

**JLR No.: 32196-000**  
**Revision: 0**

**February 25, 2026**

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# **Planning Rationale**

## **Zoning By-law Amendment and Applications for Consent**

### **2940 Mer Bleue Road**



# Planning Rationale 2940 Mer Bleue Road

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### 1.0 INTRODUCTION

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#### 1.1 Executive Summary

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J.L. Richards & Associates Limited (JLR) has been retained by Jihad Zamat to prepare this Planning Rationale in support of a Zoning By-law Amendment application and an application for consent to create two new residential lots at 2940 Mer Bleue Road, located just west of the village boundary of the Village of Notre-Dame-des-Champs, within the City of Ottawa. The proposal is to rezone the existing parcel from 'Development Reserve' (DR) to 'Village Residential First Density K - Special Exception' (V1K-XX) to permit residential development with a minimum lot size of 0.4 hectare or greater and to facilitate applications for consent to create two additional residential lots (resulting in a total of three residential lots: two severed, one retained). The special exception is also required to recognize a reduced setback of 15 metres from a watercourse. The subject property is designated Neighborhood – Suburban East Transect in the City of Ottawa Official Plan. The property has also been identified as being subject to the East Urban Community - Community Design Plans for the Phase 1 and Phase 2 Areas. The subject lands are zoned 'Development Reserve' (DR) in the City of Ottawa By-law 2008-250.

The subject property is located just outside the most westerly boundary for the Village of Notre-Dame-des-Champs, within the City of Ottawa. The overall property is bounded by single detached dwellings to the north and east (across Mer Bleue Road), a golf course to the immediate west, and vacant forested areas to the south, including an unopened road allowance. In 2025, a piped portion of an existing watercourse on the property was re-aligned to provide for an adequate building envelope for proposed third lot. The re-alignment was completed with the appropriate permit from South Nation Conservation under Section 28.1 of the Conservation Authorities Act. The open portion of the existing watercourse was not altered. The property is irregular shaped, with a lot area of approximately 15,489.7 square metres (1.54 hectares), with a total of 150.06 metres of frontage on Mer Bleue Road. The proposed three lots will be 4380.21 square metres (0.438 ha), 4194.92 square metres (0.419 ha) and 6914.57 square metres (0.691 ha) in size.

#### 1.2 Purpose

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J.L. Richards & Associates Limited (JLR) has prepared this Planning Rationale in support of a Zoning By-law Amendment and the application for two consents to allow for the creation of two new residential lots and one retained residential lot.

This Planning Rationale will provide a thorough analysis of the surrounding land use context and the existing conditions of the subject lands in order to demonstrate how the proposed ZBLA and application for Consents leads to a development that is:

- Compatible with surrounding uses;
- Adequately serviced and meets water and wastewater demands of the proposal;
- Consistent with the Provincial Planning Statement (PPS) 2024;
- Conforms to the City of Ottawa Official Plan;

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A Planning Rationale is required by the municipality to provide planning support for all applications for development approvals and assist with their review.

## 2.0 SITE CONTEXT

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This section provides an overview of the subject property, a site description, and surrounding context. This will provide basis for the applicable policies to demonstrate how the proposed ZBLA application and applications for consent support the proposed creation of two new residential lots and is considered good land use planning.

### 2.1 Subject Property Description

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The subject property is civically addressed as 2940 Mer Bleue Road and is legally described as PT LT 1 CON 40F GLOUCESTER PART 1, 5R2412; GLOUCESTER. It is within the former township of Cumberland and is captured within the urban boundary of the City of Ottawa.

The subject property is designated Neighborhood – Suburban East Transect in the City of Ottawa Official Plan. The property has also been identified as being subject to the East Urban Community - Community Design Plans for the Phase 1 and Phase 2 Areas. The subject lands are zoned 'Development Reserve' (DR) in the City of Ottawa By-law 2008-250 and in the new Zoning By-law. Figure 1 below shows the location of 2940 Mer Bleue Road relative to the area.

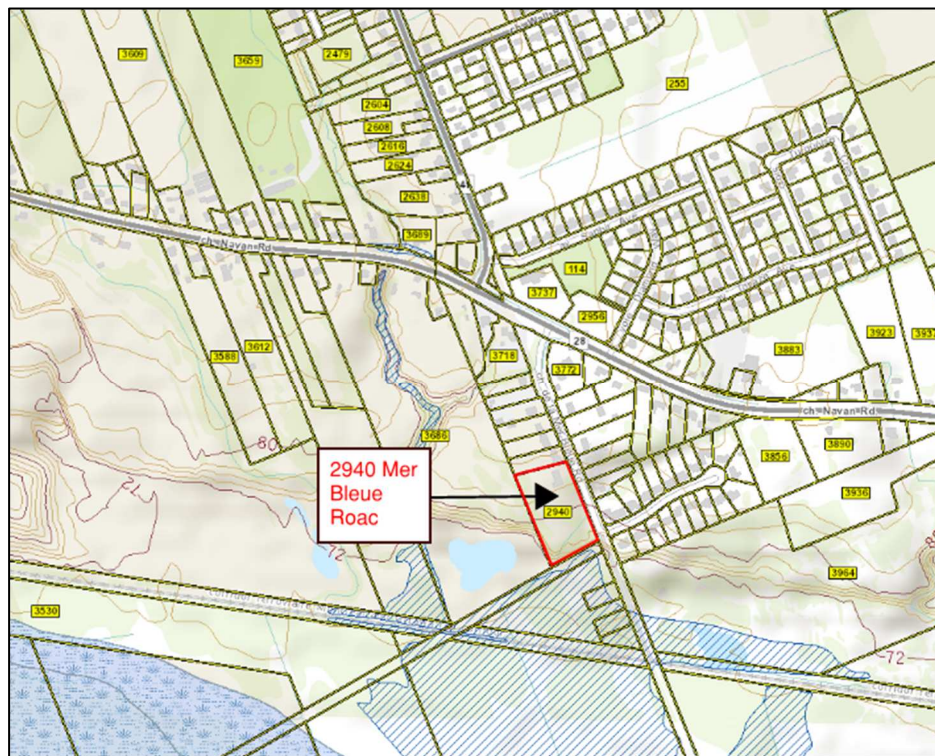


Figure 1: Location Map. Source: GeoOttawa

The property is irregular shaped, with a lot area of approximately 15,489.7 square metres (1.54 hectares), with a total of 150.06 metres of frontage on Mer Bleue Road.

