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39 Years

4386 Rideau Valley Drive
Ottawa, Ontario

Planning Rationale

Prepared for: Uniform Urban Developments Ltd.

4386 RIDEAU VALLEY DRIVE
OTTAWA, ONTARIO

PLANNING RATIONALE
IN SUPPORT OF APPLICATIONS FOR
PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

Prepared By:

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Ottawa, Ontario
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July 2026
Revised December 2022
Revised August 2024
Revised October 13, 2026

Novatech File: 121153
Ref: R-2022-125

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Engineers, Planners & Landscape Architects

October 13, 2026

City of Ottawa
Planning, Development and Building Services
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1

Attention: **Cass Sclauzero, Planner II**

Reference: **4386 Rideau Valley Drive**
Plan of Subdivision and Zoning By-law Amendment
Our File No.: 121153

This is a revised version of the Planning Rationale dated August 16, 2024. It has been revised to reference the phasing of the Stinson Place subdivision. The phasing of the development was to ensure that adequate sanitary servicing capacity could be accommodated for the second phase.

We are pleased to submit this revised Planning Rationale in support of *Plan of Subdivision* and *Zoning By-law Amendment* applications for the Stinson Place Subdivision Phase 2 located at 4386 Rideau Valley Drive in the City of Ottawa herein referred to as the "Subject Site".

The proposed development consists of 147 dwelling units including 64 detached dwellings, 10 semi-detached dwellings, and 73 townhouse dwellings on a network of local streets that are accessed from Bankfield Road. A public park and a number of open space blocks are proposed as part of the development.

The Subject Site is zoned *Development Reserve, Subzone 1 (DR1)* and *Rural Countryside (RU)* in the *City of Ottawa Zoning By-law 2026-50*. A Zoning By-law Amendment is required to implement the proposed residential development. A meeting was held at the Agricultural and Rural Affairs Committee on September 3, 2026 where the Zoning By-law Amendment application for the Subject Site was approved. The subsequent by-law for the Zoning By-law Amendment application was adopted at City Council on September 9, 2026.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

NOVATECH



Robert Tran, MCIP, RPP
Project Planner, Planning and Development

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EXECUTIVE SUMMARY

Novatech has been retained by Uniform Developments to prepare this revised Planning Rationale in support of both *Zoning By-law Amendment* and *Plan of Subdivision* applications located within the Village of Manotick. The proposed development is the Stinson Place Subdivision Phase 2 located at 4386 Rideau Valley Drive herein referred to as the "Subject Site".

The Subject Site is located in Ward 21 - Rideau-Jock in Ottawa, Ontario. The Subject Site is located in an area bounded by Rideau Valley Drive to the East and Bankfield Road to the South. A small portion of the Subject Site is located on the east side of Rideau Valley Drive abutting the west branch of the Rideau River. The area is characterized by residential, agricultural and natural features. The Subject Site has a total area of 12.7 hectares with frontage on Bankfield Road and Rideau Valley Drive. The areas of the Subject Site to be developed have an area of 7.76 ha.

Uniform is proposing to develop Phase 2 of their residential subdivision. Phase 1 received Draft Plan Approval on June 17, 2025. The proposed development will create 78 residential lots and blocks, including 64 single-detached dwellings, 10 semi-detached dwellings, and 73 townhomes. Phase 2 also includes one open space block and three streets. New sidewalks will be included on one side of each new street.

The proposal is consistent with the *2024 Provincial Planning Statement* by supporting growth within a settlement area. The subdivision will enable the creation of additional housing units, improve accessibility by incorporating additional sidewalks within the Village of Manotick, and provide community members with parks and open spaces to meet long-term needs.

The Subject Site is designated as *Village* part of the *Rural Transect* designation of the *City of Ottawa Official Plan (2022)*. Within the *Village of Manotick Secondary Plan* the Subject Site is designated as *Residential (Medium Density)* and *Residential (Low Density).* The proposed subdivision consists of low-rise residential development as an extension of Manotick's village character while achieving density requirements. The proposed development conforms with the *Official Plan* and the *Secondary Plan* policies.

The portion of the Subject Site on the west side of Rideau Valley Drive was zoned *Development Reserve, Subzone 1 (DR1).* The portion of the Subject Site on the East side of Rideau Valley Drive abutting the Rideau River was zoned as *Rural Countryside (RU)* in the Ottawa Zoning By-law 2026-050. A Zoning By-law Amendment is required to implement the proposed residential development to comply with the provisions of the Zoning By-law. A meeting was held at the Agricultural and Rural Affairs Committee on September 3, 2026 where the Zoning By-law Amendment application was approved. The subsequent by-law for the Zoning By-law Amendment application was adopted at City Council on September 9, 2026.

The Plan of Subdivision and Zoning By-law applications are appropriate for the development of the Subject Site and represent good land use planning.

1.0 INTRODUCTION

We are pleased to submit this revised Planning Rationale in support of *Plan of Subdivision* and *Zoning By-law Amendment* applications for the Stinson Place Subdivision Phase 2 located at 4386 Rideau Valley Drive in the City of Ottawa herein referred to as the "Subject Site".

The proposed development consists of 147 dwelling units including 64 detached dwellings, 10 semi-detached dwellings, and 73 townhouse dwellings on a network of local streets that are accessed from Bankfield Road. A public park and a number of open space blocks are proposed as part of the development.

The Subject Site is zoned *Development Reserve, Subzone 1 (DR1)* and *Rural Countryside (RU)* in the *City of Ottawa Zoning By-law 2026-50*. A Zoning By-law Amendment is required to implement the proposed residential development. A meeting was held at the Agricultural and Rural Affairs Committee on September 3, 2026 where the Zoning By-law Amendment application for the Subject Site was approved. The subsequent by-law for the Zoning By-law Amendment application was adopted at City Council on September 9, 2026.

1.1 Site Location and Context

For the purposes of this report, Rideau Valley Drive is oriented in the north-south direction. The Subject Site is in the Village of Manotick and is situated at the northwest corner of Bankfield Road and Rideau Valley Drive, as shown below. A small portion of the Subject Site is located on the east side Rideau Valley Drive abutting the west branch of the Rideau River. The Subject Site property boundary has been revised to reflect 4R-37706 that describes the limits of the proposed development and 4300 Rideau Valley Drive. No development is proposed for the parcel identified as 4300 Rideau Valley Drive. The 4R-37746 describes the limits of Mud Creek and the Wilson Cowan Municipal Drain that will be dedicated to the City of Ottawa prior to registration of the subdivision.



