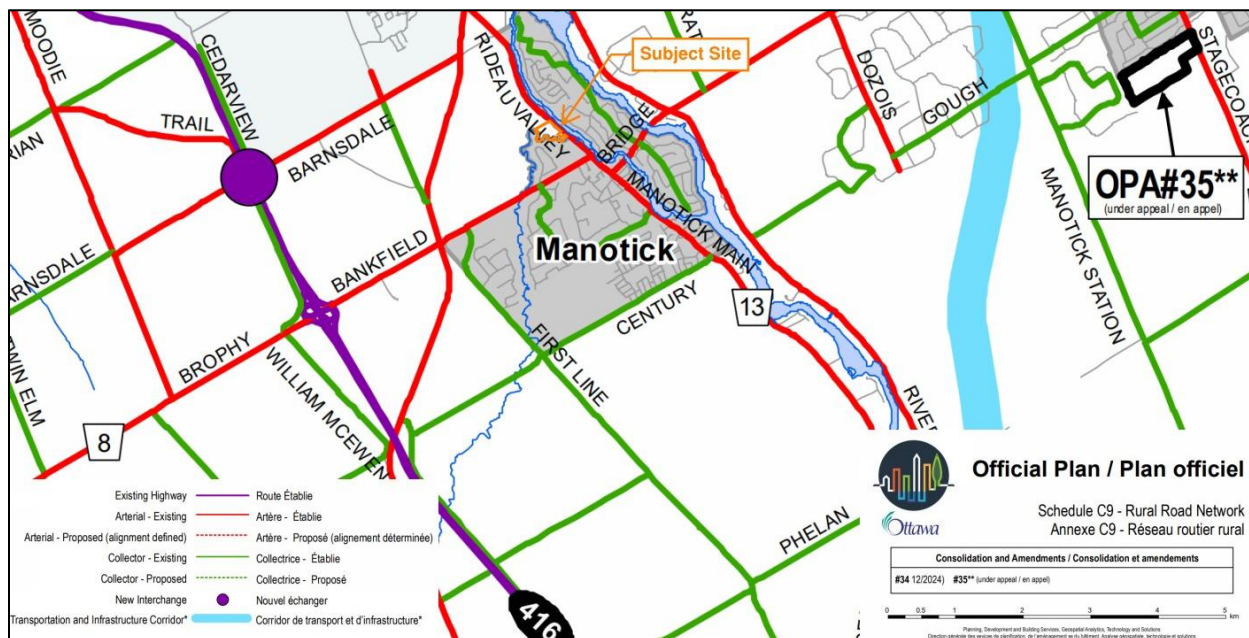


Figure 7: Excerpt from the City of Ottawa Official Plan Schedule C9 – Rural Road Network with the Subject Site added by Novatech.

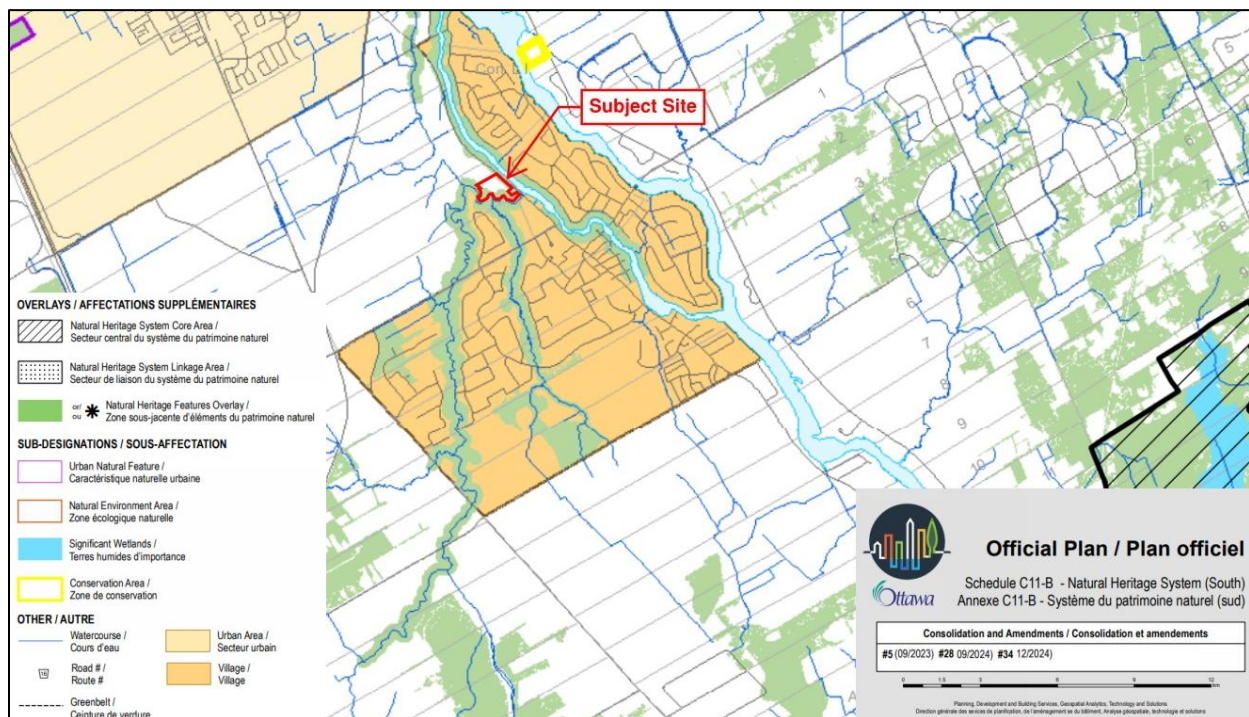


Figure 8: Excerpt from the City of Ottawa Official Plan Schedule C11-B – Natural Heritage System (South) with the Subject Site added by Novatech.