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There is currently one single detached dwelling on the property and one private on-site sewage disposal system (septic system). The re-aligned watercourse runs along the easterly and southern boundaries of the property. A portion of the watercourse is piped. A steep slope has been identified on the western and southern portions of the property. Figure 2 below shows detailed image of the existing conditions.



Figure 2: Air photo of 2940 Mer Bleue Road. Source GeoOttawa

The current landscaping elements are grassed front, side and back yard directly adjacent the existing single detached dwelling, with treed areas towards the rear of the parcel and along the western and southern slope.

### 2.2 Surrounding Context

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The subject property is located just outside the most westerly boundary for the Village of Notre-Dame-des-Champs, within the City of Ottawa. The overall property is bounded by single detached dwellings to the north and east (across Mer Bleue Road), a golf course to the immediate west, and vacant forested areas to the south, including an unopened road allowance. The re-aligned watercourse runs along the eastern and southern boundaries of the lot which ultimately outlets to Sabourin Creek.

The proposed three lots will be 4380.21 square metres (0.438 ha), 4194.92 square metres (0.419 ha) and 6914.57 square metres (0.691 ha) in size.

### **3.0 PROPOSED DEVELOPMENT**

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Section three of this report will provide an overview of the proposed development and the proposed development applications to facilitate the creation of two new residential lots.

#### **3.1 Zoning By-law Amendment**

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The subject property is currently zoned 'Development Reserve' (DR) in Zoning By-law 2008-250 and retains the same zone in the new Zoning By-law. The purpose of this zone is to recognize lands intended for future development in areas designated as General Urban Area and Developing Communities in the Official Plan. The zone only permits a detached dwelling accessory to a permitted use and does not permit a detached dwelling as a primary use.

In order to create two new residential lots resulting in a total of three lots (two severed, one retained), a Zoning By-law Amendment is required to permit a single detached dwelling as a permitted use. It is proposed to rezone the subject property to 'Village Residential First Density K- Special Exception' (V1K-XX) to permit residential development. The exception is required to recognize a reduced setback of 15 metres from the highwater mark of a watercourse or waterbody. This zone is consistent with the neighboring properties with single detached dwellings located in the subdivision across the street. The Zoning By-law Amendment is the first step in the application process, the second step being the application for consents.

#### **3.2 Application for Consents**

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Two applications for consent are required to create the two new residential lots and one retained lot. The proposed three lots will be 4380.21 square metres (0.438 ha), 4194.92 square metres (0.419 ha) and 6914.57 square metres (0.691 ha) in size. Each lot will be serviced by municipal water and an on-site private sewage disposal system. Municipal sanitary servicing is not available in this area as confirmed by the City. The proposed lots on partial servicing is consistent with the servicing on the neighboring residential properties.

An environmental impact study, terrain analysis, an adequacy of servicing report, a stormwater management report and a geotechnical/slope stability analysis have been completed in support of both applications. The proposed lot configuration has taken into consideration the constraints identified in the supporting reports including appropriate development setbacks from the western and southern slopes.

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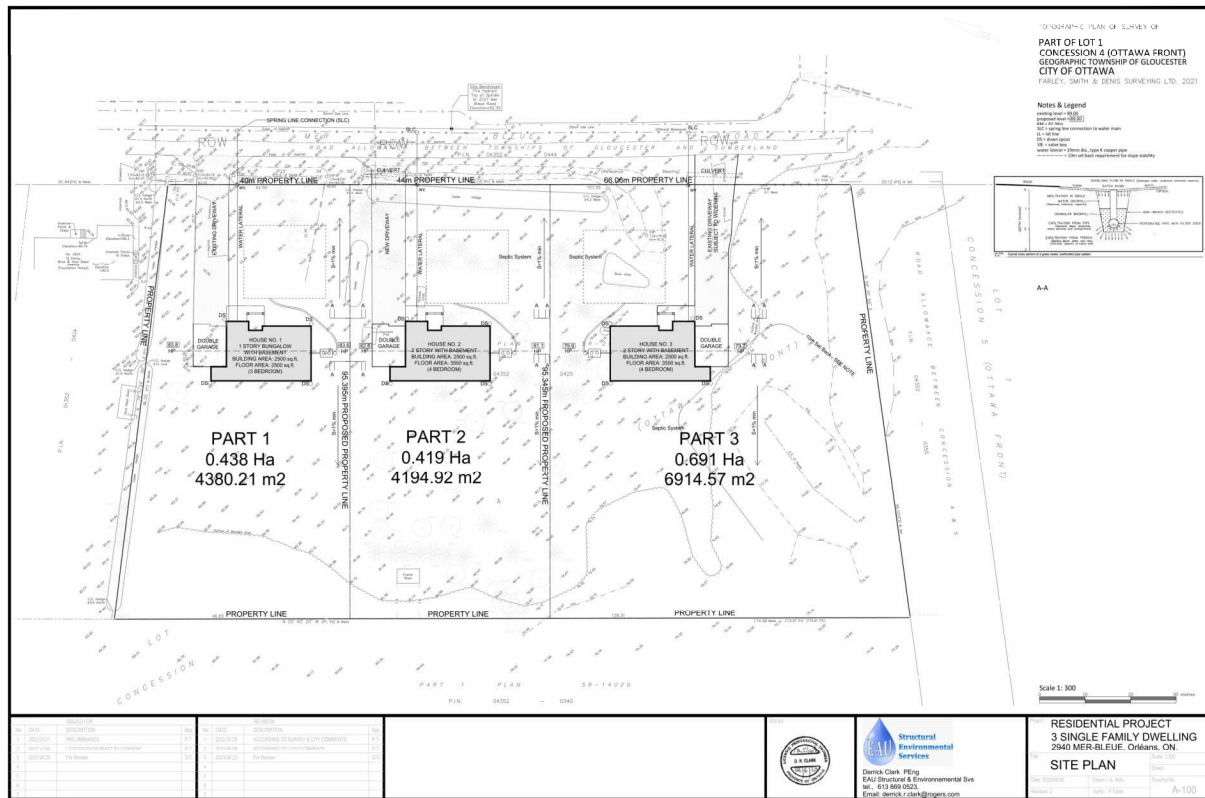


Figure 3: Proposed Site Plan

The following studies/plans are being submitted in support of the proposed application:

- Site Plan
- Plan of Survey
- Terrain Analysis
- Geotechnical Investigation
- Environmental Impact Study and Tree Conservation Report
- Zoning Confirmation Report
- Adequacy of Services Report
- Stormwater Management Report

## 4.0 POLICY FRAMEWORK

### 4.1 Planning Act, R.S.O., 1990

The Planning Act sets the regulatory framework for planning in Ontario. It regulates local planning administration, the development, approval and amendment of official plans, community improvement, and zoning by-laws along with various other statutory planning tools such as Site Plan Control. The Act details application procedures, notice requirements, and public participation requirements among other matters. This application is in accordance, and in compliance with the requirements of Section 34 and Section 53 of the Planning Act for development of this nature.

