ST. FAUSTINA NEW PARISH, CITY OF OTTAWA
PLANNING RATIONALE

Zoning By-law Amendment and Site Plan Control

October 19, 2026

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1.0 INTRODUCTION

Egis Canada Ltd. (Egis) has been retained to prepare a Planning Rationale for Zoning By-law Amendment and Site Plan Control approvals for the proposed St. Faustina Parish in the City of Ottawa. The subject lands (PIN 145370404) are located at 2835 Old Montreal Road and legally described as PART LOT 12, CONCESSION 1, OLD SURVEY, CUMBERLAND, PART 1 AND 2, PLAN 4R-30610 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, PLAN 4R-30610 AS IN OC595035 CITY OF OTTAWA.

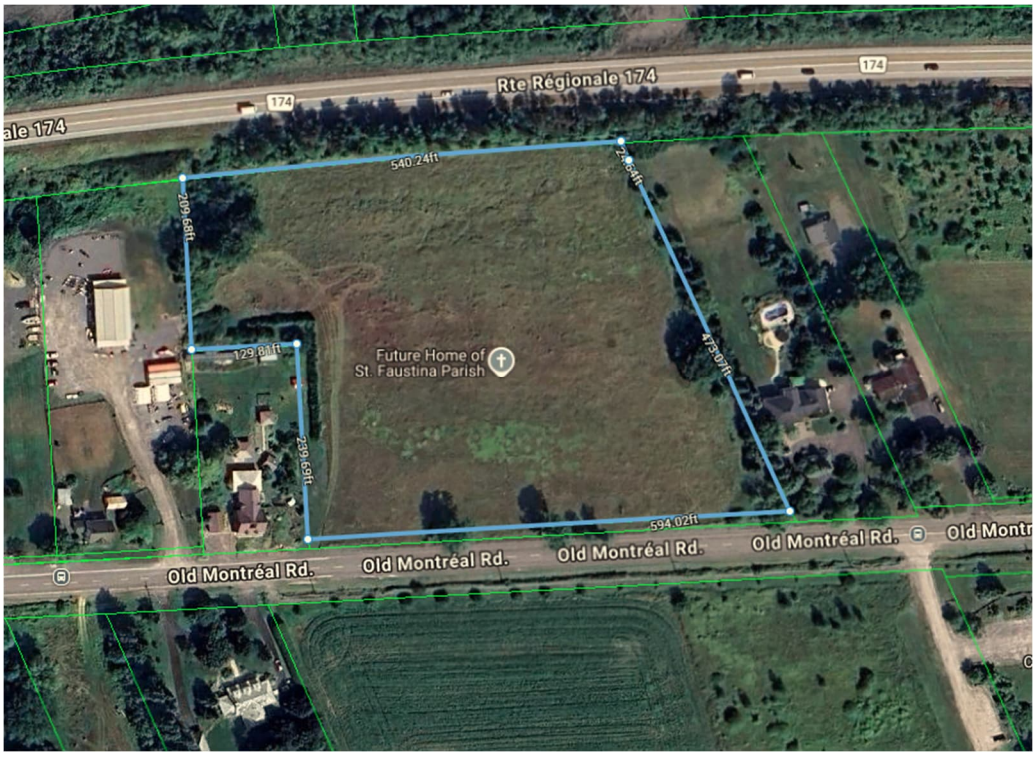


Figure 1: 2835 Old Montreal Road (Subject Lands)

The subject lands, located in the Village of Cumberland, are currently vacant and approximately 2.4 ha in area and are bound by Ottawa Road 174 to the north, along with residential properties and lands zoned for rural commercial purposes to the east and west. The subject lands abut Old Montreal Road and properties zoned for *Rural Institutional* use further to the south. The subject lands have approximately 180 m of frontage on Old Montreal Road.

2.0 PROPOSED DEVELOPMENT

As shown in *Appendix A*, the proposed development is the institutional use of a *Place of Worship*, consisting of the 1,107 sq. m footprint structure of the St. Faustina New Parish. The proposed structure has a height of 9.6 m and a gross floor area of 853 sq. m. The proposed development will include 139 parking spaces located in the front yard and will be accessed via a driveway connecting to Old Montreal Road. The proposed parking layout provides six (6) barrier-free parking spaces, four (4) EV ready parking spaces, and four (4) horizontal bicycle parking spaces.

Pursuant to Section 199 of the City of Ottawa Zoning By-law No. 2026-50, a *Place of Worship* is defined as per below:

> *Place of Worship means a place that is used for the regular assembly of persons for the practice of religious worship, services or rites, and may include a place of assembly or community centre. (lieu de culte)*

The subject lands, being within the *Rural* transect, are situated outside of the Urban Boundary and designated *Village* in Schedule B9 of the City of Ottawa Official Plan and zoned *Rural Commercial (RC9)* and *Village Residential 1 (V1E)* pursuant to the City of Ottawa Zoning By-law No. 2026-50. Pursuant to the Provincial Planning Statement (PPS), the subject lands, being located in a *Village*, are situated in a *Rural Settlement Area,* and will be subject to private water and wastewater servicing. As further described in this report, the subject lands will be rezoned to *Rural Institutional (RI)* in order to allow for a uniform zoning for the subject lands and to permit the proposed institutional use of a Place of Worship and the associated parking lot (see *Appendix B*). It is acknowledged that Zoning By-law Amendment and Site Plan Control approvals for the proposed development are being sought concurrently.

3.0 PRE-CONSULTATION

An initial Pre-Consultation Meeting was held with the City of Ottawa on November 25, 2024, and a subsequent Pre-Consultation Meeting was held with the City on June 12, 2026. The following items have been identified as submission requirements in order to deem the Site Plan Control and Zoning By-law Amendment applications complete:

- Environmental Site Assessment
- Geotechnical Study
- Grading and Drainage Plan
- Hydrogeological Assessment and Terrain Analysis
- Site Servicing Study
- Slope Stability Study
- Water Budget Assessment
- Archaeological Assessment
- Landscape Plan
- Plan of Survey
- Planning Rationale
- Site Plan
- Environmental Impact Study
- Tree Conservation Report

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 PLANNING ACT, R.S.O. 1990, C.P.13

The Planning Act is provincial legislation that sets out the ground rules for land use planning and development in the Province of Ontario and requires that decision making authorities have regard to matters of provincial interest in carrying out their responsibilities. As such, the following subsections concerning matters of provincial interest are of relevance:

> *PART 1: PROVINCIAL ADMINISTRATION*
>
> *Provincial Interest*
>
> *2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*
>
> *(a) the protection of ecological systems, including natural areas, features and functions;*
> *(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
> *(e) the supply, efficient use and conservation of energy and water;*
> *(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
> *(h) the orderly development of safe and healthy communities;*
> *(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
> *(p) the appropriate location of growth and development;*

The above noted matters of provincial interest are addressed by way of the conclusions and recommendations of various studies identified during pre-consultation and subsequently prepared for the review of the Site Plan Control and Zoning By-law Amendment applications. These studies speak to matters concerning the protection of natural areas, conservation of features of archaeological interest, the provision of water and wastewater services, and the orderly development of safe and healthy communities. The site promotes accessibility by way of the provision of the required barrier-free parking spaces. The subject lands are located within the Village of Cumberland, which is an appropriate location for growth and development as a *Rural Settlement Area*.