The Subject Site contains a *Natural Heritage Feature Overlay* and *Watercourse* as per the *City of Ottawa Official Plan Schedule C11-B – Natural Heritage System (South)* as shown in **Figure 8**. The forested area on the southern portion of the Subject Site, Mud Creek, and Wilson Cowan Drain represent the natural heritage features and watercourse indicated on the schedule.

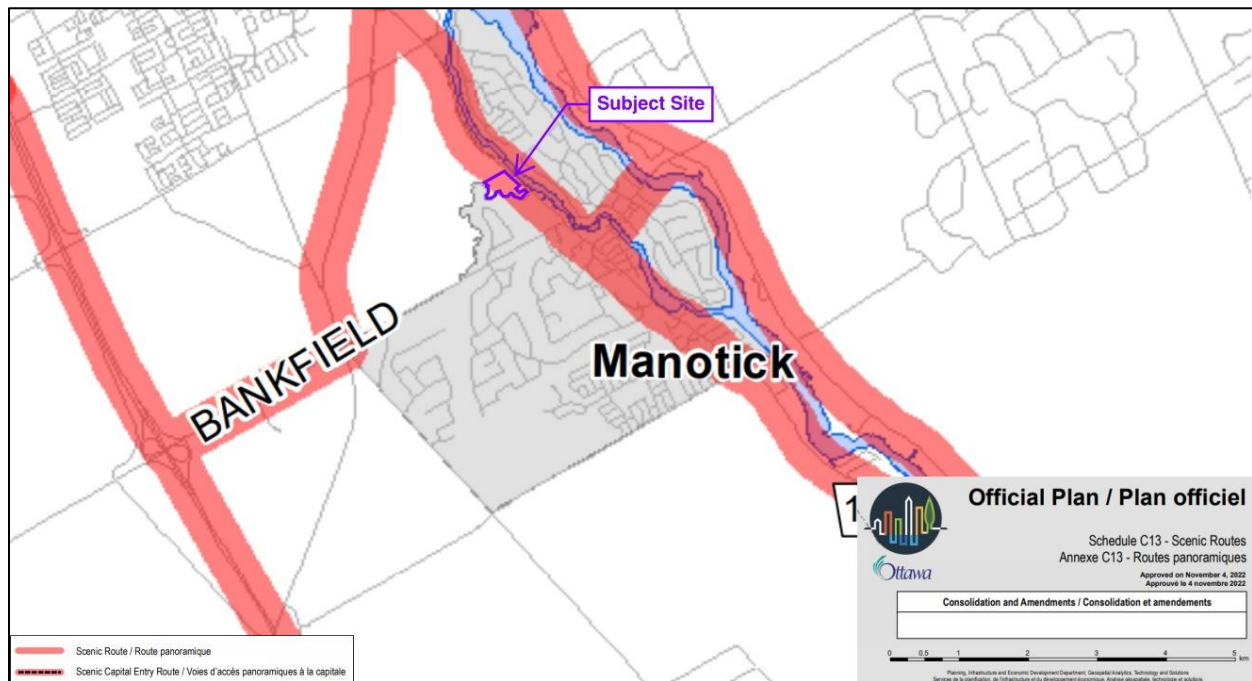


Figure 9: Excerpt from the City of Ottawa Official Plan Schedule C13 – Scenic Routes with the Subject Site added by Novatech.

Rideau Valley Road is identified as a *Scenic Route* as per the *City of Ottawa Official Plan Schedule C13 – Scenic Routes* as shown in **Figure 9**.