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Section 2 of the Act requires a municipality or council in carrying their responsibilities under the Act, to have regard to, among other matters of provincial interest. Below is the relevant provincial interest to these applications:

- a) *The protection of ecological systems, including natural areas, features and functions;*  
The EIS submitted in support of the application has concluded that there will be no negative impacts as a result of the proposed two lots.
- e) *The supply, efficient use and conservation of energy and water;*  
The proposed lots will prioritize infiltration and utilize existing drainage patterns to ensure the conservation of the water inputs to the natural features such as the watercourse and the wetland.
- f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*  
The proposed lots will be serviced by existing municipal water services and by private on-site sewage disposal systems.
- g) *The orderly development of safe and healthy communities;*  
The proposed lots are in keeping with the existing established residential development pattern along this stretch of Mer Bleue Road where development is on partial services.
- j) *The adequate provision of a full range of housing, including affordable housing.*  
Each proposed lot will permit a single detached dwelling providing housing options for large families.
- o) *The protection of public health and safety;*  
The application is supported by a terrain analysis which concluded that based on the geology and hydrogeology of the site and surrounding areas, the proposed development has the soil and the conditions that are suitable for on-site sewage disposal systems and will not impair the use of groundwater resources on the site or adjacent lands. A geotechnical investigation was also completed which concluded that there is a sufficient building envelope on each proposed lot entirely outside of the limit of hazard lands.
- p) *The appropriate location of growth and development;*  
The proposed lots are within the Suburban East Transect and the Neighborhood designation as identified in the Official Plan. Low-rise development is supported by the Official Plan in the suburban transects and within the Neighborhood designation.
- r) *The promotion of built form that;*
  - i. *Is well designed,*
  - ii. *Encourages a sense of place, and*
  - iii. *Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*Each proposed lot has been developed to be at least 0.4 ha or greater and in keeping with the surrounding development patterns along Mer Bleue Road lending itself to being well designed and promoting the neighborhood character.

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It is our opinion that the proposed Zoning By-law Amendment and applications for Consent conforms to the requirements of Section 2 of the Planning Act.

### 4.2 Provincial Planning Statement

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The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS. The policies of the PPS are divided into six chapters; Introduction; Building Homes, sustaining Strong and Competitive Communities; Infrastructure and Facilities; Wises Use and Management of Resources; Protecting Public Health and safety, and Implementation and Interpretation.

Section 3.6 of the PPS provides policies for sewage, water and stormwater. Policy 3.6.5 states that Partial services shall only be permitted in the following circumstances:

- b) Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services providing that site conditions are suitable for the long-term provision of such services with no negative impacts.*

Each lot created (2 severed, one retained) will be serviced on municipal water and by individual private on-site sewage disposal systems. While municipal water services are available to the site, there are no municipal sanitary connections available within this area. Through discussions with the City, it is our understanding that there are no immediate plans to bring sanitary sewers to this portion of the City.

The property is within the urban boundary of the City of Ottawa and within the Suburban East Transect in the City’s Official Plan. The subject property is also just outside the most westerly boundary for the Village of Notre-Dame-des-Champs. The subject property contains one single detached dwelling. The surrounding lots to the north and east along Mer Bleue Road also consist of single detached dwellings.

The two new lots will be located on the southern most portion of the urban boundary and serve to round out development along this stretch of Mer Bleue Road and the general area within the urban boundary. The subject property is also the last oversized lot on this stretch of Mer Bleue Road. The conditions for the long-term provision of these lots on private on-site sewage services is supported by the report “Terrain Analysis – Proposed Lot Severance Application, 2490 Mer-Bleue Road, Ottawa (Navan), Ontario” dated September 2023, prepared by LRL Engineering.

Section 4.1 of the PPS provides policies on Natural Heritage. Policy 4.1.8 requires that development and site alteration in adjacent lands to natural heritage features can only occur if there will be no negative impact on the natural heritage features and their ecological functions. A re-aligned watercourse runs along the eastern and southern boundaries of the property and ultimately connects to Sabourin Creek. The proposed development is within the adjacent lands to these features. The proposed development on these lots is supported by the report “Environmental Impact Study (EIS) & Tree Conservation/Information Report – 2940 Mer Bleue Road, Part 1, Concession 4, City of Ottawa” dated December 11<sup>th</sup>, 2023, prepared by BCH Environmental Consulting Inc. The report has provided the necessary recommended mitigation measures to permit the proposed development. The report also evaluated the re-alignment of

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the watercourse. The report has concluded that with the appropriate mitigation measures, the proposed development will not negatively impact any natural heritage features or any habitat of Species at Risk.

Section 5.2 of the PPS provides the policy framework for natural hazards. Steep Slopes have been identified on the property along the southern and western portions of the property. The slopes have also been identified in the Official Plan as unstable slopes on Schedule C15 – Environmental Constraints. Policy 5.2.2.b requires development to be generally directed outside hazardous lands adjacent to river, stream and small inland lake systems which are impacted by erosion hazards. Policy 5.2.2.c also requires development to be directed away from hazardous sites. In support of the application, LRL Engineering prepared the report “Geotechnical Investigation – Proposed Lot Severance, 2940 Mer Bleue Road, Navan, Ontario” (Revision 1) dated October 2024. The report has provided recommendations on the geotechnical aspects of the site, with specific recommendations for construction to ensure that the site is developed in a safe manner. The report has identified a “Limit of Hazard Lands” of 6 metre from top of the slope using the Ministry of Natural Resources (MNR) Guidelines. There is a sufficient building envelope on all proposed lots entirely outside of the Limit of Hazard Lands. The report also evaluated the realignment of the piped portion of the watercourse and determined that the re-alignment of the piped portion of the watercourse would not impact the stability of the slope.

For these reasons, it is our opinion that the proposed development is consistent with the relevant policies of the PPS.