4.2 PROVINCIAL PLANNING STATEMENT (PPS), 2024

The 2024 Provincial Planning Statement (PPS) provides policy direction on land use planning matters of provincial interest. *Table 1* below provides a summary of the consistency of the proposed development with policy direction provided within the PPS.

PROVINCIAL PLANNING STATEMENT, 2024		
Policy Section	Policy	Comments
2.1.6	• Planning authorities should support the achievement of complete communities by: a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.	• *The proposed development provides an institutional use, specifically the permitted use of a Place of worship, to the village of Cumberland, and contributes to a range and mix of land uses that support a complete community.*
2.3.1	• Settlement Areas shall be the focus of growth and development. Within Settlement Areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. • Land use patterns within Settlement Areas should be based on densities and a mix of land uses which a) efficiently use land and resources, and c) support active transportation.	• *The subject lands, being located in a Village, are situated in a Rural Settlement Area. The proposed institutional development contributes to the City's focus of growth and development in Settlement Areas.* • *The proposed development will be serviced by private water and wastewater services and a Hydrogeological Assessment has been submitted in support of the proposed development.* • *Four (4) horizontal bicycle parking spaces are provided in accordance with the requirements of the Zoning By-law in order to support active transportation.*
2.5	• Healthy, integrated and viable rural areas should be supported by: a) building upon rural character, and leveraging rural amenities and assets; b) using rural infrastructure and public service facilities efficiently; • In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. • 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.	• *The proposed development is situated in a Rural Area as defined in the PPS. Accordingly, the development has been designed to be compatible with the rural character of the area and will be serviced by private water and wastewater services. A Hydrogeological Assessment has been submitted in support of the proposed development. The Assessment concludes that "Egis is of the opinion that the aquifer which the test well intersects can adequately supply the Site and proposed development in terms of quantity and quality."* • *A total of 139 paved parking spaces, including barrier free and EV ready parking spaces, are provided for the proposed use.*
3.6	• Where municipal sewage services and municipal water services or private communal	• *As previously noted, the proposed development is located in a Rural Area and*

PROVINCIAL PLANNING STATEMENT, 2024		
Policy Section	Policy	Comments
	sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. • Planning for stormwater management shall: a) Be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) Minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) Minimize erosion and changes in water balance including through the use of green infrastructure; d) Mitigate risks to human health, safety, property and the environment;	*will be serviced by private water and wastewater services. A Hydrogeological Assessment has been submitted in support of the proposed development. The report provides that "Egis is of the opinion that the aquifer which the test well intersects can adequately supply the Site and proposed development in terms of quantity and quality."* • *A Servicing and Stormwater Management Report has been prepared in support of the proposed development. The report concludes that "stormwater management will be provided by an orifice and weir combination" and that "runoff will be restricted to match the existing 2-year release rate." Additionally, as provided in the Report, Best Management Practices (BMPs) are to be employed wherever possible.*
4.6	• 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;	• *A Stage 1 and Stage 2 Archaeological Assessment dated August 24, 2026 has been prepared for the proposed development by True North Archaeological Services. The Report concludes that "no archaeological resources were found during the Stage 2 field investigation, and no further archaeological assessment is recommended for the Project Area."*

Table 1: Provincial Planning Statement (PPS), 2024

4.3 CITY OF OTTAWA OFFICIAL PLAN

The subject lands are within the *Rural* transact in Schedule A of the City of Ottawa Official Plan and are therefore outside of the city's Urban Boundary. The subject lands are designated *Village* in Schedule B9 of the Official Plan and Old Montreal Road is designated as *Collector* in Schedule C10.

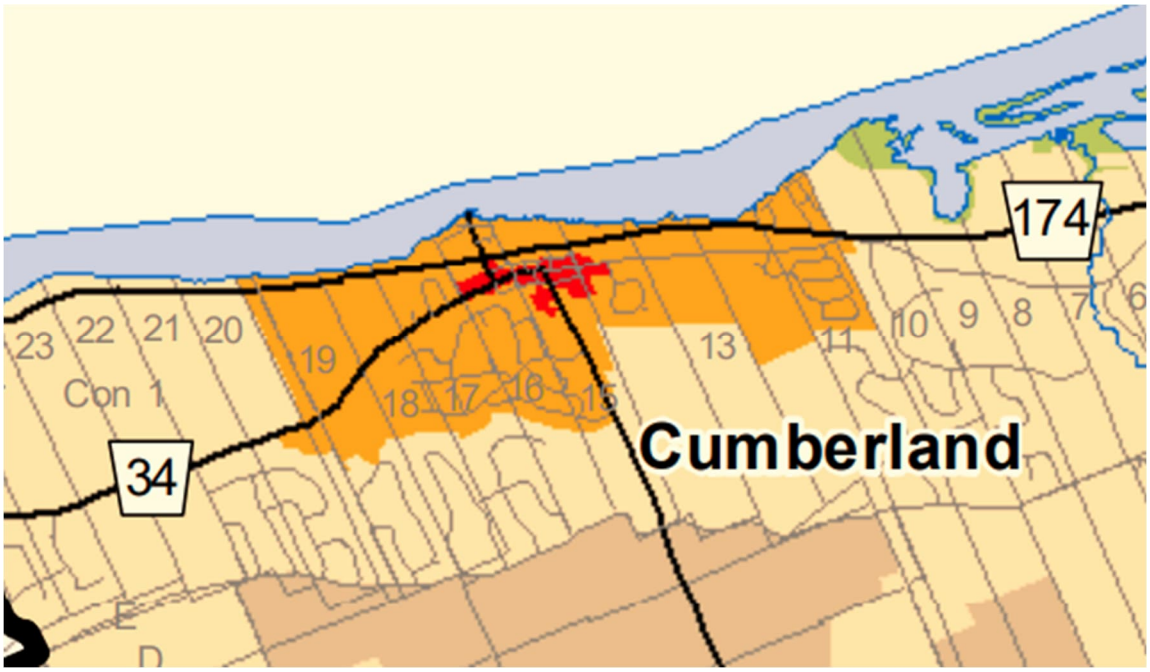


Figure 2: Official Plan Schedule B9 – Rural Transact

Official Plan policies that apply to the proposed development are summarized in the *Table 2* below:

CITY OF OTTAWA OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
4.1.4 *Support the shift towards sustainable modes of transportation*	• Surface parking lots should be designed to meet all of the following: a) Minimize the number and width of vehicle entrances that interrupt pedestrian movement; b) Provide safe, direct and well-defined pedestrian and cycling connections between the public street and all buildings, and between all buildings within the site; d) Include regular spacing of tree islands that support the growth of mature shade trees and incorporate Low Impact Development measures for stormwater management where feasible; f) Encourage the provision of electric vehicle charging spaces and dedicated carshare spaces	• *The proposed site layout incorporates pedestrian pathways that connect the structure to Old Montreal Road and provides four (4) horizontal bicycle parking spaces in accordance with the requirements of the Zoning By-law in order to support active transportation.* • *The design of the surface parking lot includes islands; specific trees can be identified on the Tree Conservation Report and Landscape Plan.* • *The proposed development contains four (4) EV ready parking spaces.*

CITY OF OTTAWA OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
5.4 Conserve sites of archaeological value	• The City shall conserve sites of archaeological value where the City's Archaeological Resource Potential Mapping Study indicates archaeological potential, an archaeological assessment will be required and reviewed as per provincial standards. Where sites of archaeological value are identified on federal lands, the National Capital Commission is the approval authority.	• *A Stage 1 and Stage 2 Archaeological Assessment dated August 24, 2026 has been prepared for the proposed development by True North Archaeological Services. The Report concludes that "no archaeological resources were found during the Stage 2 field investigation, and no further archaeological assessment is recommended for the Project Area."*
4.6.2 Protect views and enhance Scenic Routes including those associated with national symbols	• Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as: d) Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage.	• *The subject lands are bound by Ottawa road 174 to the north, which is a Scenic Route as identified on Schedule C13 of the Official Plan. The design process has taken the Scenic Route into account by placing the Parking Lot away from the Scenic Route. Additionally, the Church structure will act as a visual buffer between the scenic route and the parking lot.*
4.6.5 Ensure effective site planning that supports the objectives of corridors, hubs, neighbourhoods and the character of our villages and rural landscapes	• Development shall minimize conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalizing all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm. • Development shall demonstrate universal accessibility, in accordance with the City's Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.	• *The proposed church structure has been designed to internalize servicing, mechanical equipment, and utilities as required under Subsection 4.6.5.* • *An Environmental Impact Statement (EIS) and a Tree Conservation Report and Landscape Plan have been prepared in support of the proposed development to ensure and outline methods for the preservation of trees on the subject lands.* • *The proposed layout incorporates pedestrian pathways and provides four (4) horizontal bicycle parking spaces in accordance with the requirements of the Zoning By-law in order to support active transportation.* • *The site promotes accessibility by way of the provision of the required barrier-free parking spaces.*
4.7.1 Provide adequate, cost-effective drinking water, wastewater and stormwater infrastructure, and assist in meeting	• The City will require that infrastructure is durable, adaptive and resilient to the current climate and future climate, including extreme weather events. • As part of a complete application, all redevelopment applications will be required to:	• *A Servicing and Stormwater Management Report has been prepared in support of the proposed development. The report concludes that "stormwater management will be provided by an orifice and weir combination" and that*

CITY OF OTTAWA OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
growth targets in the urban area	a) Identify and mitigate the impacts of additional runoff resulting from increased imperviousness through measures such as site-specific stormwater management; and b) Implement site, grading, building and servicing design measures to protect new development from urban flooding. • As a condition of Site Plan Control approval or draft plan of subdivision approval, proof of legal and sufficient outlet for proposed stormwater management and drainage systems will be required and satisfied prior to the early servicing or registration, whichever comes first. • Unless identified in the Infrastructure Master Plan, stormwater and wastewater infrastructure to support new development (such as stormwater management systems and sewer pumping stations) will be within the settlement area. • Applications for new development will demonstrate, to the City's satisfaction, that adequate services are available and can be allocated to support the proposal: a) Where adequate services do not exist or cannot yet be provided to support a development, the City may use holding provisions in accordance with Zoning By-law to regulate the timing of development; and b) Where adequate services or servicing capacity do not exist to support a proposed plan of subdivision, the City will not issue draft plan approval.	*"runoff will be restricted to match the existing 2-year release rate." Best Management Practices (BMPs) to be employed wherever possible. A summary of the Servicing and Stormwater Management report can be found in Section 6 of this Report.*
4.7.2 Pursue an affordable and sustainable pattern of infrastructure development	• All development outside of Public Service Areas shall be on the basis of private services (private well and private sewage system). • Where new development is proposed that relies upon private sewage systems, including areas of partial servicing, a minimum area of 800 square metres of undeveloped area must be maintained for the sewage system. • As part of a complete application where development is proposed on the basis of private individual services, the City will require sufficient information with the application to assess the likelihood that: a) Sufficient quantity of groundwater exists on site to service the development;	• *As previously noted, the proposed development is located in a Rural Area and will be serviced by private water and wastewater services. A Hydrogeological Assessment has been submitted in support of the proposed development. The Assessment concludes that "Egis is of the opinion that the aquifer which the test well intersects can adequately supply the Site and proposed development in terms of quantity and quality." A summary of the Hydrogeological Assessment can be found in Section 6 of this Report.*