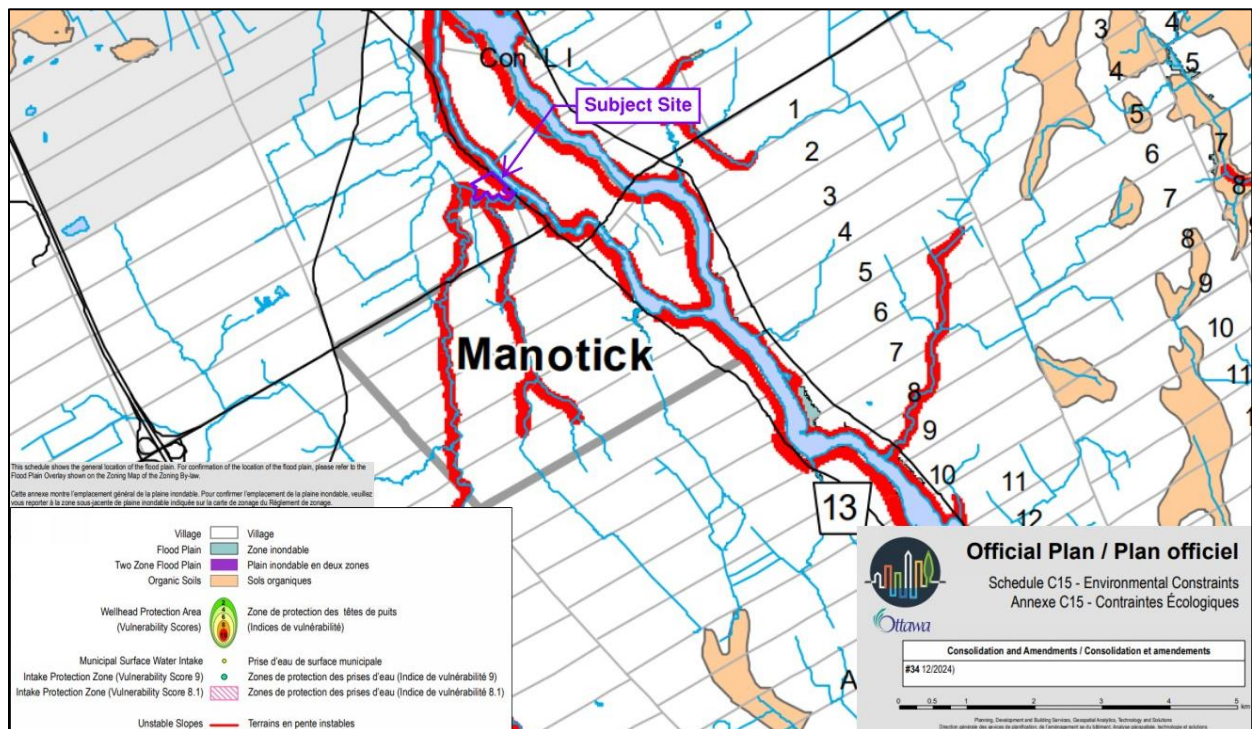


Figure 10: Excerpt from the City of Ottawa Official Plan Schedule C15 – Environmental Constraints with the Subject Site added by Novatech.

The Subject Site is identified as containing *Unstable Slopes* which are associated with Mud Creek and the Wilson Cowan Drain as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints* as shown in **Figure 10**.

1.3.2 City of Ottawa Zoning By-law 2008-250

The Subject Site is currently zoned as *Agricultural, Subzone 3 – AG3* as shown in **Figure 11**. The purpose of the *Agricultural Zone – AG* is to:

1. recognize and permit agricultural uses in areas designated *Agricultural Resource Area* in the *Official Plan*;
 2. restrict the range of permitted uses to agricultural, forestry and related accessory uses in order to preserve these prime agricultural lands from loss to other uses;
 3. regulate uses in a manner that respects the character of the area and minimizes land use conflicts; and,
 4. identify, through the use of subzones, those existing farm lots having lot area and lot width minimums that are less than the minimums required in the principal *Agricultural zone*.
- The proposed *Official Plan Amendment* application will not result in any changes to the Subject Site's existing zoning as *Agricultural, Subzone 3 – AG3*, at this time.



Figure 11: Excerpt of the Subject Site's zoning from GeoOttawa.

2.0 DEVELOPMENT PROPOSAL

2.1 Description and Details of Proposed Amendment(s)

Uniform Urban Developments is proposing to redesignate the Subject Site from *Agricultural Resource Area* to *Rural Countryside* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect*.

The purpose of the redesignation is to appropriately reflect the *City of Ottawa's LEAR (2016)* score for the Subject Site. The Subject Site is identified as LIN 409291 with a total LEAR score of 87 in the *LEAR (2016)* as shown in **Table 1**. A total LEAR score of 87 is relatively low when compared with other property parcels in the City of Ottawa and falls within the lowest LEAR score category between 0-105 as shown in **Figure 12**. It should be noted that the incorrect Parcel Identification Number (PIN) for the Subject Site is referenced in the *LEAR (2016)* report as PIN 045912017 whereas it should be PIN 045912117.

Table 1: Excerpt from the City of Ottawa's LEAR (2016) Table of LEAR scores by parcel.

LEAR Identification Number (LIN)	Parcel Identification Number (PIN)	Parcel Area (Ha)	Section	Soil Capability Points (/140)	Agriculture Points (/30)	Parcel Size Points (/20)	Non-Conflicting Land Use Points (/10)	LEAR Score (/200)
409291	045912117	6.65	4	68	3	8	8	87