#### **4.3 Official Plan, 2022**

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As a single-tier municipality, the City of Ottawa incorporates provincial policy and direction in a locally appropriate manner for the Nation’s Capital. The City of Ottawa Official Plan 2022 (OP) guides development and growth for the area through to the year 2046. This OP was approved by the Ministry of Municipal Affairs and Housing and came into effect November 4, 2022, subject to Ministerial modifications and subsequent legislation.

The subject property is designated Neighborhood – Suburban East Transect in the City of Ottawa Official Plan. No overlays have been identified on the subject property that would trigger the policies of Section 5.6 of the Official Plan.

Section 5 provides policies for the transects. The subject property is within the Suburban East Transect within the City. Policy 5.4.1.2.a requires development to be low-rise within a Neighborhood designation. Policy 5.4.1.a.ii supports predominantly ground-oriented housing forms in Neighborhoods located away from rapid transit stations and corridors. The subject property is located away from a rapid transit station or rapid transit route and therefore low-rise development is supported.

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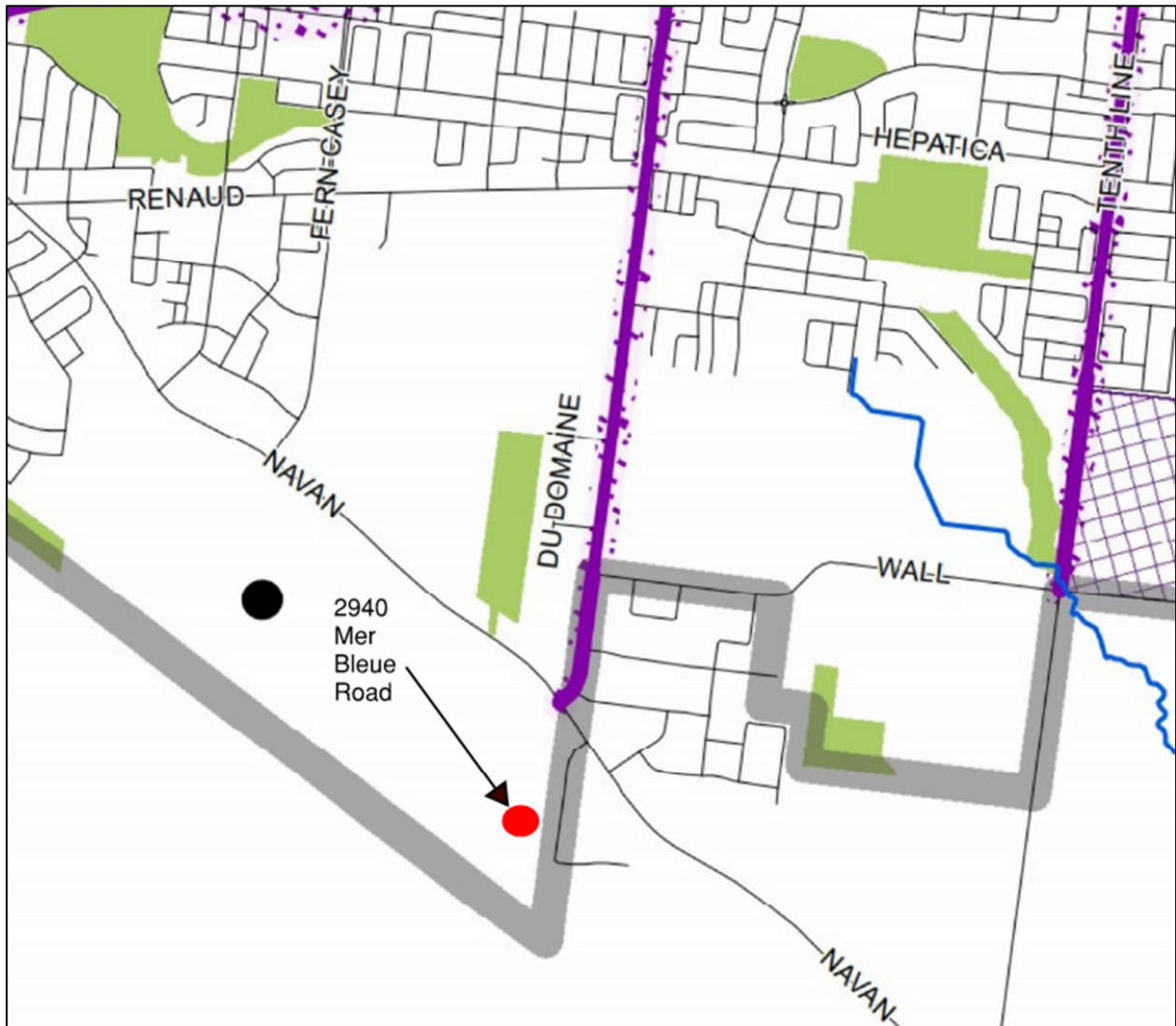


Figure 4: Schedule B8 – Suburban (East) Transect

The proposed development is single detached dwellings which aligns with the low-rise development requirements of this policy for the Neighborhood designation within the Suburban Transect located away from rapid transit stations and rapid transit routes.

#### 4.4 Other Applicable City Policies or Studies

##### 4.4.1 East Urban Community Phase 2 Environmental Management Plan (EMP) and Community Design Plan (CDP)

The EMP forms part of the CDP and provides direction on the Natural Heritage System. The EUC EMP was reviewed as part of this application. The following constraints and features were identified on the subject property:

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- Significant Wildlife Habitat was identified on the Natural Heritage System Features Figure of the EMP. The Significant Habitat was identified along the southern portion of the subject property, following the boundary of the southern slope.
- A watercourse was identified on the property on the Surface Water Features Figure of the EMP.
- A slope stability setback of 25 metres from the top of slope was identified on the Environmental Figure of the EMP.
- The subject property was identified as Future Development potential to low density residential only if storm and sanitary servicing can be overcome on the Draft Demonstration Plan Figure in the EMP.

Table 7-1 in the EMP provides implementation direction including who is responsible. Below are the relevant actions for the subject property.