Figure 1: *Subject Site Location (image base: GeoOttawa, 2025)*

The Subject Site has a total area of 12.7 ha. The larger portion of the Subject Site on the west side of Rideau Valley Drive, has an area of 12.04 hectares with frontage on Bankfield Road and Rideau Valley Drive. The areas of the Subject Site to be developed have an area of 7.76 ha. The northern limit of the Subject Site is defined by Mud Creek and the western limit is defined by the Wilson Cowan Drain. The east property line along Rideau Valley Drive juts in around a City-owned property containing the Manotick Sanitary Pumping Station. This portion of the Subject Site is generally flat with a gentle slope towards Mud Creek. The land is primarily occupied by agricultural fields. A single-detached dwelling and a cluster of farm buildings are in the southeast corner and will be demolished. This part of the Subject Site is legally described as: PART LOTS 1 AND 2, CONCESSION 1, RIDEAU FRONT AND PART LOTS 1 AND 2, CONCESSION 2, RIDEAU FRONT AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & 2, RIDEAU FRONT (CLOSED BY BY-LAW 22-65, AS IN CR493372), NEPEAN, BEING PARTS 1, 2 AND 7 PLAN 4R32330 SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 PLAN 4R32330 AS IN OC1172233 CITY OF OTTAWA

The smaller portion of the Subject Site is a 0.7 ha parcel on the east side of Rideau Valley Drive with frontage along Rideau Valley Drive. This part of the Subject Site is legally described as: PART LOT 1, CONCESSION 1, RIDEAU FRONT, BEING PART 5 PLAN 4R32330 CITY OF OTTAWA

Images of the Subject Site are provided below:



Figure 2: *Subject Site looking northeast from Bankfield Rd at agricultural fields and existing barns.*



Figure 3: *Subject Site looking northwest from Bankfield Rd at Wilson Cowan Drain.*



Figure 4: *Subject Site looking west from intersection of Rideau Valley Drive and Bankfield Rd.*



Figure 5: *Subject Site looking northwest from Rideau Valley Drive at agricultural fields and City Pumping Station.*



Figure 6: *Subject Site looking north from Rideau Valley Drive at river parcels.*



Figure 7: *Subject Site looking east at river parcels and Mud Creek confluence with Rideau River.*

Surrounding Land Uses

The following describes the land uses surrounding the Subject Site**:**

North: Uniform's ownership of 4386 Rideau Valley Drive continues on the north side of Mud Creek (not subject to these applications now municipally known as 4300 Rideau Valley Drive) to where it abuts 4244 Rideau Valley Drive, which is owned by the City of Ottawa and contains the Rideau Valley Depot (City maintenance works yard). Abutting this property to the north is the Manotick Veterinary Hospital followed by agricultural fields.

East: Rideau Valley Drive and the west branch of the Rideau River form the eastern boundary of the subject site. East of the Rideau River is low-density residential dwellings on Manotick's Long Island which is situated between the west and east branches of the Rideau River.

South: Bankfield Road forms the southern boundary of the Subject Site. South of Bankfield Road is low-density residential neighbourhood consisting of single detached dwellings. Manotick Main Street extends south from Rideau Valley Drive past the intersection with Bankfield Road and forms the main branch of the Village Core.

West: The Wilson Cowan Municipal Drain forms the western boundary of the Subject Site. West of the Drain is a residential estate lot subdivision on Lockmaster Crescent and Millers Point Park, which abuts Bankfield Road and the west side of Wilson Cowan Drain. Agricultural lands are located west of the Lockmaster subdivision outside of the village boundary.

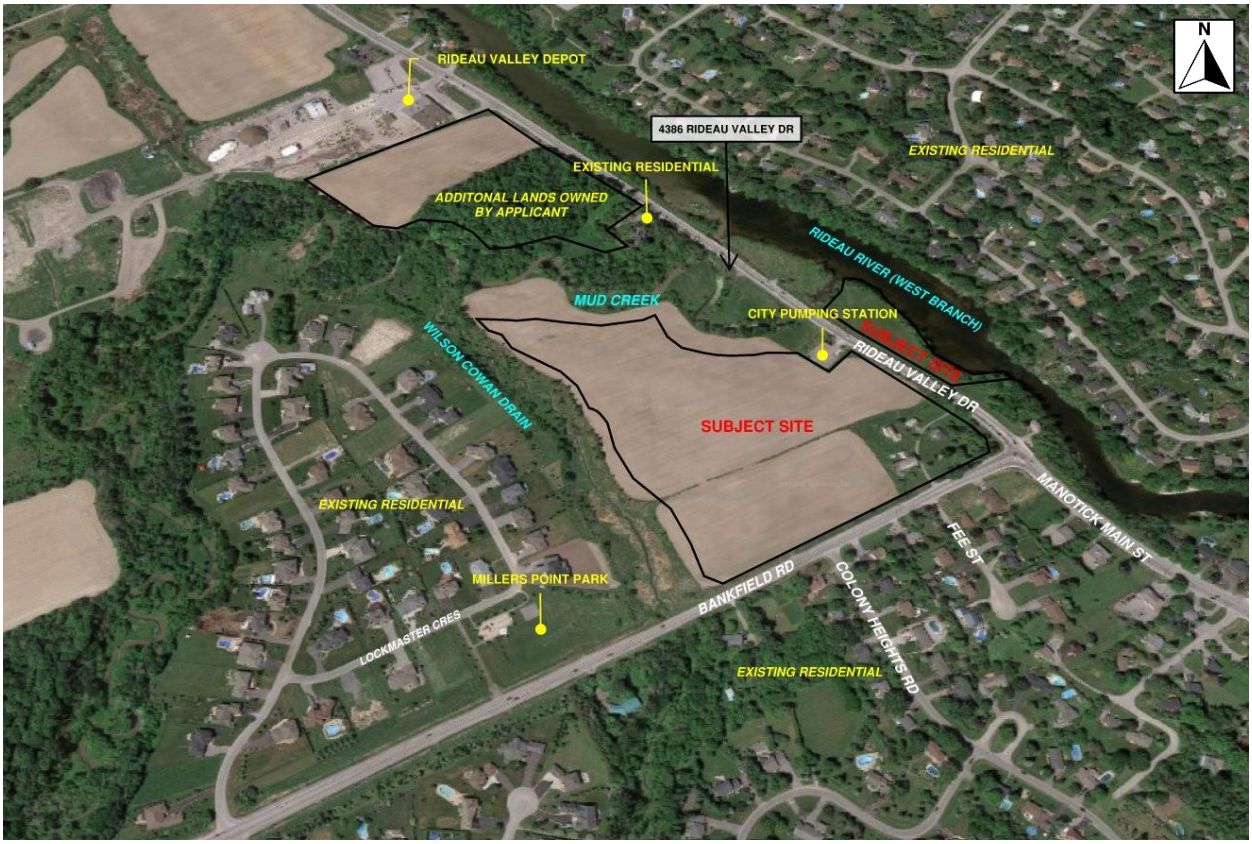


Figure 8: *Surrounding context.*

2.0 THE PROPOSAL

2.1 Draft Plan of Subdivision

The proposed development is a residential subdivision with a total of 147 dwelling units including 64 detached dwellings, 10 semi-detached dwellings, and 73 townhouse dwelling arranged along three proposed public streets. The proposed development also includes open space and park blocks. Accordingly, the Draft Plan has been split into two phases. Phase one of the subdivision has received Draft approval on June 17, 2025. Phase one included 45 residential lots and blocks, one park block and three streets as per the Draft Plan of Subdivision in **Appendix A**. Phase 2 of the subdivision includes 33 residential lots and blocks, one open space block and three streets as per the revised Draft Plan of Subdivision in **Appendix B**.