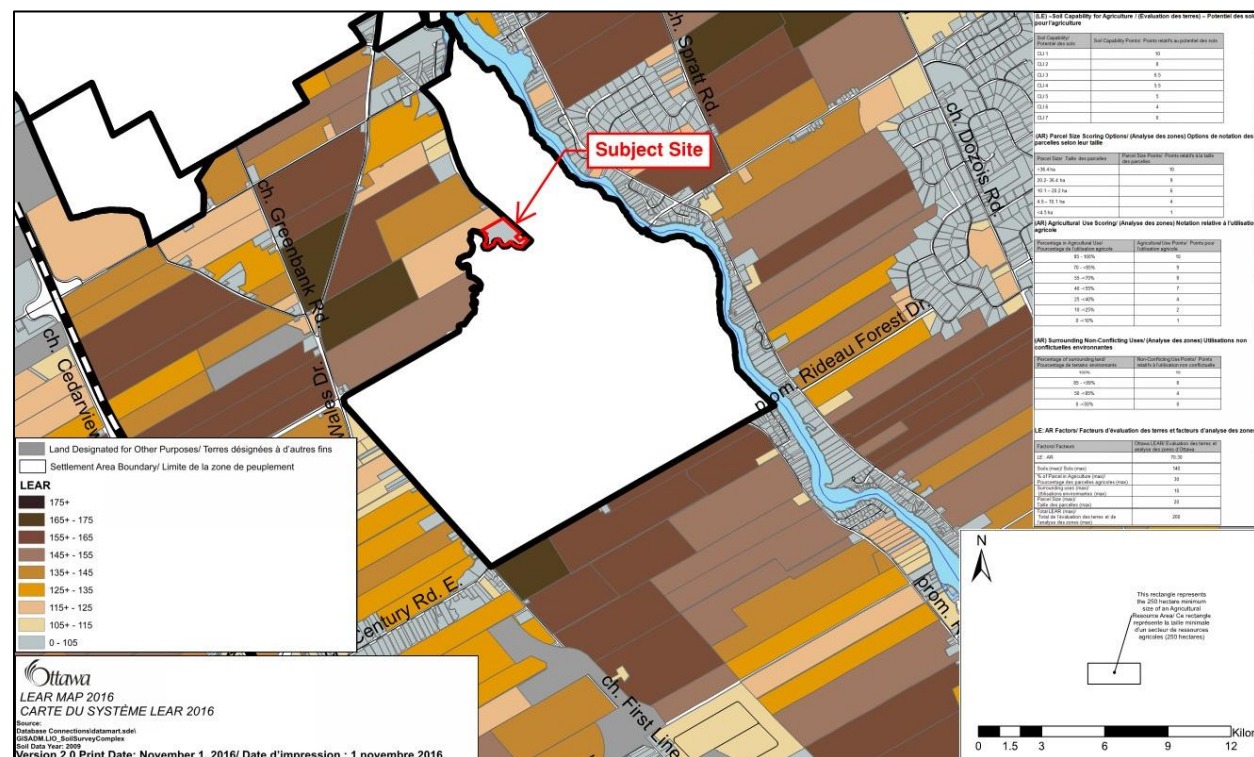


Figure 12: Excerpt from the City of Ottawa LEAR Map (2016) with the Subject Site added by Novatech.

The *LEAR* (2016) is divided into two components being the *Land Evaluation* (LE) component that examines the physical capacity of the soil to support crops and *Area Review* (AR) which identifies

and evaluates other factors that support or restrict agriculture uses on the property. The *Land Evaluation (LE)* component examines factors such as *Soil Mapping, Productivity and Soil Capability*, and *Revised Land Evaluation (LE) Scoring* whereas the *Area Review (AR)* includes factors such as *Land Use (AR-1)*, *Surrounding Land Use (AR-2)*, and *Parcel Size (AR-3)*.

The Subject Site's low total LEAR score of 87 can be attributed to various reasons such as only half of the property parcel is, or has been, used for agriculture purposes historically, the size of the agricultural parcel becomes smaller when netting out the forested area, Mud Creek watercourse, isolated nature, and surrounding existing/planned residential. The remaining land available for agricultural uses is only 2.0 hectares.

An up-to-date Agrology and Soil Capability Study was prepared by Apedaile Environmental Inc. dated June 18, 2025. The report reaffirms the *LEAR (2016)* score of 87 for the Subject Site and confirms that it does not represent a suitable parcel of land for agriculture.

The findings and conclusions from the Agrology and Soil Capability Study prepared by Apedaile Environmental dated June 18, 2025 states (Page 10),

"The small parcel size, surrounding non-agricultural land uses and the existence of CLI 3, 4 and 7 soils are reflected in a LEAR score well below 125 for this site, and are indicative of the fact that the land is not prime agricultural land and is not part of a prime agricultural area. Redesignation of the parcel would be more in keeping with the surrounding rural and residential land uses. This justifies the removal of the subject parcel from the City of Ottawa's Agricultural Resource Area."

2.2 Previous Consultations, Applications and Approvals

As previously noted, the Subject Site is currently vacant with no known buildings or structures and Mud Creek and a forested area are located on the southern portion. There are no current active development applications for the Subject Site.

- Concurrent *Plan of Subdivision (City File No.: D07-16-22-0026)* and *Zoning By-law Amendment (City File No.: D02-02-22-0118)* applications have been filed for the lands south of the Subject Site on the opposite side of Mud Creek proposing a residential subdivision with fifty-five (55) dwelling units. The lands south of Mud Creek are owned by the applicant.

3.0 PLANNING POLICY JUSTIFICATION

3.1 Provincial Planning Statement (2024)

The *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024 and replaces the previous *Provincial Policy Statement (2020)* that came into effect on May 1, 2020. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The decisions that affect all planning matters "*shall*

be consistent with” relevant policy statements under the authority of Section 3 of the *Planning Act*. The following is an overall review of the applicable *PPS 2024* policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.5 Rural Areas in Municipalities

- 1) *Healthy, integrated and viable rural areas should be supported by:*
 - a) *building upon rural character, and leveraging rural amenities and assets;*
 - b) *promoting regeneration, including the redevelopment of brownfield sites;*
 - c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
 - d) *using rural infrastructure and public service facilities efficiently;*
 - e) *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;*
 - f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
 - g) *conserving biodiversity and considering the ecological benefits provided by nature; and providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*
- 2) *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*
- 3) *When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.*
- 4) *Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.*

2.5 Rural Lands in Municipalities

- 1) *On rural lands located in municipalities, permitted uses are:*
 - a) *the management or use of resources;*
 - b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
 - c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
 - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
 - e) *home occupations and home industries;*
 - f) *cemeteries; and*
 - g) *other rural land uses.*
- 2) *Development that can be sustained by rural service levels should be promoted.*
- 3) *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
- 4) *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*
- 5) *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