Action	Responsibility	Trigger
Conduct detailed site-specific geotechnical analysis as per Slope Stability Guidelines for Development Applications in the City of Ottawa to confirm setback limits; setbacks to be established in the field by a surveyor and included on plans associated with the development application.	Developer	Required to support applications for development on properties affected by geotechnical constraints.  The southern slope on the property has been identified with a 25 metre slope stability setback. Accordingly, a geotechnical study was completed by LRL Engineering which included evaluating the slope stability of the site. The report concluded that a 6 metre setback from top of slope is required.
Complete Environmental Impact Statement.	Developer	Required to support development applications located within: <ul style="list-style-type: none"> <li>• 120 m of significant wetland (Mer Bleue Wetland) OR for any application affecting the low-lying area below the ridge</li> <li>• 20 m of significant habitat for endangered/threatened species</li> <li>• 30 m of significant wildlife habitat (including habitat for</li> </ul>

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Action	Responsibility	Trigger
		<p>species of special concern)</p> <p>An EIS was completed by BCH Environmental Consulting Inc. The report evaluated the impact to the Significant Wildlife Habitat, Species at Risk, the watercourse and the wetland. The report concluded that the development will not have a negative impact on the features providing mitigation measures are implemented.</p>

The watercourse on site has not been identified in the EMP as having aquatic habitat setback requirements.

Section 3.1.1.4 of the CDP provides direction for development on Mer Bleue Road for existing residential lands in the Phase 2 Area where there is the potential for redevelopment. It identifies large residential lots that could be intensified subject to urban servicing. We note that for the subject property, municipal sanitary servicing is not available. Through numerous discussions with the City, it is our understanding that there are no future plans at this time to extend sanitary services to this stretch of Mer Bleue Road. Therefore, through discussions with the City, it has been agreed that the proposed development may proceed on partial servicing (municipal water, private on-site sewage disposal system).

Section 3.5 of the CDP provides direction for stormwater and acknowledges that lands east of the Sabourin Creek valley will not be able to drain to the stormwater management pond and may continue to drain via the existing system of surface ditches and small pipes. To support the stormwater of the proposed lots, a stormwater management report has been prepared by Eau Structural & Environmental Services.

## 5.0 POLICY JUSTIFICATION

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Section 2 Strategic Directions, Policy 2.1 identifies the City's Big Policy Moves including Big Policy Move 1 which is to achieve, by the end of the planning period, more growth by intensification than by green field development. The proposed two new lots represent intensification of an underutilized lot thereby supporting the City's goal of more growth by intensification.

Big Policy Move 3 focuses on urban and community design and is supported by the policies covered for the different transects in Section 5 of the Official Plan. The proposed development has respected the policy direction in Section 5 for both the Suburban Transect and the Neighborhood designation, thereby meeting the objectives of Big Policy Move 3.

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Big Policy Move 4 emphasizes a healthy natural and built environment as well as a desire to reduce greenhouse gas emissions. The proposed development, including the lot configuration has been established in a manner that respects the natural features on the site and provides adequate protection to ensure no negative impacts. The intensification of an underutilized lot also supports the goal of reducing greenhouse gas emissions by concentrating development in areas already developed and not increasing the City's urban footprint beyond the urban boundary which supports the goals of Big Policy Move 4.

Section 2.2 of the Official Plan provides direction on cross cutting issues. Policy 2.2.1 Intensification and Diversifying Housing Options guides residential growth within the built-up urban area to support an evolution towards 15-minute neighborhoods, provide housing for larger households, and to develop vacant and underutilized lots within previously developed areas. The subject property is an existing underutilized lot within the City's urban boundary with only one single detached dwelling on the property. The proposed two lots would facilitate two more single detached dwellings providing intensification within the urban boundary. It also provides the development of an underutilized lot in keeping with the existing neighborhood character and would provide additional housing options for larger families aligned with this policy.

Policy 2.2.3 Energy and Climate Change emphasize the City's desire to combat climate change, including planning a compact and connected City and to protect existing natural assets. The proposed development represents intensification which helps the City reach its goal of planning a more compact city. The proposed development also has been configured in a way to protect the existing watercourse, the slope, and the wetland. Therefore, the proposed development protects the City's natural assets which provides natural resilience to climate change.

Policy 2.2.4 emphasises the city's desire to encourage the development of healthy, walkable, 15-minute neighborhoods. Where 15-minute neighborhoods do not exist, the intent is to seed them and permit them so they can materialize over time. The intensification of the underutilized lot for two additional residential lots achieves this goal by helping the evolution of this neighborhood towards a 15-minute neighborhood.

Section 3 Growth Management Framework, Policy 3.1.4 has allocated household growth targets for the urban boundary that is built up as of July 1<sup>st</sup>, 2018 to account for 47% of the City's growth. Policy 3.2.3 guides the vast majority of residential intensification to focus on 15-minute neighborhoods, which are comprised of Hubbs, Corridors and Neighborhood designations. The addition of two new residential lots will contribute to the City's goal of achieving 47% growth within the existing urban boundary and is in line with the desired intensification within the neighborhood designation. Therefore, these proposed applications conform to these policies of the Official Plan.

Section 4.7 speaks to drinking water, wastewater and stormwater infrastructure. Policy 4.7.2, 6) states:

- 6) *Partial Services shall be considered only in the following circumstance:*
  - b) *Within the Urban area in Villages where development on partial services already exists and the proposal constitutes minor infill or minor rounding out provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

The subject property is within the urban boundary of the City. Neighboring properties along Mer Bleue Road are also serviced on partial servicing (City water, private on-site sewage disposal services). The proposed two new lots would represent minor rounding out of development

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through intensification on a lot that is oversized comparatively to the neighboring lots. To support the long-term provision of services, a Terrain Analysis prepared by LRL Engineering was completed. The report concluded that based on the geology of the site and geology and hydrogeology of the site and surrounding areas, the proposed development has the soil and site conditions that are suitable for private on-site sewage disposal system and will not impair the use of the groundwater resources on the site and the adjacent lands.

Policy 4.7.2.11 allows for the development on lots where no public services currently exist in a Public Service Area, provided that the lot is greater than 0.4 hectares. The proposed lots are within the Public Service Area, but do not have City sanitary services available. All resulting lots (severed and retained) will be greater than 0.4 hectares and therefore meets this policy.

Policy 4.9.3 deals with restrictions for development and site alterations near surface water features. Policy 4.9.3.1 of the Official Plan requires that the minimum setback from all surface water features shall be developed in accordance with any Council approved Environmental Management Plan. The subject site is within the area of the East Urban Community Environmental Management Plan and the East Urban Community - Community Design Plan for Phases 1a and 2a. The Policy 4.9.3.4 requires that a change in any setback set out in an Environmental Management Plan requires a Zoning by-law amendment or variance that conforms with the policies in this section of the Official Plan. To support the proposed setback of 15 metres from the top of bank of the watercourse and to evaluate the site for species at risk and other environmental features, an EIS “Environmental Impact Study (EIS) – 2940 Mer Bleue Road, Part of Lot 1, Concession 4, City of Ottawa” dated July 16th, 2023, prepared by BCH Environmental Consulting Inc. has been submitted in support of the application. The report has concluded that the watercourse is not fish habitat and has recommended a 15 metre setback from the top of bank for all development. The report has also identified a wetland on-site and has provided a recommended setback of 30 metres from the wetland boundary. The proposed building envelopes for the third lot adjacent these features respect these recommendations.