CITY OF OTTAWA OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
	b) A water well can be constructed on the proposed lot(s) that will not be impacted by identified potential sources of groundwater contamination in the area; c) The quality of the groundwater meets or exceeds the Ontario Drinking Water Standards, Objectives and Guidelines;	
4.8.2 Provide residents with equitable access to an urban forest canopy	• Growth, development and intensification shall maintain the urban forest canopy and its ecosystem services, in accordance with Subsection 4.8.2, Policy 6) and the following: a) Preserve and provide space for mature, healthy trees on private and public property, including the provision of adequate volumes of high-quality soil as recommended by a Landscape Architect.	• *An Environmental Impact Statement (EIS) and a Tree Conservation Report and Landscape Plan have been prepared in support of the proposed development to ensure and outline methods for the preservation of trees on the subject lands.*
5.5.1 Recognize a rural pattern of built form and site design	• Development in the Greenbelt and Rural Transect areas shall: a) Be of low density throughout, with the majority of residential uses and commercial and institutional uses concentrated within Villages; b) Allow for uses that integrate well with the natural environment and rural area; e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area.	• *The subject lands are located within the Rural transact pursuant to Schedule A. The proposed development consists of an institutional use within the Village of Cumberland and is designed to be appropriate to the Rural Area.* • *As previously noted, the proposed development is located in a Rural Area and will be serviced by private water and wastewater services. A Hydrogeological Assessment and Terrain analysis has been submitted in support of the proposed development. The Assessment concludes that "Egis is of the opinion that the aquifer which the test well intersects can adequately supply the Site and proposed development in terms of quantity and quality."*
9.4.1 Consider villages as rural neighbourhoods that should evolve into 15-minute neighbourhoods	• The distribution of land uses and permitted development within a Village shall be identified by: a) A secondary plan in Volume 2; and b) Based on the ability to support development on private water and wastewater services or on municipal services where such services exist.	• *The subject lands are within the Village of Cumberland and are subject to the Consolidated Villages Secondary Plan. Accordingly, the proposed development's conformity to the secondary plan is discussed in subsection 4.4 of this Report. Additionally, and as previously noted, the proposed development is located in a Rural Area and will be serviced by private water and wastewater services. A Hydrogeological Assessment has been*

CITY OF OTTAWA OFFICIAL PLAN POLICIES		
Policy Section	Policy Description	Comments
		submitted in support of the proposed development.
9.4.2 Ensure all development maintains rural and village character, and to facilitate the use of active transportation for short trips within each village	• The following are generally permitted uses within Villages unless otherwise prescribed by a secondary plan: (c) Institutional uses such as schools, care facilities, recreation and community facilities and places of worship.	• *In accordance with Section 9.4.2, the proposed development consists of a Place of Worship and is a permitted use in Villages.*
10.1.4 Natural Hazards: Unstable soils and bedrock	• Development shall generally be directed to areas outside of unstable soils or bedrock as defined as a Hazardous Site in the Provincial Policy Statement. • Development shall not be permitted to locate in areas with unstable soils or unstable bedrock where the use is an institutional use, essential emergency service or is associated with the disposal, manufacture, treatment or storage of hazardous substances as identified in provincial policy or provides outdoor industrial storage. • Notwithstanding Policies 1 and 2) above, for uses other than those listed in Policy 2), the City shall review all development using the following criteria: (a) There is sufficient soils and engineering information (obtained using established standards and procedures) to confirm that the site is suitable or can be made suitable for development; (b) Alterations to the site shall not cause adverse environmental effects, create a new hazard or aggravate an existing hazard elsewhere; and (c) People and vehicles have a way of safely entering and exiting the area during emergencies or following an erosion event.	• *A Geotechnical Investigation, dated March 22, 2022, has been prepared by Paterson Group Inc. for the proposed development. The Report also provides a Slope Stability Assessment and concludes that the slope is defined as stable under static conditions and under seismic loading and no stable slope allowance is required from a geotechnical perspective. The Report concludes that works are to be completed in general accordance with the recommendations provided.*

Table 2: City of Ottawa Official Plan – Policy Summary

Based on the forgoing, the proposed development conforms to and is consistent with applicable polices of the City of Ottawa Official Plan.

4.4 CONSOLIDATED VILLAGES SECONDARY PLAN

Pursuant to Schedule D of the Consolidated Villages Secondary Plan, the subject lands are split-designated where the northern land portion is designated *Village Commercial* and the southern portion is designated *Village Residential*. As shown in *Appendix A*, the proposed building is located in the *Village Commercial* designation, and the parking lot for the proposed development is situated in the *Village Residential* designation.

Pursuant to Section 4.4, the intent of the *Village Commercial* designation is to augment businesses in the village by attracting new development of a scale and type not compatible with the *Village Core*. As such, a place of worship is not explicitly listed as a permitted use under Section 4.4.16.(a). However, Section 1303-5(1) of the City of Ottawa Zoning By-law provides that a 'Place of Worship' is a permitted use on the subject property. The Zoning By-law is intended to enact the policies of the Official and Secondary Plans and is, therefore, 'deemed to conform' with said plans. Additionally, and subsequent to the rezoning of the lands to a *Rural Institutional (RI)* Zone, the use of a place of worship will continue to be permitted on the subject lands. The general policies of Section 3.6.8 provide that places of worship are permitted institutional uses as they are "necessary in order to serve the needs of the village residents." Section 3.6.9(a) provides that Institutional uses should, wherever possible, locate within or in close proximity to the *Village Core* area; it can be noted that the subject lands are in close proximity to the adjacent lands that are designated *Village Core*.

The southern portion of the subject lands are designated *Village Residential* in the Consolidated Villages Secondary Plan. Section 4.2 provides that the permitted uses are residential, bed and breakfast, and home-based businesses, and a parking lot is not listed as a permitted use. It can be noted, however, that the subject lands consist of a single lot and the proposed development consists of one integrated institutional use. The proposed parking lot is not a standalone *commercial* parking lot use and is a cohesive part of the institutional development and serves the requirements of the proposed development as a whole.

Accordingly, the proposed development of a place of worship meets the intent of the Consolidated Villages Secondary Plan.

4.5 INTEGRATED ENVIRONMENTAL REVIEW

The environmental policies of the Official Plan and their relevance to the proposed development have been reviewed under Subsection 4.3 of this Report, and a summary of the technical studies, including the findings and recommendations of the Environmental Impact Statement (EIS), are provided in Section 6 of this Report.