Several lots will have rear yards backing onto Mud Creek and the Wilson Cowan Municipal Drain. Development limits along these watercourses respect the most restrictive environmental and geotechnical constraints as detailed in the reports submitted in support of the proposed development. A discussion of these reports is included in Section 4.0 of this report. An illustration of the various constraints in relation to the proposed development limit are provided in **Appendix C** of this report. As noted above, 4R-37706 that describes the limits of the proposed development whereas 4R-37746 which describes the limits of Mud Creek and the Wilson Cowan Municipal Drain that will be dedicated to the City of Ottawa

prior to registration of the subdivision as shown in **Appendix D**. No development is proposed for the northern parcel land currently owned by the applicant.

Access to the development is provided by Street #1 (Doris Evelyn Way) from Bankfield Road across from the existing intersection with Colony Heights Road. Window streets are provided in segments of Street #3 along Bankfield Road and Rideau Valley Drive to open up the development and present a welcoming streetscape entrance to the Village of Manotick. Sidewalks are proposed on one side of the proposed streets and are discussed further in response to the applicable Manotick Secondary Plan policies in Section 3.3 of this report.

Right-of-way (ROW) protections are required along Rideau Valley Drive and along Bankfield Road per Schedule C16 of the Official Plan. The ROW protection for Bankfield Road is 34 metres from Highway 416 to 100 metres west of Colony Heights Road. This ROW protection is provided as Block 52 (of Phase 1) on the Draft Plan of Subdivision. The ROW protection for Rideau Valley Drive is 30 metres and is provided as Blocks 53 and 54 (of Phase 1) and Block 35 (of Phase 2) on the approved Draft Plans of Subdivision.

2.2 Phase 1 – 53 Units

Phase 1 of the subdivision contains forty-five (45) residential lots and blocks including 43 single-detached and 10 townhomes. Phase 1 also includes one park block, one servicing block, three open space blocks, three road widening blocks and three streets per the City of Ottawa approved Draft Plan of Subdivision. The Phase 1 Draft Plan is below and provided in **Appendix A**.

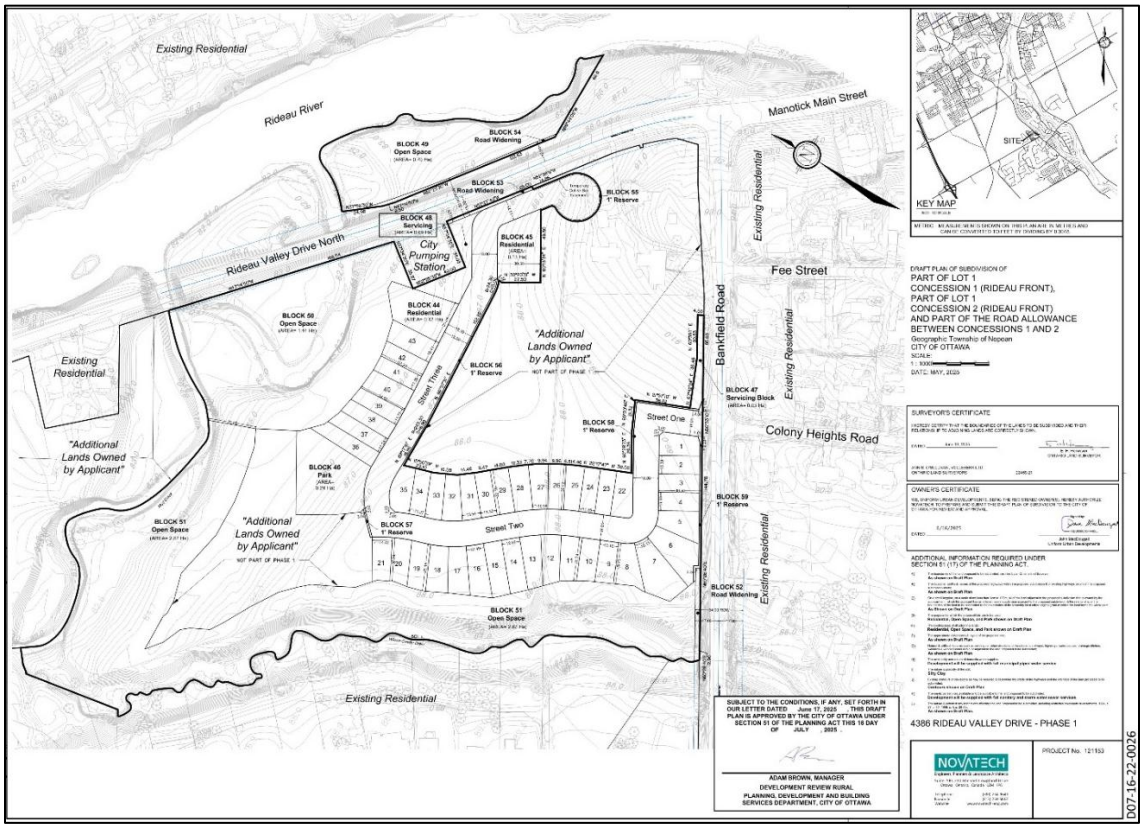


Figure 9: *Excerpt of the City of Ottawa approved Phase 1 Draft Plan of Subdivision.*

2.3 Phase 2 – 94 Units

Phase 2 of the subdivision contains 33 residential lots and blocks, including 21 single-detached dwellings, 10 semi-detached dwellings, and 63 townhomes. Phase 2 also includes one open space block and two streets. The purpose of phasing the proposed development was to ensure that adequate sanitary servicing capacity could be accommodated for Phase 2. Servicing will be available as part of the upgrades to the Manotick Main Pumping Station and Overflow project which is to be tendered in 2026 and slated for implementation in 2026/2027. The Phase 2 Draft Plan is below and provided in **Appendix B**.