Section 10 of the Official Plan provides policy direction on the protection of health and safety including natural hazards. On Schedule C 15 – Environmental Constraints of the Official Plan, a portion along the south of the property has been identified as unstable slopes. This area was also identified as “Slope Stability Setback” within the Environmental Management Plan (EMP). The EMP has identified a geotechnical setback recommendation of 25 metres from the top of slope for the slope identified on the site. However, Section 4.1 Geotechnical Setbacks of the EMP also acknowledges that these setbacks will need to be confirmed through detailed on-site investigations. In accordance with Policy 10.1.4.3, the City may consider development providing that there is sufficient soils and engineering information to confirm that the site is suitable for development. To support this application and investigate the soils conditions and stability of the slope identified on site, the geotechnical report was prepared by LRL Engineering in support of the application. The report identified a limit of hazard lands of 6 metres from the top of slope. The report concluded that there is a viable building envelope for each lot entirely outside of the hazard.

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### 6.0 INTEGRATED ENVIRONMENTAL REVIEW

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A watercourse has been identified on the property running from the east to the southwest of the subject property. The property is also subject to the East Urban Community Environmental Management Plan (EMP) and the East Urban Community - Community Design Plan for Phases 1a and 2a. The following was identified in the EMP:

- Significant Wildlife Habitat was identified on the Natural Heritage System Features Figure of the EMP. The Significant Habitat was identified along the southern portion of the subject property, following the boundary of the southern slope.
- A watercourse was identified on the property on the Surface Water Features Figure of the EMP.
- A slope stability setback of 25 metres from the top of slope was identified on the Environmental Figure of the EMP.

In support of the application, an EIS was completed by BCH Environmental Consulting Inc. which took into account the above noted constraints identified in the Official Plan and the EMP. The EIS also took into account a proposed re-alignment of the piped portion of the watercourse and made the necessary recommendations. The report has concluded the following key recommendations:

- All buildings or associated services will occur more than 30 m from the edge of the wetland.
- All buildings or associated services will occur more than 15 m from the top of the ditch except when authorized (drain realignment).
- SNCA authorization for realignment must be obtained (DFO has authorized the project).
- The site's hydrology is not to be impacted.

The report also made the necessary recommendations for the re-alignment of the piped portion of the existing watercourse. The report concluded that with the proper implementation, maintenance and mitigation measures, the proposed development will not negatively impact the natural heritage features or species at risk.

As per the recommendations in the EIS, the piped portion of the watercourse was re-aligned with the appropriate permit from South Nation Conservation. In support of the permit, LRL Engineering also reviewed the proposed re-alignment design from a geotechnical perspective. A copy of the As-built survey of the re-aligned watercourse can be found in the Appendix. The works were completed in the appropriate timing windows as identified in the EIS.

The proposed lot configuration respects the 15 metre setback identified in the EIS for all areas of the open portion of the watercourse.

The lot configuration and shown building envelopes also respect the limit of hazard setback of 6 metres from the top of slope identified in the geotechnical investigation prepared by LRL Engineering.

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### 7.0 CONCLUSION

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This Planning Rationale has been prepared in support of a Zoning By-law Amendment application and applications for consent to rezone the subject property from 'Development Reserve' (DR) to 'Village Residential Special Exception' (V1-X) to permit residential development with a minimum lot size of 0.4 hectare or greater, and a reduced setback of 15 metres from a watercourse and to facilitate applications of consent to create two additional residential lots (resulting in a total of three residential lots: two severed, one retained). The subject property is designated Neighborhood – Suburban East Transect in the City of Ottawa Official Plan. The property has also been identified as being subject to the East Urban Community - Community Design Plans for the Phase 1 and Phase 2 Areas.

The proposed Zoning By-law Amendment is appropriate to facilitate the creation of two new residential lots within the Neighborhood designation within the urban boundary. The proposed two new residential lots will support the City's goal for growth through intensification while also contributing to seed the evolution towards 15-minute neighborhood as required by the City's Official Plan. The proposed development will be on partial servicing and will round out the existing development in this area along the urban boundary. Each proposed lot has a sufficient building envelope that respects both natural heritage and natural hazard constraints on the subject property.

The Zoning By-law Amendment and the application for consents conform to the Official Plan policies. Therefore, it is our professional opinion the application for a Zoning By-law Amendment and applications for consent for the subject property represents good land use planning.

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# Planning Rationale 2940 Mer Bleue Road

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J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



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Senior Planner

Reviewed by:



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**Planning Rationale**  
**2940 Mer Bleue Road – Zoning By-law Amendment and Applications**  
**for Consent**