The EIS concludes that the proposed development complies with the relevant polices of the Provincial Planning Statement and the City's Official Plan. The EIS notes that that impacts to the natural environmental are anticipated to be minimal and provides avoidance and mitigation measures and Best Management Measures. In order to mitigate cumulative impacts from the development and general construction, the EIS provides vegetation removal times and the need for construction fencing and outlines the requirements for consultation and permitting with the MECP, as needed. The EIS provides measures for the protection and retention of trees and the planting of native tree species indicative of the Great Lakes – St. Lawrence Forest Region. Accordingly, a Tree Conservation Report and Landscape Plan have also been prepared in support of the proposed development.

4.6 PARKLAND DEDICATION BY-LAW NO. 2022-280

As provided in the City of Ottawa's Parkland Dedication By-law (By-law No. 2022-280), and pursuant to the Planning Act, the General Manager shall require the conveyance of parkland, cash-in-lieu of conveyance of parkland, or a combination thereof, as a condition of development or redevelopment of land. As provided in Section 11 (2c) of the Parkland Dedication By-law, a Place of Worship, excluding any ancillary uses, is exempt from the requirement for a conveyance of parkland or the payment of cash-in-lieu of parkland. Accordingly, the dedication of parkland is not required in this instance.

4.7 TRANSPORTATION MASTER PLAN

The City of Ottawa's 2023 Transportation Master Plan works in tandem with the City's Official Plan to provide a road map for Ottawa's cycling, walking, transit, and vehicular networks. The section of Old Montreal Road providing frontage is designated *Collector – Existing* on Map 9 of the Transportation Master Plan, and the details below provide a discussion on the proposed development within the context of the relevant polices of the Transportation Master Plan.

The Following are relevant 'Policy Highlights' of the Transportation Master Plan provided by the City of Ottawa:

/ Design new neighbourhoods as "15-minute neighbourhoods', with densities and street networks that support transit.

/ Prioritize more space-efficient modes, like transit and active transportation, to accommodate travel demand, while also completing the city's road network.

/ Attract and retain residents by providing safe, convenient, and sustainable transportation options.

/ Continue to electrify the City's transit and fleet vehicles and encourage electrification of privately-owned vehicles.

/ Optimize the efficiency of existing roadways and transportation infrastructure, including through traffic signal changes.

The proposed development provides a new institutional use within the *Rural Settlement Area* of the Village of Cumberland and provides active transportation options to the village residents to promote the development of 15-minute neighbourhoods. The proposed development has been designed to include paved pedestrian pathways that connect to Old Montreal Road. As required by the Zoning By-law, a total of four (4) horizontal bicycle parking spaces are provided to promote active transpiration to and from the subject lands. Additionally, four EV Ready Parking Spaces with conduit installed below grade have been provided in order to encourage the electrification of privately-owned vehicles.

Following pre-consultation and subsequent discussions with the City's Planning, Development, and Building Services Department, it has been confirmed that a Transportation Impact Assessment (TIA) is not required in this instance.

4.8 CLIMATE CHANGE MASTER PLAN

The City of Ottawa's Climate Change Master Plan, approved by Council in January 2020, includes short and long-term greenhouse gas emission reduction targets that align with the Intergovernmental Panel on Climate Change's recommendations and provides a framework for Ottawa to mitigate and adapt to climate change over the next decades. The Climate Change Master Plan is not intended to function as a standalone document; it informs and influences the Official Plan and associated master plans. Accordingly, the above discussed City of Ottawa Official Plan and Transportation Master Plan have incorporated the Climate Change Master Plan into their own frameworks.

As provided in *Section 6 Priorities for the Next Five Year*, a significant priority of the Climate Change Master Plan is to "apply a climate lens to the new *Official Plan* and supporting documents." The proposed development in located within the *Rural Settlement Area* of the Village of Cumberland. As discussed in previous sections of this report, the proposed institutional development is directed by the Official Plan to be located in villages and supports the creation of complete communities,

the utilization of active transportation, and promotes the development of 15-minute neighbourhoods. A total of four horizontal bicycle parking spaces are provided to promote active transpiration and four EV Ready Parking Spaces with conduit installed below grade have been provided in order to encourage the electrification of privately-owned vehicles.

5.0 REGULATORY CONTROLS

5.1 CITY OF OTTAWA ZONING BY-LAW 2026-50

The subject lands are zoned *Rural Commercial (RC9)* and *Village Residential 1 (V1E)* with a *Village Residential Enterprise Overlay* in the City of Ottawa Zoning By-law 2026-50. Pursuant to Section 1303-5(1) of the City of Ottawa Zoning By-law, a place of worship is a permitted use in the *RC9* subzone. The Zoning By-law Amendment will rezone the subject lands to *Rural Institutional (RI).* The proposed use of a place of worship will continue to be permitted on the subject lands pursuant to Section 1309(1) and institutional uses as a whole are permitted in Villages. The proposed structure on the subject lands will comply with the minimum standards as provided in Section 1309-(3) of the Zoning By-law.

As provided in Section 132 of the Zoning By-law, where a lot is divided into more than one zone, each portion of the lot is to be used in accordance with the provisions of the applicable zone. Additionally, the zone boundary is not to be treated as a lot line. Further to Section 1312, the purpose of the *Village Residential 1 (V1E)* zone is primarily to permit dwelling units in areas designated as *Village* in the Official Plan; the proposed parking lot is not permitted on the portion of the subject lands zoned *V1E*. Therefore, the proposed development requires a Zoning By-law Amendment to rezone the subject lands, including the *Village Residential 1 (V1E)* portion, to *Rural Institutional (RI)* in order to have a uniform zone for the subject lands and to permit a parking lot as a part of the wider institutional use. As further discussed in Subsection 4.4 of this Report as it concerns meeting the intent of the Consolidated Villages Secondary Plan when evaluating the overall appropriateness of the Zoning By-law Amendment, it can be noted that the proposed parking lot is not intended as a standalone commercial use and is intended to serve the broader institutional development on the lot as a whole. The proposed development contains 139 paved parking spaces; the parking spaces and parking lot have been designed to comply with the relevant parking space and parking lot requirements of the Zoning By-law. The proposed development contains 4 bicycle spaces in accordance with Section 613 of the Zoning By-law.

Figure 3 below provides the zoning standards for development on the *Rural Institutional (RI)* zone in accordance with Table 1309 of the Zoning By-law.