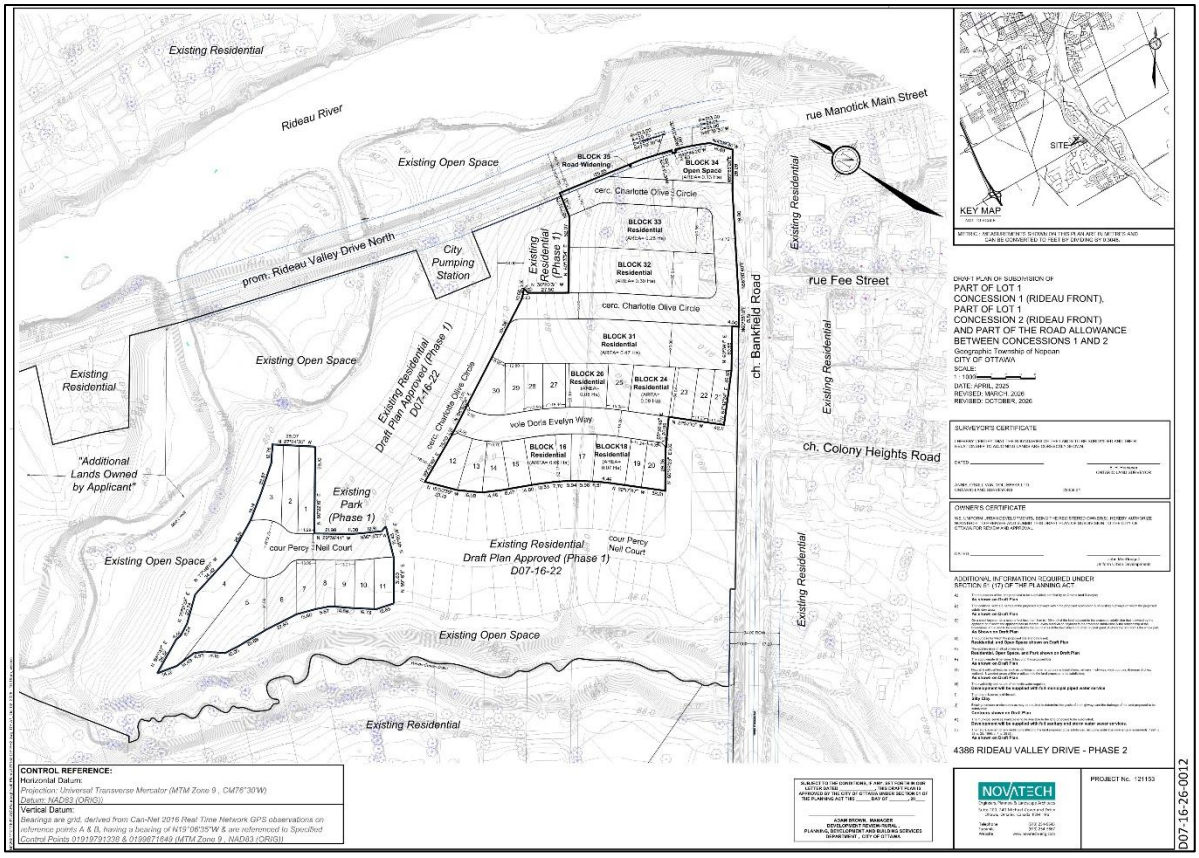


***Figure 10**: Excerpt of the revised Phase 2 Draft Plan of Subdivision.*

2.4 Park and Open Space

A public park is proposed as part of the Phase 1 development. Parkland dedication is required at a rate of 1 hectare per 600 units per the City of Ottawa *Parkland Dedication By-law.* The proposed subdivision includes 147 dwelling units. This results in a required parkland dedication of 0.245 hectares. Several Open Space Blocks are also proposed throughout the development:

- Open Space Blocks 50 and 51 contain the watercourse setbacks to Mud Creek and the Wilson Cowan Drain.
- Open Space Block 34 (Phase 2) contains the lands along the Rideau River and is proposed at the southeast corner of the development to serve as an attractive landscaped community feature at the intersection of Bankfield Road, Manotick Main Street and Rideau Valley Drive.

2.5 Building Design

Conceptual renderings of some of the proposed dwellings are provided below. As demonstrated in the renderings, a variety of high-quality design elements are proposed to add visual interest while maintaining a consistent architectural style for a cohesive feel in the community and within the wider Village of Manotick. Principal entrances are oriented to the street and are accentuated with front porches, articulations in the front façade of the building, and the use of varied building materials. The buildings have been designed to avoid garage projections beyond the front wall of the dwellings and large windows contribute to an active and safe streetscape.



Figure 11: *Conceptual rendering of the townhouse dwelling by Uniform Urban Developments.*



Figure 13: *Conceptual rendering of the detached dwelling by Uniform Urban Developments.*



Figure 12: *Conceptual rendering of the detached dwelling by Uniform Urban Developments.*

3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

3.1 Planning Act

The *Planning Act* is provincial legislation that regulates land use planning in Ontario. Section 51 of the Planning Act regulates Plan of Subdivision approvals. Section 51(24) sets out the criteria that must be considered when reviewing a draft plan of subdivision.

Section 51(24) states:

51(24) In considering a draft plan of subdivision, regard shall be head, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed Plan of Subdivision will have regard for the following matters of provincial interest:

- The supply, efficient use and conservation of energy and water.
- The adequate provision and efficient use of communication, transportation, sewage and water services and waste management system.
- The orderly development of safe and healthy communities.
- The adequate provision and distribution of education, health, social, cultural and recreational facilities.
- The adequate provision of a full range of housing.
- The appropriate location of growth and development.

(b) whether the proposed subdivision is premature or in the public interest;

The proposed subdivision is located in a developing area with several residential and recreational uses that are compatible with and supportive of future residential development. The subdivision is not premature and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed subdivision conforms to policies of the *Official Plan* and *Village of Manotick Secondary Plan*.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed Phase 2 subdivision will create blocks that will be suitable for there intended use/designation.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

No proposed affordable housing units.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The required right-of-way protection is 34 metres for Bankfield Road, from Highway 416 to 100 metres west of Colony Heights Road, and 30 metres for Rideau Valley Drive. The proposed new streets are consistent with the City's direction for existing roadway widths, and sidewalks will be provided on one side of each new street. The proposed subdivision has appropriate regard for the number, width, location, proposed grades, and adequacy of roads and highways.