- The Subject Site is located within the City of Ottawa and constitutes both rural area and rural lands as per the definitions of the *PPS (2024)*. No expansion to the existing settlement area of the Village of Manotick is proposed as part of this *Official Plan Amendment* application. This amendment application and the proposed redesignation will not impede a future expansion of the Village of Manotick, if found to be necessary and appropriate.
- Per the *PPS (2024)*, rural areas are defined as “a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas”. Rural lands are defined as “lands which are located outside settlement areas and which are outside prime agricultural areas”.
- The proposed amendment to redesignate the Subject Site from *Agricultural Resource Area* to *Rural Countryside* is to appropriately reflect the City of Ottawa’s *Land Evaluation and Area Review for Agriculture [LEAR] (2016)* score of 87. According to this score the Subject Site does not constitute *prime agricultural lands*, as defined by the *PPS (2024)*, and should not be designated as *Agricultural Resource Area*.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

- 1) Natural features and areas shall be protected for the long term.
- 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.
- 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.
- 4) Development and site alteration shall not be permitted in:
 - a) significant wetlands in Ecoregions 5E, 6E and 7E¹; and
 - b) significant coastal wetlands.
- 5) Development and site alteration shall not be permitted in:
 - 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;
 - c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) significant wildlife habitat;
 - e) significant areas of natural and scientific interest; and
 - f) coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- 6) Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 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.
- 8) Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 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.

- 9) *Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.*
- **The proposed amendment to redesignate the Subject Site to *Rural Countryside* will not impact the *natural heritage* features being the forested area on the southern portion of the Subject Site, Mud Creek or Wilson Cowan Drain.**
- **The *natural heritage* features of the Subject Site will not be altered and the areas will continue to be identified on the *City of Ottawa Official Plan Schedule C11-B – Natural Heritage System (South)* and *Schedule C15 – Environmental Constraints*.**

4.2 Water

- 1) *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
 - a) *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;*
 - b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
 - c) *identifying water resource systems;*
 - d) *maintaining linkages and functions of water resource systems;*
 - 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, and their hydrologic functions;*
 - f) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
 - g) *ensuring consideration of environmental lake capacity, where applicable.*
 - 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, which may require mitigative measures and/or alternative development approaches.*
 - 3) *Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.*
 - 4) *Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier large and fast-growing municipalities, the upper-tier municipality shall undertake watershed planning in partnership with lower-tier municipalities, including lower-tier large and fast-growing municipalities.*
 - 5) *All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.*
- **As previously noted, the proposed amendment to redesignate the Subject Site will not impact Mud Creek or the Wilson Cowan Drain.**

4.3 Agriculture

4.3.1 General Policies for Agriculture

- 1) *Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*
- 2) *As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.*
- 3) *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.*

4.3.2 Permitted Uses

- 1) *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.*
 - 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.*
 - 3) *New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*
 - 4) *A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).*
- **The PPS (2024) defines prime agricultural lands as “specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection” whereas prime agricultural area is defined as “areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries”.**
 - **The LEAR (2016) states that “properties with LEAR scores greater than 125 were reviewed as potential candidates for inclusion as part of the City’s Agricultural Resource Area” whereas the Subject Site received a total LEAR score of 87 which is well below the threshold to be considered as a potential candidate for inclusion.**
 - **The location of the Subject Site, and the surrounding land uses are compatible with the proposed redesignation. The designation change is not adding a new land use that will conflict with the surrounding uses but rather is more compatible.**

4.3.4 Removal of Land from Prime Agricultural Areas

- 1) *Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.*

- The Subject Site contains poor soils, is isolated from other agricultural lands, is very small in size and is not being actively farmed.
- The proposed amendment does not constitute a *settlement area* expansion.
- The proposed amendment to redesignate the Subject Site from *Agricultural Resource Area* to *Rural Countryside* is to appropriately reflect the *City of Ottawa's LEAR (2016)* score of 87.
- The Subject Site is identified as LIN 409291 with a current total LEAR score of 87 which is considered low when compared with other property parcels in the *LEAR (2016)*.
- An Agrology and Soil Capability Study was prepared by Apedaile Environmental dated June 18, 2025. The findings from the report reaffirm the *LEAR (2016)* score for the Subject Site is 87 and the report confirms that the Subject Site does not represent *prime agricultural land* or a *prime agricultural area*, and it is not a suitable parcel of land for agricultural use.
- A redesignation of these lands will not negatively impact the *agricultural system* as the *Rural Countryside* designation of the *Official Plan (2022)* permits "*agriculture, agriculture-related and on-farm diversified uses*" as well as a broad range of rural land uses.

4.3.6 Supporting Local Food and the Agri-food Network

- 1) *Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.*
- As noted above, the redesignation of the Subject Site would not prevent initiatives that support local food, near-urban and urban agriculture, or robust agri-food network as the *Rural Countryside* designation policies of the *Official Plan (2022)* permits "*agriculture, agriculture-related and on-farm diversified uses*".

4.4 Minerals and Petroleum

4.4.1 General Policies for Minerals and Petroleum

- 1) *Minerals and petroleum resources shall be protected for long-term use.*
- The proposed amendment will not impact any current mineral mining operations or petroleum resource operations.

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

- 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.*
- The proposed amendment will not impact any properties identified with a *Bedrock Resource Area Overlay* or *Sand and Gravel Resource Area Overlay* as per the *City of Ottawa's Official Plan Schedule B9 – Rural Transect*.