Table 1309 – Rural Institutional Zone (RI) Provisions		
Zoning Mechanism		Provisions
Zone/Subzone		**(a) RI**
(i) Minimum lot area (m²)		2,000
(ii) Minimum lot width (m)		30
(iii) Minimum front yard setback (m)		6
(iv) Minimum interior side yard setback (m)		6
(v) Minimum exterior side yard setback (m)		6
(vi) Minimum rear yard setbacks (m)	1. Where abutting a Residential Zone	10
	2. All other cases	7.5
(vii) Maximum building height (m)		10
(viii) Maximum lot coverage (%)		50
(ix) Minimum landscaped area (%)		20

Figure 3: Table 1309 – Rural Institutional (RI) Zone Provisions

As highlighted on the Site Plan in *Appendix A*, the proposed structure satisfies the minimum required 6 metre front and side yard setbacks and the minimum required 7.5 metre rear yard setback. Additionally, the proposed structure has a height of 9.6 metres and, therefore, complies with the maximum building height of 10 metres, and does not exceed the maximum lot coverage of 50%.

6.0 SUMMARY OF TECHNICAL STUDIES

The paragraphs below summarize the findings of relevant technical studies required as part of the Planning Act applications.

6.1 SERVICING AND STORMWATER MANAGEMENT REPORT

A Servicing and Stormwater Management Report dated October 15, 2026 was completed by Egis in support of the proposed development. The Report provides a servicing design for development in accordance with the recommendations and guidelines provided by the Ministry of the Environment, Conservation and Parks (MECP), the City of Ottawa, and the Rideau Valley Conservation Authority (RVCA). The Report addresses water, wastewater, and storm sewer servicing to ensure that existing and proposed services are adequate for the proposed development. The Report confirms that a new drilled well will be located south of the building and that sanitary servicing will be provided by way of a new septic system located west of the main drive aisle. Additionally, fire protection will be provided by two 41,000 litre concrete water storage tanks complete with a draw pipe and chute. Stormwater management will be provided by an orifice and weir combination and runoff will

be restricted to match the existing 2-year release date. The report provides that the development will employ Best Management Practices (BMP's) where possible and that quality control will be provided by a treatment train approach including an oil and grit separator unit.

6.2 ENVIRONMENTAL IMPACT STATEMENT (EIS)

An Environmental Impact Statement (EIS) dated October 9, 2026 has been prepared by Gemtec in support of the proposed development. The objective of the EIS is to identify and evaluate the significance of any natural heritage features in the study area, assess the potential impacts from the proposed development on any natural heritage features, and provide recommended mitigation measures to avoid or minimize adverse impacts and maintain ecological integrity. The report concludes that impacts to the natural environmental are anticipated to be minimal and that there are "no significant negative impacts to natural heritage features identified on-site, including surface water features, significant wildlife habitat, and habitats of species at risk, from future place of worship construction are anticipated." The Report also concludes that the proposed development complies with the natural heritage policies of the Provincial Planning Statement and the City of Ottawa Official Plan. The Report provides avoidance and mitigation measures to minimize impacts and outlines Best Practice Measures to mitigate cumulative impacts resulting from general construction and development activities. The Report outlines specific times of the year for tree removal, methods for addressing wildlife and potential species at risk that may be identified during construction, and requirements for any consultation or permitting with the MECP. The Best Practice Measures outline the steps for the protection of retained trees, along with the need for erosion and sediment control measures during construction. A Tree Conservation Report and Landscape Plan have been prepared in support of the proposed development.

6.3 HYDROGEOLOGICAL ASSESSMENT

A Hydrogeological Assessment dated October 15, 2026 has been prepared by Egis in support of the proposed development. The report has been prepared using data collected on September 17 and October 7, 2025, from a well installed on August 13, 2025. The Report notes that the hydrogeological data from this well is considered representative of the proposed development. The Assessment notes that strontium in all samples exceed the Guideline for Canadian Drinking Water Quality and that a notice be put on title to inform all future owners; strontium can be treated through reverse osmosis or ion exchange water softeners. The report provides that "Egis is of the opinion that the aquifer which the test well intersects can adequately supply the proposed development in terms of quantity and quality and should be suitable for potable purposes." The Assessment concludes that Best Management Practices (BMP) should be followed for the proposed development in accordance with O.Reg. 903 and the MECP.

6.4 ENVIRONMENTAL SITE ASSESSMENT (ESA)

A Phase One Environmental Site Assessment (ESA) dated May 21, 2026 has been prepared by Egis in support of the proposed development. The Phase One ESA, prepared in accordance with O.Reg. 153/4, was based on a desktop review of available documentation pertaining to the property and observations made during a Site reconnaissance. The purpose of the Phase One ESA is to determine whether Potentially Contaminating Activities (PCAs) exist within the Phase One Study Area; the Phase One ESA concludes that "no Potentially Contaminating Activities (PCAs) were identified within the Phase One Study Area or at the Phase One Property" and concludes that "a Phase Two ESA is not required at this time."

6.5 ARCHAEOLOGICAL ASSESSMENT

A Stage 1 and Stage 2 Archaeological Assessment dated August 24, 2026 has been prepared for the proposed development by True North Archaeological Services. The objectives of the Stage 1 and 2 Archaeological Assessment were to provide background information on the property, and to document archaeological resources observed within the Project Area and to recommend appropriate mitigation strategies for any archaeological resources found. The Stage 1 portion of the assessment determined that there is archaeological potential in the Project Area due to its proximity to the Ottawa River, areas of early Euro-Colonial Settlement and a previously identified archaeological site. The Report concludes that "no archaeological resources were found during the Stage 2 archaeological assessment, the Project Area has no further cultural heritage value or interest and is recommended for no additional archaeological assessment."

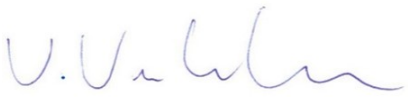
6.6 GEOTECHNICAL INVESTIGATION

A Geotechnical Investigation, dated March 22, 2022, has been prepared by Paterson Group Inc. for the proposed development. It is the objective of the Report to determine the subsoil and groundwater conditions and provide geotechnical recommendations pertaining to the design of the proposed building including construction considerations. The Report also provides a Slope Stability Assessment and concludes that the slope is defined as stable under static conditions and under seismic loading and no stable slope allowance is required from a geotechnical perspective. The Report concludes with works to be completed in general accordance with the provided recommendations.