(f) the dimensions and shapes of the proposed lots;

The proposed blocks are an appropriate size to support the future development of single-detached, semi-detached, townhomes, parks and open space lots and blocks.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

Several lots will have rear yards backing onto Mud Creek and the Wilson Cowan Municipal Drain. Development limits along these watercourses respect the most restrictive environmental and geotechnical constraints as detailed in the reports submitted in support of the proposed development

(h) conservation of natural resources and flood control;

The EIS proposes a natural heritage system (NHS) consisting of Mud Creek and the Oxbow, Wilson Cowan Drain, the Rideau River, and setbacks from these watercourses ranging from 15 to 30 metres to protect the identified natural features and details additional avoidance and mitigation measures to be followed.

(i) the adequacy of utilities and municipal services;

The proposed development is located within a serviced area of the Village of Manotick and will be connected to municipal services.

(j) the adequacy of school sites;

There are no proposed school sites within the *Plan of Subdivision.* The nearest School Site is Manotick Public School located to the East of the Subject Site across the Rideau River.

(k) the area of the land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

A public park and number of open space blocks are proposed as part of the development.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposed development will efficiently use the Subject Site by facilitating residential development on vacant lands and connect to existing municipal services.

(m) the interrelationship between the design of proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area or designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 22006. 1194, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2026, c. 25, Sched. 4, s. 8 (2).

The intent of this rationale application is subdivided the land and provided the appropriate zoning for future development.

3.2 Provincial Planning Statement

The *Provincial Planning Statement, 2024 (PPS)* provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of all land. All decisions affecting planning matters must "*be consistent with*" policies of the PPS. The following demonstrates that the proposed development is consistent with applicable policies of the PPS.

Planning for People and Homes

Per Policy 2.1.6 of the PPS, planning authorities should support the achievement of complete communities by:

- *Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other intuitional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- *Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- *Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Accordingly, Policy 2.3.1.1 directs growth and development to *'settlement areas'*. *Per Policy 2.3.1.2, the land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- *efficiently use land and resources;*
- *optimize existing and planned infrastructure and public service facilities;*
- *support active transportation;*
- *are transit-supportive, as appropriate; and*
- *are freight-supportive.*

Policy 2.3.1.6 directs planning authorities to establish and implements phasing policies, where appropriate, to ensure that development within *designated growth areas* is orderly and aligns with the timely provision of the *infrastructure* and *public services facilities.*

The Subject Site is identified as a designated growth area for medium-density residential development in the Village of Manotick Secondary Plan, as discussed in Section 3.3 of this report. The Subject Site is located adjacent to existing residential subdivisions and will be served by municipal infrastructure and an

extension of the municipal road network with a connection to Bankfield Road. The proposed development consists of a mix of single-detached, semi-detached, and townhouse dwellings to increase housing choice in the area and is arranged in an efficient layout that optimizes the use of the land, while maintaining appropriate setbacks from Mud Creek and the Wilson Cowan municipal drain.

Infrastructure and Facilities

Further, *Policy 3.9.1 of the PPS promotes the creation of healthy and active communities by:*

- *planning public streets, spaces, and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- *providing opportunities for public access to shorelines; and*
- *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

The proposed development contributes to a safe and connected pedestrian network with sidewalks provided on one side of the proposed local streets connect to the intersection of Bankfield Road and Rideau Valley Drive.

Infrastructure and Facilities

Section 3.0 of the PPS provides polices for Infrastructure and Public Service Faculties.

Policy 3.1.2 States:

Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

The phasing of the development was to ensure that adequate sanitary servicing capacity could be accommodated.

Policy 3.6.2 States:

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

Servicing will be available as part of the upgrades to the Manotick Main Pumping Station and Overflow project which is to be tendered in 2026 and slated for implementation in 2026/2027.

Policy 3.9.1 States:

Healthy, active, and inclusive communities should be promoted by:
a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
c) providing opportunities for public access to shorelines; and
d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

Sidewalks are provided on one side of every new street to provide safety for people of all ages and abilities. A park and multiple open spaces are provided in the *Draft Plan of Subdivision* offering natural settings for recreation.

Wise Use and Management of Resources

Section 4.0 of the PPS provides policies for the protection and management of natural heritage, water, agriculture, minerals and petroleum, mineral aggregate resources and cultural heritage and archaeological resources for their economic, environmental, and social benefits. These resource interests have been reviewed in the context of the proposed development, as summarized below:

- Section 4.1 – Natural Heritage: An Environmental Impact Statement (EIS) was prepared by CIMA+ (and includes the identification and assessment of natural heritage features within and surrounding the subject Site and details recommended avoidance and mitigation measures to be followed for the proposed development. See Section 4.9 of this report for further discussion on the EIS.

- Section 4.2 – Water: Several studies were undertaken to ensure the protection of the quality and quantity of water in the area. These studies include the EIS mentioned above, a Conceptual Site Servicing and Stormwater Management Report, and a Ground Water Impact Study. See Section 4.0 of this report for further discussion of these studies.

- Section 4.3 – Agriculture: The Subject Site is located within the Village of Manotick urban boundary and will not impact prime agricultural areas.

- Section 4.4 – Minerals and Petroleum: The proposed development has no impact on the supply of mineral and petroleum resources.

- Section 4.5 – Mineral Aggregate Resources: The proposed development has no impact on the supply of mineral aggregate resources.

- Section 6.6 – Cultural Heritage and Archaeology: A Stage 1 and 2 Archaeological Assessment was prepared by Matrix Heritage. No indication of archaeological remains with cultural heritage value or interest were found within or adjacent to the development area.

Protecting Public Health and Safety

Section 5.0 of the PPS provides policies for Natural and Human-Made Hazards. *Policy 5.1.1 states that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety, or of property damage, and not create new or aggravate existing hazards.*

Regarding Section 5.2 – Natural Hazards, a Geotechnical Investigation Report was prepared by Paterson and concluded that the Subject Site is suitable for the proposed residential development.

Regarding Section 5.3 – Human-Made Hazards, a Phase I Environmental Assessment (ESA and a Phase II ESA were prepared by Paterson Group to identify and address any potential contaminating activities (PCAs), past or present, that could potentially impact the Subject Site. The Phase II ESA concluded that all the soil and groundwater samples taken were in compliance with the Ministry of Environment, Conservation and Parks (MECP) Table 2 Standards.

Based on the information provided in these reports, there are no concerns regarding natural or human-made hazards. Based on the foregoing, the proposed subdivision and zoning amendment are consistent with the provincial interests set out in the PPS by promoting efficient use of land, protecting biodiversity of natural features, and mitigating public health and safety risks.