4.6 Cultural Heritage and Archaeology

- 1) *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
 - 2) *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
 - 3) *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
 - 4) *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
 - 5) *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*
- **A Stage 1 and 2 Archaeological Assessment, Report: MH1026-REP.01 was prepared by Matrix Heritage dated July 2021, submitted for review to the Province on August 24, 2021, includes an assessment of the Subject Site and the residential lands to the south. The report was prepared as part of the *Plan of Subdivision (City File No.: D07-16-22-0026)* and *Zoning By-law Amendment (City File No.: D02-02-22-0118)* applications for the future residential subdivision located south of the Subject Site. The report noted that no further archaeological study is required for the entire property.**
 - **The report was accepted and entered into the Ministry of Citizenship and Multiculturalism (MCM)'s database as per the letter from the MCM dated August 9, 2024.**

5.1 General Policies for Natural and Human-Made Hazards

- 1) *Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.*
- **The proposed amendment will not result in any natural or human-made hazards.**

The *Official Plan Amendment* application is consistent with the policies of the *Provincial Planning Statement (2024)*.

3.2 City of Ottawa Official Plan (2022)

The Subject Site is currently designated as *Agricultural Resource Area* as per the *City of Ottawa Official Plan Schedule B9 – Rural Transect*.

3.2.1 Strategic Directions & Cross Cutting Issues

Section 2 of the *Official Plan* provides the *Strategic Directions* for the City of Ottawa to become the most liveable mid-sized city in North America over the next century. These include five *Big Policy Moves* and six *Cross-Cutting Issues*.

The five *Big Policy Moves* provide broad policy directions and are the foundation of the *Official Plan*. The *Big Policy Moves* are:

- 1) *Achieve, by the end of the planning period, more growth but intensification than by greenfield development.*
- 2) *By 2046, the majority of trips in the city will be made by sustainable transportation.*
- 3) *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.*
- 4) *Embed environmental, climate and health resiliency and energy into the framework of our planning policies.*
- 5) *Embed economic development into the framework of our planning policies.*

These *Big Policy Moves* inform the six themes, or *Cross-Cutting Issues*, that are embedded throughout the policies and sections of the *Official Plan* and are essential to the achievement of a liveable city, but are implemented through the policies in multiple sections of the *Official Plan*. The *Cross-Cutting Issues* are:

- *Intensification and Diversifying Housing Options*
 - *Economic Development*
 - *Energy and Climate Change*
 - *Healthy and Inclusive Communities*
 - *Gender and Racial Equity*
 - *Culture*
-
- **The Subject Site is situated within the City of Ottawa's rural area and is accessed by Rideau Valley Drive.**
 - **The proposed amendment to redesignate the Subject Site to *Rural Countryside* will not have a negative impact and will not result in changes to intensification or housing, economic development, energy and climate change, healthy and inclusive communities, gender and racial equality, and culture.**
 - **The Subject Site, is not well suited either by location, size or its soil capability, for only agricultural uses. It is, however, well situated to be considered for a broader range of rural land uses including agriculture, agriculture-related and on-farm diversified uses, residential, and bed and breakfasts as per the *Rural Countryside* designation policies of the *Official Plan* (2022).**

3.2.2 Growth Management Framework

Section 3 of the *Official Plan* provides the *Growth Management Framework* for the City of Ottawa on the premise on the ability to provide sufficient development opportunities and an appropriate range of choices, locating and designing growth so as to increase sustainable transportation mode shares and existing infrastructure efficiently, while reducing greenhouse gas emissions.

- No housing development is imminently proposed as part of this *Official Plan Amendment* application but the redesignation will permit a broader range of uses that could include residential.

3.2.3 City-wide Policies

Section 4 of the *Official Plan* sets out the city-wide policies to be considered where all new development is proposed.

- No development is proposed as part of this *Official Plan Amendment* application.
- The proposed amendment to redesignate the Subject Site to *Rural Countryside* will not have a negative impact and will not result in changes to mobility, housing, large-scale institutions and facilities, parks and recreation facilities, cultural heritage and archaeology, urban design, drinking water, wastewater, and stormwater infrastructure, natural heritage, greenspace and the urban forest, and water resources.
- As previously discussed, a Stage 1 and 2 Archaeological Assessment, Report: MH1026-REP.01 was prepared by Matrix Heritage dated July 2021. The report noted that no further archaeological study is required for the entire property.
- The proposed amendment to redesignate the Subject Site will not impact the identified natural heritage features including forested area on the southern portion of the Subject Site, Mud Creek or Wilson Cowan Drain.

3.2.4 Transect Policy Area

The *Rural Transect* accounts for approximately 80 per cent of the City's total land area. The use of land in this transect area varies in intensity from untouched natural areas and cultivated farmland, to more intense development within villages and commercial industrial areas. The objectives of the *Rural Transect* as per Section 5.5 of the *Official Plan* include recognizing a rural pattern of built form and site design as well as recognizing mobility options and road connectivity in the *Rural Transect*.

- The proposed amendment to redesignate the Subject Site to *Rural Countryside* designation is an appropriate designation that more accurately reflects the *LEAR (2016)* score of 87 and up-to-date findings from the *Agrology and Soil Capability Study*.
- The Subject Site fronts onto Rideau Valley Road which is identified as an *Existing – Arterial* roadway and *Scenic Route* as per the *City of Ottawa Official Plan Schedule C9 – Rural Road Network and Schedule C13 – Scenic Route*.

3.2.5 Overlay Policy Area

There are several categories of *Overlays* that are meant to complement the underlying designations and provide additional policy direction to allow for certain types of activities and guidance on built form in evolving areas not included the designation sections as per Section 5.6 of the *Official Plan*.