7.0 CONCLUSION

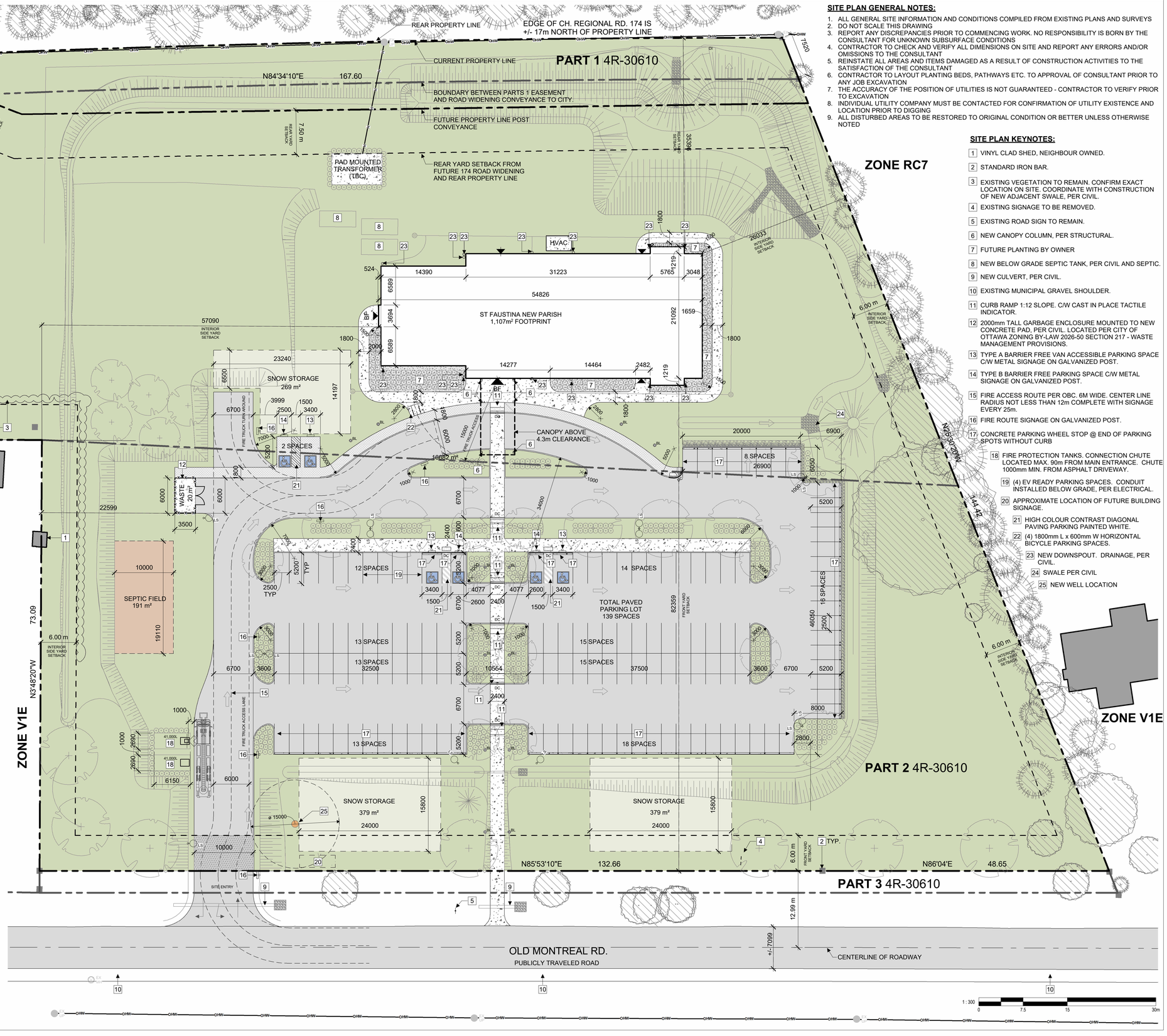
As detailed above, the proposed development involves a Zoning By-law Amendment to rezone the subject lands from *Rural Commercial (RC9)* and *Village Residential 1 (V1E)* to *Rural Institutional (RI)* in order to allow for a uniform zoning for the subject lands and to permit the proposed institutional use of a Place of Worship. Additionally, the proposed development will be subject to Site Plan Control approvals and the associated review of supporting plans and reports. The proposal is consistent with the Provincial Planning Statement (PPS) and conforms to the applicable policies, goals and objectives of the City of Ottawa Official Plan. The proposed development will comply with the requirements of the City of Ottawa Zoning By-law 2026-50 following the approval of the Zoning By-law Amendment. Accordingly, the proposed development represents good planning.

Respectfully submitted,



Vithulan Vivekanandan, MCIP RPP
Planner

Appendix A: *Site Plan*



SITE PLAN LEGEND:

- EXISTING BUILDING & SITE ELEMENTS
- ASPHALT PAVING
- GRASS
- CONCRETE PAD/ WALKWAYS
- MULCH/PLANTING
- PAVER TYPE 1
- ENTRANCE/ BARRIER-FREE ENTRANCE
- MAIN ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- EXTENT OF FUTURE ROAD WIDENING
- DOMESTIC WATER PER CIVIL
- SANITARY PER CIVIL
- NEW STORM PER CIVIL
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS PER CIVIL
- OVERHEAD WIRE
- CATCH BASIN
- FIRE HYDRANT
- MAINTENANCE HOLE
- UTILITY POLE
- FIRE TANK HYDRANT CONNECTION
- SIGN
- DEPRESSED CURB
- SHRUB NEW
- TREE NEW
- TREE EXISTING

SITE LIGHTING LEGEND:

- DOUBLE LIGHT STANDARD
- LIGHT STANDARD
- LIGHT BALLARD

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

1. VINYL CLAD SHED, NEIGHBOUR OWNED.
2. STANDARD IRON BAR.
3. EXISTING VEGETATION TO REMAIN. CONFIRM EXACT LOCATION ON SITE. COORDINATE WITH CONSTRUCTION OF NEW ADJACENT SWALE, PER CIVIL.
4. EXISTING SIGNAGE TO BE REMOVED.
5. EXISTING ROAD SIGN TO REMAIN.
6. NEW CANOPY COLUMN, PER STRUCTURAL.
7. FUTURE PLANTING BY OWNER
8. NEW BELOW GRADE SEPTIC TANK, PER CIVIL AND SEPTIC.
9. NEW CULVERT, PER CIVIL.
10. EXISTING MUNICIPAL GRAVEL SHOULDER.
11. CURB RAMP 1:12 SLOPE. C/W CAST IN PLACE TACTILE INDICATOR.
12. 2000mm TALL GARBAGE ENCLOSURE MOUNTED TO NEW CONCRETE PAD. PER CIVIL. LOCATED PER CITY OF OTTAWA ZONING BY-LAW 2026-50 SECTION 217 - WASTE MANAGEMENT PROVISIONS.
13. TYPE A BARRIER FREE VAN ACCESSIBLE PARKING SPACE C/W METAL SIGNAGE ON GALVANIZED POST.
14. TYPE B BARRIER FREE PARKING SPACE C/W METAL SIGNAGE ON GALVANIZED POST.
15. FIRE ACCESS ROUTE PER OBC. 6M WIDE. CENTER LINE RADIUS NOT LESS THAN 12m COMPLETE WITH SIGNAGE EVERY 25m.
16. FIRE ROUTE SIGNAGE ON GALVANIZED POST.
17. CONCRETE PARKING WHEEL STOP @ END OF PARKING SPOTS WITHOUT CURB
18. FIRE PROTECTION TANKS. CONNECTION CHUTE LOCATED MAX. 90m FROM MAIN ENTRANCE. CHUTE 1000mm MIN. FROM ASPHALT DRIVEWAY.
19. (4) EV READY PARKING SPACES. CONDUIT INSTALLED BELOW GRADE, PER ELECTRICAL.
20. APPROXIMATE LOCATION OF FUTURE BUILDING SIGNAGE.
21. HIGH COLOUR CONTRAST DIAGONAL PAVING PARKING PAINTED WHITE.
22. (4) 1800mm L x 600mm W HORIZONTAL BICYCLE PARKING SPACES.
23. NEW DOWNSPOUT. DRAINAGE, PER CIVIL.
24. SWALE PER CIVIL
25. NEW WELL LOCATION

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ONTARIO ASSOCIATION OF ARCHITECTS
DARRYL J. HOOD
LICENCE
6165

STAMP

REV	DATE	ISSUE
6	2026.10.16	ISSUED FOR SITE PLAN CONTROL
4	2026.06.03	ISSUED FOR CONSULTANT COORDINATION
2	2026.05.26	ISSUED FOR SPC PRE-CONSULTATION 02
1	2026.05.14	ISSUED FOR CLIENT REVIEW

NOTES

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CLIENT

OTTAWA
ONTARIO, CANADA

PROJECT

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TITLE

SITE PLAN

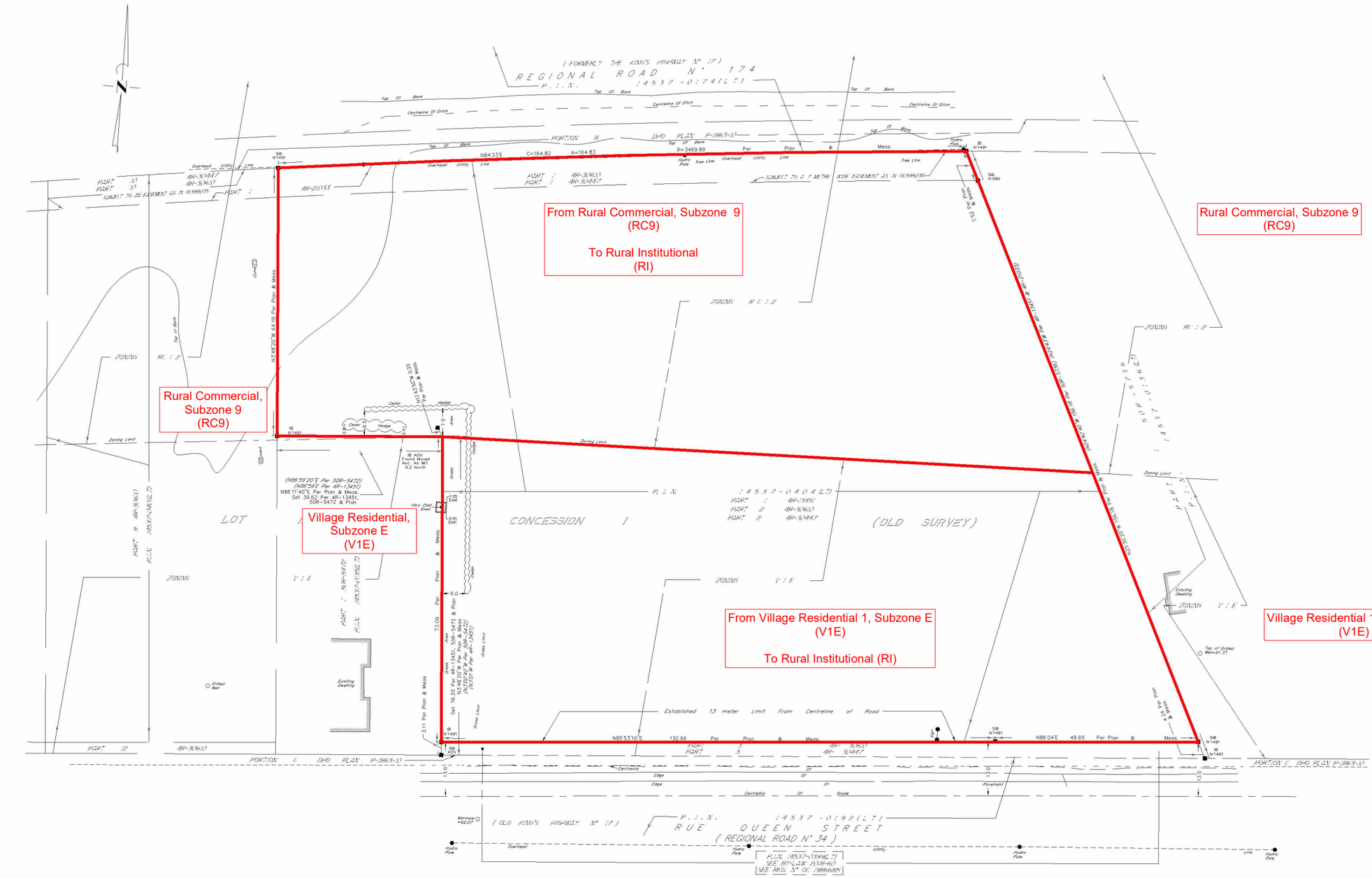
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REV 6

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Appendix B: *Zoning By-law Amendment Sketch*



0 10 20 50 100m

1 : 1000

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SKETCH NO:
APPROVED: CL
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