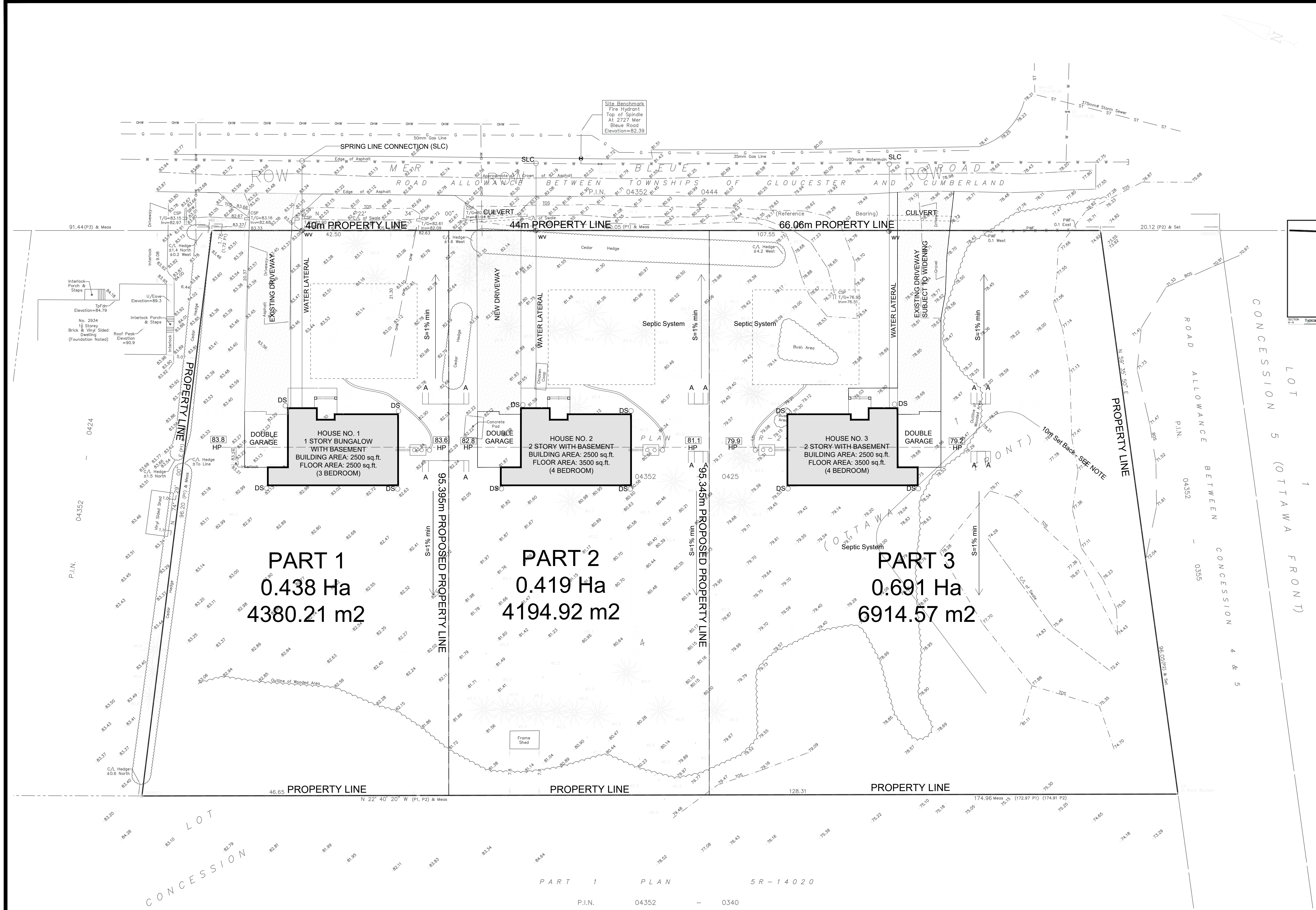
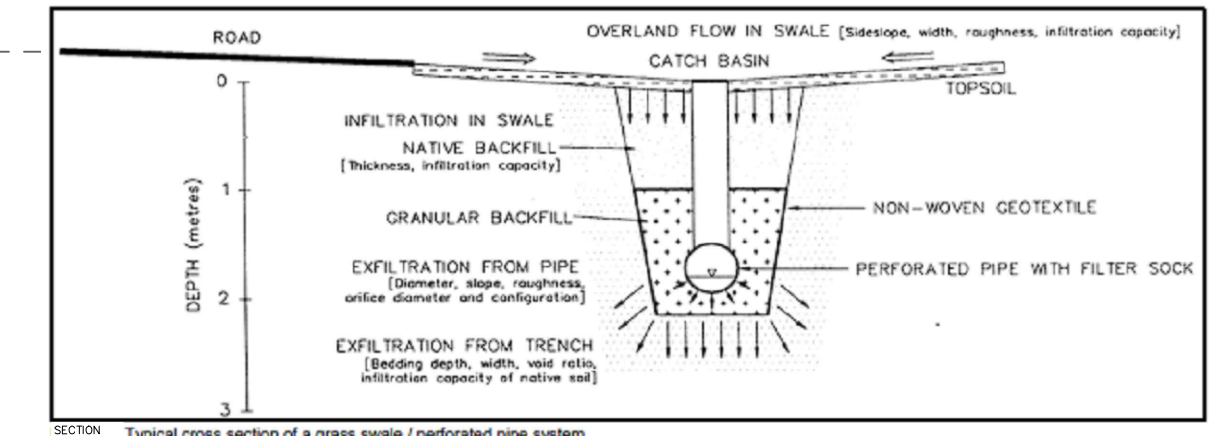
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**Appendix A**

Site Plan

**Notes & Legend**  
 existing level = 89.00  
 proposed level = 89.00  
 BM = 82.39m  
 SLC = spring line connection to water main  
 LL = lot line  
 DS = down spout  
 VB = valve box  
 water lateral = 19mm dia., type K copper pipe  
 --- = 10m set back requirement for slope stability



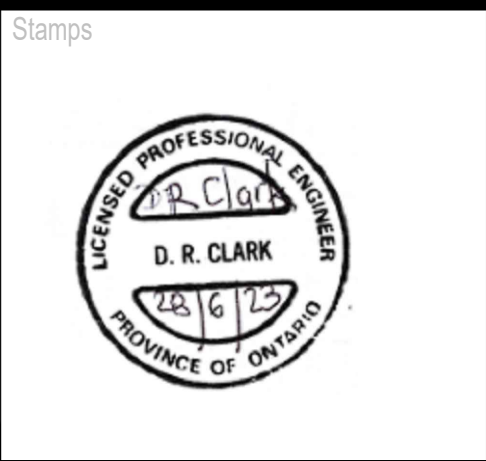
A-A



No	DATE	DESCRIPTION	App.
1	2022.03.21	PRELIMINARIES	P.T.
2	2022.12.06	LOTS DIVISION DRAFT BY CONSENT	P.T.
3	2023.06.23	For Review	D.C.
4			
5			
6			
7			

No	DATE	DESCRIPTION	App.
1	2022.02.25	ACCORDING TO SURVEY & CITY COMMENTS	P.T.
2	2023.06.06	ACCORDING TO CITY COMMENTS	P.T.
3	2023.06.23	For Review	D.C.
4			
5			
6			
7			

PLANNING  
 5R-14020  
 P.I.N. 04352 - 0340



**EAU Structural Environmental Services**  
 Derrick Clark PEng  
 EAU Structural & Environmental Svcs  
 tel., 613 869 0523,  
 Email: derrick.r.clark@rogers.com

Project: **RESIDENTIAL PROJECT**  
**3 SINGLE FAMILY DWELLING**  
 2940 MER-BLEUE, Orléans, ON.  
 Title: **SITE PLAN**  
 Scale: 1:300  
 Date: 2023/06/06  
 Drawn: J. A. Aldu.  
 Drawing No.:  
 Revision: 2  
 Verify: P. Tabel  
**A-100**

**Planning Rationale**  
**2940 Mer Bleue Road – Zoning By-law Amendment and Applications**  
**for Consent**

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**Appendix B**

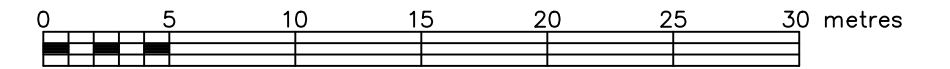
As Built Survey for Watercourse

SKETCH SHOWING AS-BUILT MANHOLES AND CULVERTS

## 2940 MER BLEUE ROAD CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2025

Scale 1: 300



### Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

### Boundary Note

Boundary information derived from a Topographic Plan of Survey by Farley, Smith & Denis Surveying Ltd. dated September 10, 2021 (File No. 410-21).