Policy 5.6.4 – Natural Heritage Overlays

- 1) *The Natural Heritage System Overlay consists of Natural Heritage System Core Area and Natural Heritage System Linkage Area, as follows:*
 - a) *In Natural Heritage System Core Areas, development or site alteration shall maintain or enhance the integrity, biodiversity and ecosystem services of the area; and, not compromise the potential for long-term enhancement and restoration of the ecological integrity, biodiversity and ecosystem services of the area; and*
 - b) *In Natural Heritage System Linkage Areas, development or site alteration shall maintain or improve the ecological and recreational connectivity of the area; and, not compromise the potential for longterm enhancement and restoration of ecological and recreational connectivity of the area.*
 - 2) *The Natural Heritage Features Overlay consists of those natural heritage features identified in Subsection 4.8.1, Policy 3) which can reasonably be mapped and displayed at the resolution of the Official Plan schedules.*
 - 3) *The City shall protect natural heritage features for their natural character and ecosystem services.*
 - 4) *Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City's guidelines.*
 - 5) *Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.*
 - 6) *Where development or site alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay, the demonstration of no negative impact or no net negative impact may take into consideration final rehabilitation of the mineral aggregate operation. Rehabilitation of the mineral aggregate operation would need to be planned to occur as soon as possible and be suited to the local natural environment. [Amendment 5, By-law 2023-403, Omnibus 1 item 61, September 13, 2023]*
 - 7) *Nothing in the City's natural heritage policies is intended to limit the ability of agricultural uses to continue.*
- **The proposed amendment to redesignate the Subject Site *Rural Countryside* will not impact the *Natural Heritage Feature Overlay* that includes the forested area on the southern portion of the Subject Site, Mud Creek or Wilson Cowan Drain.**

3.2.6 Designation

The *Agricultural Resource Area* designation represents land in the City of Ottawa to be protected by the *Provincial Planning Statement [PPS]* for the long-term use for agricultural production through limiting development that would impact productivity of these operations. These lands consist of Class 1, 2, and 3 soils as identified through a Land Evaluation and Area Review (LEAR) study but may also include lands with other classes of soil in order to recognize their part in an agricultural system per *Section 9.1* of the *Official Plan*.

Policy 9.1.1 – Protect farmland for regional food security

- 1) *Lands designated as Agricultural Resource Area are shown on Schedules B4 and B9.*

- 3) *Official Plan amendments for the removal of land from an Agricultural Resource Area designation, outside of a comprehensive review and that does not constitute urban or village expansion, shall only be considered where it is demonstrated that the land does not meet the requirements for an Agricultural Resource Area through:*
 - a) *A municipal-wide Land Evaluation and Area Review; or*
 - b) *An area-specific assessment, where the area is equal to or greater than 250 hectares, or where an area of less than 250 hectares is agreed to by the City. The assessment will demonstrate that:*
 - i. *Based upon new information, related to one or more LEAR factors, the lands are not part of a prime agricultural area; and*
 - ii. *Any re-designation avoids the potential for adverse impacts to any adjacent agricultural land and operations, or if unavoidable, such adverse impacts are mitigated to the extent feasible.*
- **The purpose of this *Official Plan Amendment* application is to redesignate the Subject Site from *Agricultural Resource Area* to *Rural Countryside* on the *City of Ottawa Official Plan Schedule B9 – Rural Transect*.**
 - **The redesignation will not prohibit agricultural uses but instead will permit a broader range of rural land uses.**
 - **The redesignation will more accurately reflect the *LEAR (2016)* score of 87 and up-to-date findings from the *Agrology and Soil Capability Study*.**
 - **The proposed amendment does not constitute an urban or village expansion and as such, an area-specific assessment has been prepared as the area of the Subject Site is less than 250 hectares.**
 - **The *LEAR (2016)* notes that the 250 ha area was derived from the Provincial Guide for the development of LEAR systems to represent prime agricultural areas and was used to develop the City's Agricultural Resource Area following development of the City of Ottawa's LEAR. An area-specific assessment has been completed for the Subject Site as the parcel area is very small in size, does not form part of other contiguous agricultural lands, and surrounded by non-agricultural land uses.**
 - **An up-to-date *Agrology and Soil Capability Study* was prepared by *Apedaile Environmental* dated June 18, 2025. The findings from the report reaffirm the *LEAR (2016)* score of 87 for the Subject Site and confirm that it does not represent a suitable parcel of land for agriculture.**

3.2.7 Protection of Health and Safety

Environmental conditions whether occurring naturally or not can result in hazards to human life or health and damage or loss to property value. The environmental conditions or constraints to development may include natural hazards such as flood plains and unstable soils to hazards resulting from human activity such as contaminated sites, mine hazards, and land affected by noise. In accordance with *Section 10* of the *Official Plan*, development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to health or safety or of property damage and shall not create new or aggravate existing hazards.

- **The Subject Site is identified as containing *Unstable Slopes* which are associated with the *Mud Creek and Wilson Cowan Drain* as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

- The proposed amendment will not result in modifications to existing natural or human-made hazards.
- No development is proposed as part of this *Official Plan Amendment* application but any future development proposals will have to address these policies.

The ***Official Plan Amendment*** application to redesignate the Subject Site conforms with the policies of the ***City of Ottawa Official Plan (2022)*** as the ***Rural Countryside*** designation will permit a broader range of rural land uses than currently permitted under the ***Agricultural Resource Area*** designation policies. The proposed amendment is supported by the Subject Site's ***LEAR (2016)*** score of 87 and an up-to-date Agrolgy and Soil Capability Study that confirms the Subject Site does not represent a suitable parcel of land for agriculture due to poor soils, being isolated nature from other agricultural lands, and not being actively farmed.