3.3 City of Ottawa Official Plan

Per *Schedule A – Transect Policy Areas* of the Official Plan, the Subject Site is in the *"Rural Transect"* policy area. More specifically, *Schedule B9 – Rural Transect* designates the Subject Site as *"Village":*

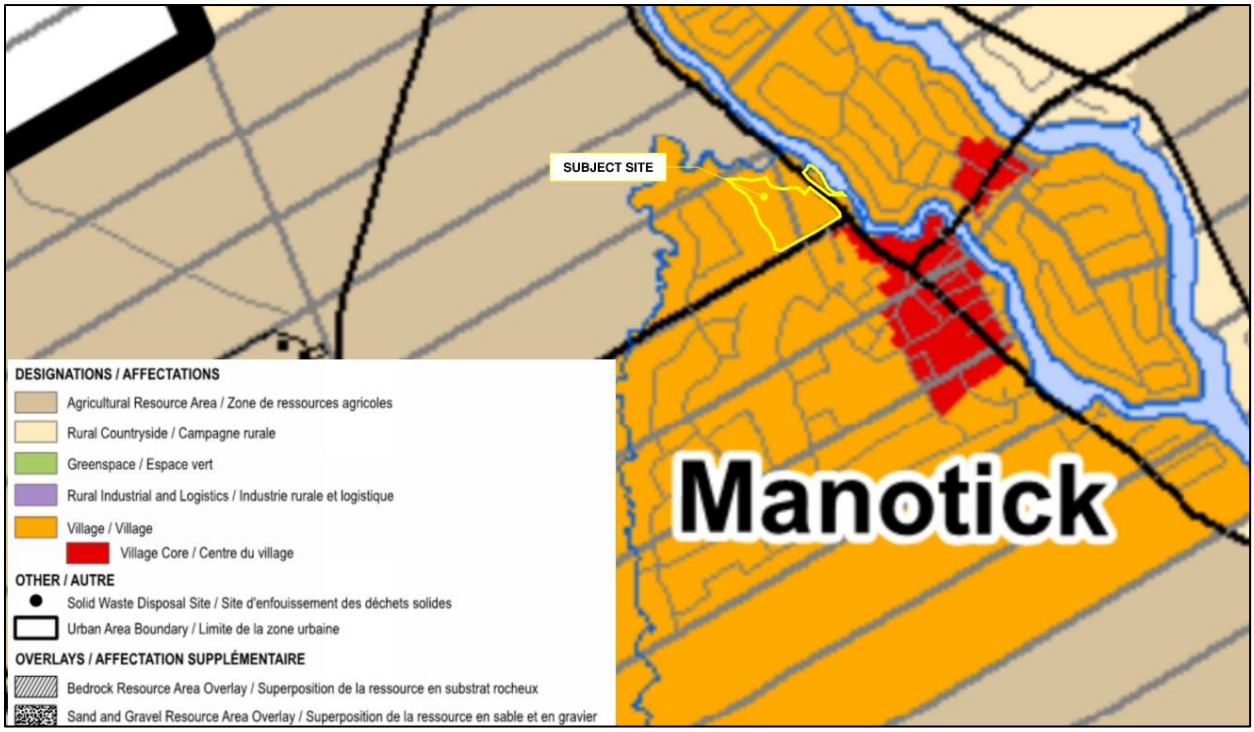


Figure 14: *Excerpt of Official Plan Schedule B9 with the Subject Site outlined in yellow.*

2.2.3 Energy and Climate Change

As part of the higher level Strategic Directions section of the OP, this sections sets out eight 'Policy Intents', which are addressed below:

1) Plan a compact and connected city

The Subject Site introduces compact townhouses at a density appropriate for a village setting. It is well connected (walking, cycling, transit and car) to services in Manotick and to Ottawa.

2) Apply sustainable and resilient site and building design as part of development

The proposed watercourse setbacks improve resiliency. Modern, energy efficient compact building designs are proposed.

3) Prioritize a shift to energy efficient transportation modes

The Subject Site is within walking distance of the centre of Manotick which allows residents to walk or cycle. Transit connections are also available within walking distance.

4) Enable the use of local renewable energy sources

The development does not preclude use of local renewable energy sources of such as solar.

5) Reduce the urban heat island effect and help protect the vulnerable from extreme heat

Large areas of the Subject Site will be left undeveloped, mitigating the urban heat island effect. Future homes will be air-conditioned.

6) Build resilience to future flood risks and increased stormwater runoff

The proposed watercourse setbacks improve resiliency. Stormwater is effectively managed on the site.

7) Protect, and enhance tree canopy and protect wetlands and other natural areas and use nature-based solutions

Large areas of the Subject Site will be left undeveloped and natural. The conceptual Landscape Plan shows the proposed tree planting.

8) Enable sustainable local food production

The dwelling types have yards large enough to grow food.

Parkland Policies

Applicable sections of *4.4 Parks and Recreation Facilities* are addressed below:

> *4.4.5 Prioritize location of new rural parks in Villages 1) In the Rural Transect, the City will encourage the location of new parks and recreation amenities in the Villages. Development in the Rural area outside of Villages shall contribute via cash-in-lieu of parkland towards parks and recreation amenities in Villages, however the City may consider developing groupings of fields and amenities for tournament locations in the Rural Transect outside of agricultural designated land*

The proposed park is in the Village.

> *4.4.6 Design parks that contribute to quality of life and respond to climate change*
> *1) The design of parks should generally meet each of the following criteria:*
> *a) The emphasis on parks will be to provide space for recreational activities;*
> *b) Consider potential cultural development opportunities by including performance and cultural gathering spaces, or by reflecting diverse cultural groups through commemoration or park design;*
> *c) Consistent with the City's Public Art Policy, opportunities will be explored to select appropriate sites for the installation of new public art in parks;*

Criteria 1) a), b) and c) are all addressed through the City-led design of the park space. The park block can accommodate all of these items.

> *e) A preferred minimum of 50 per cent of the park perimeter shall be continuous frontage on abutting streets; Sidewalks shall be provided along the entirety of a park's street frontages in all cases in all transects, and required on local roads that lead directly to parks;*

The proposed park block has 40 % of its perimeter fronting on abutting streets, generally consistent with this requirement.

> *f) Where possible, landscape, servicing study and concept plans shall preserve existing mature trees and incorporate additional tree cover in a manner that is consistent with the use of the park and prioritizes shade for users. The tree canopy cover target for parks is 40 per cent, as detailed in Subsection 4.8.2, Policy 2), to be implemented, as appropriate;*

There are no existing trees in the park block. New tree canopy will be addressed through the City-led design of the park space.

> *g) New park space should be co-located with an existing or proposed park or another element of urban or rural greenspace, where possible; and*

The proposed park abuts the greenspace alongside Mud Creek.

> *h) To adapt to climate change, provide cooling amenities in park design such as splash pads, wading pools, shade trees and shade structures, where possible.*

This will be addressed through the City-led design of the park space.