### Elevation Notes

- Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1978.
- Elevations derived from Vertical Benchmark 001196530229 having a published elevation of 86.120m.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

### Utility Notes

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only new surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

### Geographic Location

PART OF LOT 1  
CONCESSION 4 (OTTAWA FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

### Notes & Legend

○ MH-ST	Denotes	Maintenance Hole (Storm)
— ST —	"	Underground Storm Sewer
— CPP —	"	Corrugated Plastic Pipe
∅	"	Diameter
Inv.	"	Invert
T/G	"	Top of Grate
T/P	"	Top of Pipe
C/L	"	Centreline
+ 65.00	"	Location of Elevations
—	"	Property Line

Fieldwork completed on the 8th of December 2025.

### Caution

- This is not a plan of survey and shall not be used except for the purpose indicated in the title block.
- This sketch is protected by copyright.

**WARNING** NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD.  
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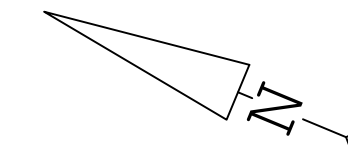
**FARLEY, SMITH & DENIS SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS

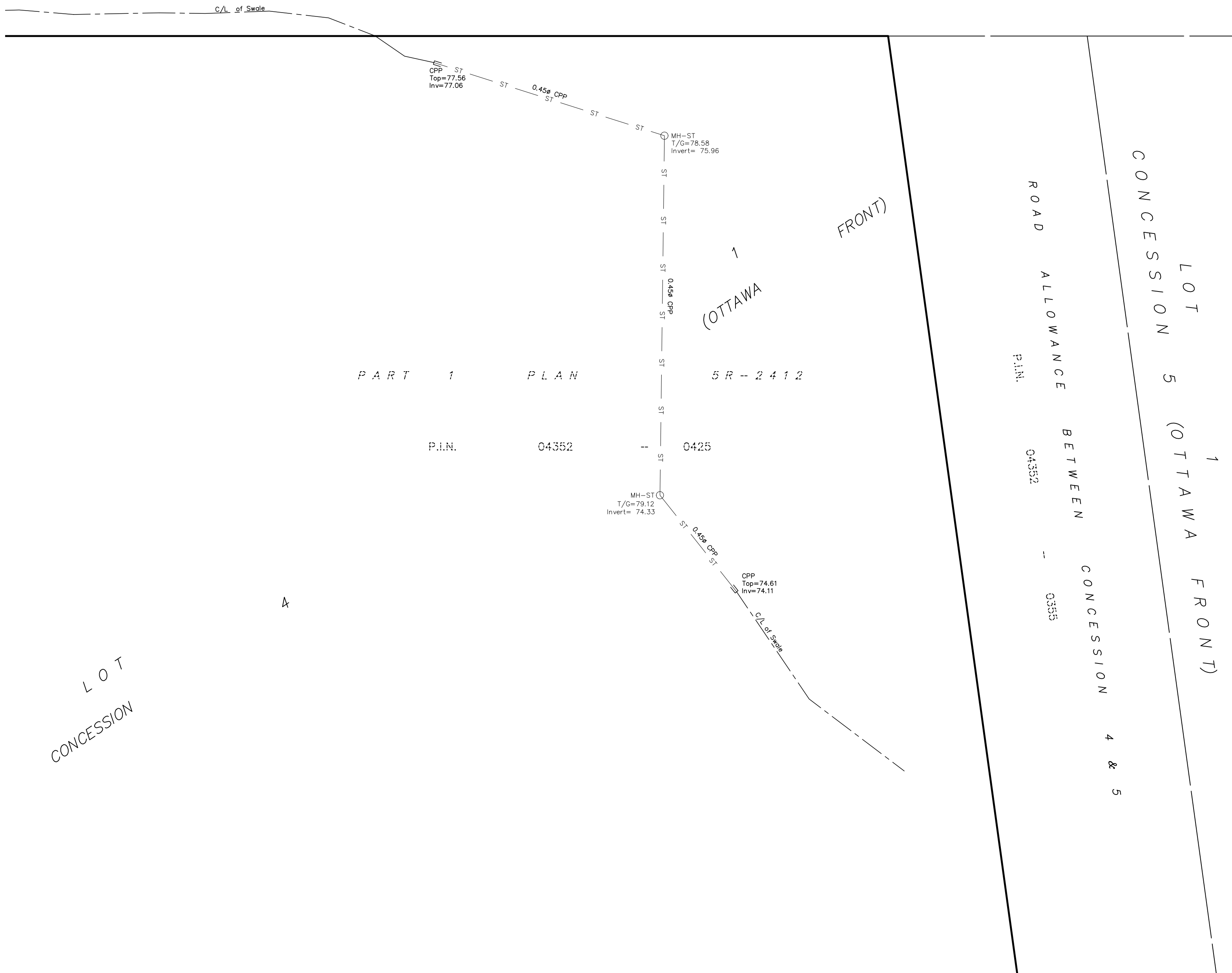
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL. (613) 727-8226 E-mail: info@fstdsurveys.ca

FILE No.: 357-25

Site Benchmark  
Fire Hydrant  
Top of Spindle  
At 2727 Mer  
Bleue Road  
Elevation=82.39



MER BLEUE ROAD  
ROAD ALLOWANCE BETWEEN TOWNSHIPS OF GLOUCESTER AND CUMBERLAND  
P.I.N. 04352 -- 0444



PART 1 PLAN 5R -- 2412

P.I.N. 04352 -- 0425

MH-ST  
T/G=79.12  
Invert= 74.33

CPP  
Top=74.61  
Inv=74.11

LOT  
CONCESSION

PART 1 PLAN 5R -- 14020  
P.I.N. 04352 -- 0340