4.0 OTHER APPLICABLE PLANS OR STUDIES

The Subject Site is situated within the *Council Approved Mud Creek Subwatershed Study* as per the *City of Ottawa's Official Plan Annex 8B – Subwatershed Studies and Environmental Plans* as shown in **Figure 13**.

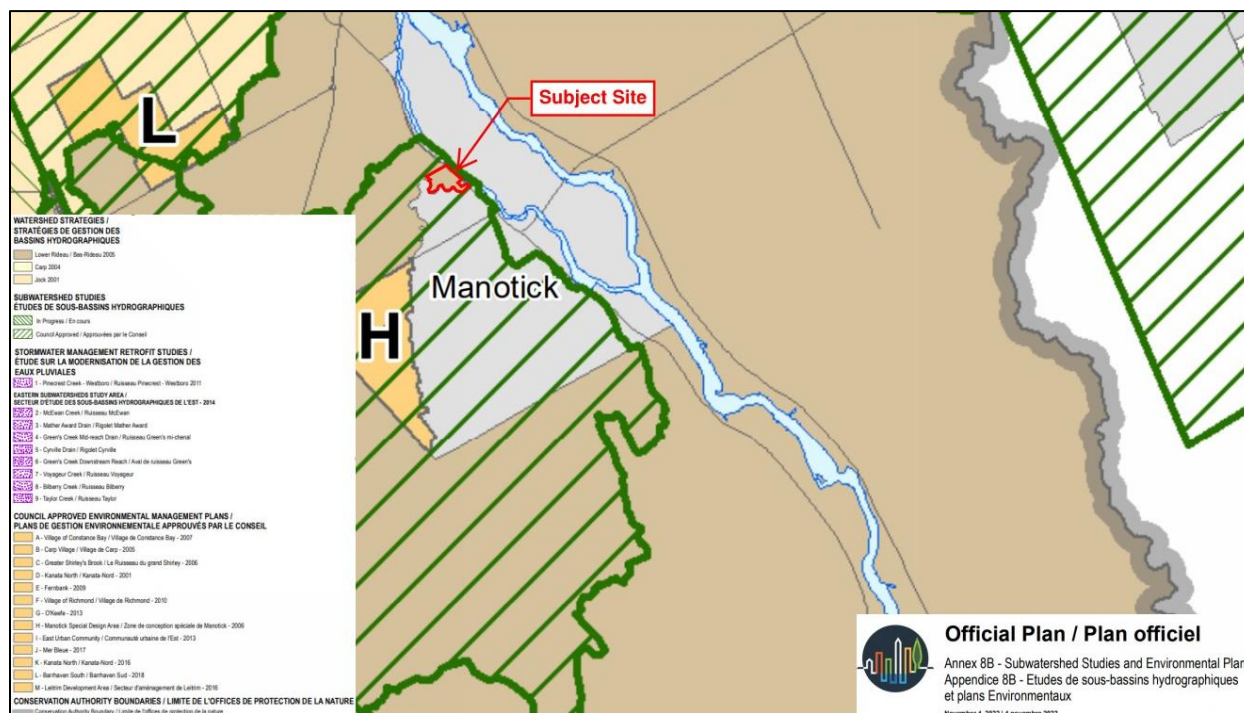


Figure 13: Excerpt from the City of Ottawa's Official Plan Annex 8B – Subwatershed Studies and Environmental Plans with the Subject Site added by Novatech.

The *Mud Creek Subwatershed Study (2015)* is a City Council approved study that was prepared to examine the existing conditions of the area, and to identify any needed actions to improve the environmental health and condition over the long term.

- The proposed amendment to redesignate the Subject Site will not impact the subwatershed study or existing conditions being forested area on the southern portion of the Subject Site, Mud Creek or Wilson Cowan Drain. Any future development will have to consider the subwatershed study.

5.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy will involve a variety of methods as follows:

- A public meeting will be held when the application goes to the City of Ottawa's Agricultural and Rural Affairs Committee.
- Signage posting on the Subject Site which provides members of the public with details of the proposed amendment and means of contacting the file lead to provide comments and/or questions.
- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).

6.0 CONCLUSION

It is our opinion that the proposed *Official Plan Amendment*, being a redesignation to *Rural Countryside*, is consistent with the *Provincial Planning Statement (2024)* and conforms to the *City of Ottawa Official Plan (2022)*. The Subject Site contains poor soils and according to the Agrology and Soil Capability Study prepared by Apedaile Environmental dated June 18, 2025, the *LEAR* score for the Subject Site is 87, and the Subject Site does not represent *prime agricultural land* or a *prime agricultural area*. The Subject Site does not satisfy the criteria to be designated as *Agricultural Resource Area* but rather *Rural Countryside* is a more appropriate designation.

The *Rural Countryside* more appropriately reflects the characteristics of the Subject Site and conforms to the policies of the *Official Plan (2022)*.

The proposed amendment to redesignate the Subject Site to *Rural Countryside* is a more appropriate designation and represents good planning as it will permit a broader range of rural lands at an appropriate location in conformity with *PPS (2024)* and the *Official Plan (2022)* policies.

This Planning Rationale and Public Consultation Strategy supports the proposed amendment.

Yours truly,

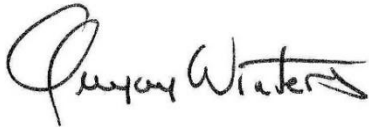
NOVATECH

Prepared by:

A handwritten signature in black ink, appearing to read 'Robert Tran', with a stylized flourish extending to the right.

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