Rural Transect Policies

Policies for the *Rural Transect* are provided in Section 5.5 of the Official Plan. Per Policy 1 of subsection 5.5.1, development within *Villages* is to be context sensitive and characteristic of the Rural area and will be guided by Secondary Plans to evolve into 15-minute neighbourhoods with vibrant core areas. A discussion of the applicable policies of the *Village of Manotick Secondary Plan* is provided in Section 3.3 of this Planning rationale.

Policy 2(a) of subsection 5.5.1 permits higher densities within serviced Villages. The proposed development is located within a serviced area of the Village of Manotick and will be connected to municipal services. A Groundwater Impact Study was conducted by Paterson Group Inc and determined that the proposed development will not impact the groundwater for the surrounding area in accordance with Policy 2(e) of subsection 5.5.1.

Policy 1(e) of subsection 5.5.2 states that the "*Rural mobility network shall connect rural neighbourhoods with pathways and trails to provide access to services and amenities where opportunities to do so are identified, including tourism and recreation*". The proposed development provides sidewalks on one side of the streets connecting to the intersection of Rideau Valley Drive, Bankfield Road, and Manotick Main Street.

Village Policies

Policies for the Village designation are provided in Section 9.4 of the Official plan. Per Policy 2 of subsection 9.4.1, the "*distribution of land uses and permitted development within a Village shall be identified by: (a) a Secondary Plan in Volume 2 of the Official Plan, and (b) based on the ability to support development on private water and wastewater services or on municipal services where such services exist*". Regarding (a) the *Village of Manotick Secondary Plan* applies to the Subject Site and as such, the following section of this Planning Rationale demonstrates that the proposed development is in conformity with the applicable Secondary Plan policies. Regarding (b), a Conceptual Site Servicing and Stormwater Management Report was prepared by Novatech and confirms that the proposed development can be supported by municipal services.

Based on the foregoing, the proposed development conforms to the applicable policies of the Official Plan.

3.4 Village of Manotick Secondary Plan

Per *Schedule A – Designation Plan* of the *Village of Manotick Secondary Plan*, most of the Subject Site is designated as '*Residential (Medium Density)*' with a conceptual Future Park. The portion of the Subject Site on the east side of Rideau Valley Drive abutting the Rideau River is designated as '*Residential (Low Density)*':

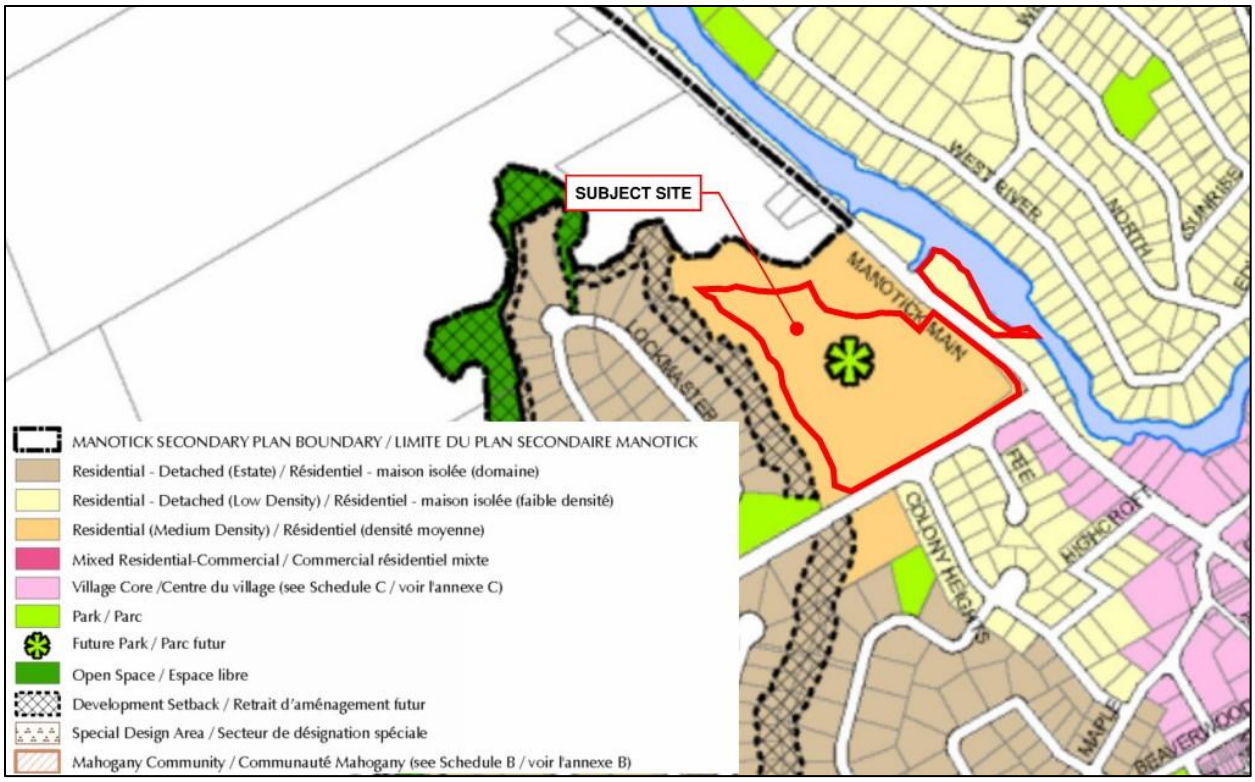


Figure 15: *Excerpt of Manotick Secondary Plan Schedule A - Designation Plan with the Subject Site outlined in red*

The following sections list the applicable Secondary Plan policies with a description of how the proposed development conforms to each policy.

<u>General Policies</u>

Policy 1: *"Development in Manotick will be low-rise with building heights limited to three storeys to reinforce its village character"*

- The proposed residential dwellings are two storeys.

<u>Residential (Low Density) Designation Policies</u>

Section 3.2 of the Secondary Plan contains policies specific to the '*Residential (Low Density)*' designation.

Policy 2: "*Residential use is limited to detached dwellings built at a units per gross hectare to a maximum of 12 units per gross hectare*".

- An Open Space (Block 46 in Phase 1) is proposed in this portion of the Subject Site. Although the Secondary Plan designates this land for low density residential development, most of this land is within the floodplain. Further, the size and shape of this portion of the Subject Site limits the development potential for low-density residential.

<u>Residential (Medium Density) Designation Policies</u>

Section 3.3 of the Secondary Plan contains policies specific to the '*Residential (Medium Density)*' designation.

Policy 4: "*Permitted uses include detached dwellings, semi-detached dwellings, and townhouse dwellings at a minimum density of 12 units per gross hectare to a maximum of 20 units per gross hectare. Detached dwellings are limited to no more than 50% of the total number of dwelling units. Low- rise apartment dwellings are not permitted.*"

- The proposed development consists of lots and blocks for single-detached, semi-detached, and townhouse dwellings. The single-detached dwellings comprise 44 % of the total units and the proposed gross density is 12 units per gross hectare.

Policy 5: "*All new development must be serviced by public water and wastewater services.*"

- The proposed development is serviced by public water and wastewater services as detailed in the Conceptual Site Servicing and Stormwater Management Brief prepared by Novatech. The application has been revised to include a '53 unit option' as a first phase. This is the maximum number of units the sanitary network can currently accommodate, although there are plans to upgrade the system to be able to accommodate the full 147 units.

Policy 6: "*New development will be designed to reflect Manotick's village character and integrate into the surrounding context*."

- The proposed low-rise residential development is an extension of Manotick's village character and is compatible with the adjacent existing low-rise residential areas, while achieving the density requirements outlined in Secondary Plan policy 4 above.

Policy 7: *"For the lands located at the north-west corner of Bankfield Road and Rideau Valley Drive, a development concept plan is required at the time of a development application. The concept plan will show uses including a park (with its size and configuration determined in consultation with City staff), built form, internal pedestrian and cycling networks and facilities connecting the site to the surrounding networks. Detached dwellings will generally be located along the west side of the site abutting the existing estate homes. Development must maximize and contribute to improved connectivity for pedestrians and cyclists as shown on Annex 9 – Village Connectivity. Where possible, development must improve traffic flows into and out of the Village Core. As a condition of subdivision approval, there will be a pedestrian connection on these lands linking Millers Point Park to the intersection of Bankfield Road and Rideau Valley Drive."*

- A revised Development Concept Plan (DCP) is provided as **Appendix D** to this report. The DCP shows the locations of the proposed uses including parks, lot/block and street configuration, the proposed pedestrian network, and integration with the surrounding existing conditions.

<u>Parks Policies</u>

Section 4 of the *Secondary Plan* contains policies for existing and future parks.

Policy 1: "*Lands designated as Park permit a range of active and passive recreational uses including community gardens and may also include built facilities*."

- A Park Facility Fit Plan will be developed for the proposed park in consultation with City of Ottawa staff.

Policy 3: "*Consideration for enhancing pedestrian and cycling linkages will be had during the development of any new or existing park to ensure connectivity to adjacent areas and the existing connectivity network, as shown on Annex 9 – Village Connectivity*".

- Sidewalks connect the proposed park to the development and beyond.

Policy 5: "*The City will determine the final location and size of all new parks through the plan of subdivision application process*".

- The Draft Plan proposes a park location and size.

Policy 6: "*New development will ensure that there are connections between Future Parks and the community*".

- See policy 3 above.

Connectivity, Traffic, and Parking Policies

Section 6 of the *Secondary Plan* contains policies relating to connectivity, traffic, and parking.

Policy 1: "*When development occurs, new sidewalks, paved shoulders and multi-use pathways will be constructed, where possible, and will be a consideration of the development review process*."

- A network of sidewalks and pathways is proposed, as shown on the Development Concept Plan in **Appendix E** of this report, to provide connectivity within the proposed development and to the surrounding community.

Policy 9: "*For proposed plans of subdivision adjacent to the Rideau River, the proponent will provide public access along the Rideau River unless there are compelling reasons to not do so. This will be undertaken by requiring land dedicated for public purposes at the shoreline or adjacent to environmental constraints. These dedicated lands should be accessible from a public road*."

- The lands adjacent to the Rideau River will be transferred to the City.

Policy 11: "*On lands located along a Scenic Route as identified in the Official Plan, the Scenic Route policies of the Official Plan apply*."

- Rideau Valley Drive is designated as a "*Scenic Route*" on *Schedule C13 – Scenic Routes* of the Official Plan. Section 4.6.2 of the Official Plan includes policies to protect views and enhance Scenic Routes.
- Per Policy 4.6.2(4) of the *Official Plan*, "*Development abutting Scenic Routes, as identified on Schedule C13, shall contribute to conserving or creating a desirable context by such means as:*
    a) Protecting the opportunity to view natural and cultural heritage features;
- The lands adjacent to the Rideau River will be transferred to the City.

    a) Preserving and restoring landscaping, including but not limited to distinctive trees and vegetation along the right of way;
        - A Landscape Plan and Streetscape Plan will be prepared as part of detailed design to identify street trees and other trees and vegetation plantings in the park and open space blocks.

    b) Orienting buildings towards the Scenic Route and providing direct pedestrian access, where appropriate;

- A window street (Street 3) is proposed along the Scenic Route with the fronts of the proposed townhouse units oriented towards the Scenic Route. The proposed pathway along Bankfield Road will provide a direct pedestrian connection to the Scenic Route.

c) *Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage; and*
   - No surface parking lots are proposed as part of the development. Each dwelling unit will have a private driveway and garage.

d) *Managing the intensity and spill-over of lighting on adjacent parcels.*
   - Lighting standards for the proposed development will be planned in a manner that avoids the potential for light spill over or glare on adjacent parcels.

- As detailed above, the proposed development satisfies the applicable Scenic Route policies of the Official Plan.

Policy 15: "*Through the development review process, specific road modifications will be undertaken to optimize cycle routes throughout the village*."

- The required Right-of-Way protections along Rideau Valley Drive and Bankfield Road per *Schedule C16 – Rights-of-Way Protection Requirements* of the Official Plan are provided as Road Widening Blockson the proposed Draft Plan of Subdivision. As described and illustrated in the *Transportation Impact Assessment* a roadway modification to Bankfield Road at the Colony Heights/Street 1 intersection is proposed to provide eastbound and westbound turn lanes under 2033 background traffic conditions. In addition to the proposed paved pathway along Bankfield Road, as discussed above, the proposed roadway modification at this intersection reinstates the 2-metre-wide paved shoulders that currently exist following upgrades to Bankfield Road by the City of Ottawa. Per the Ottawa Cycling Plan, 2013 (OCP), when initiating a road reconstruction or road resurfacing project, City Staff will consult with the City Planning department to determine whether cycling facilities should be included. Further, OCP Section 5.3.2 states that, "it is much less expensive to add new on-street bicycle lanes as part of a major road reconstruction projection or a new roadway project vs. a retro-fit of cycling facilities to an existing roadway". Accordingly, any additional specific roadway modifications for cycling routes are a City responsibility.

Policy 19: "*The City will consider a roundabout control at the intersection of Manotick Main Street / Rideau Valley Drive / Bankfield Road subject to re-alignment of approach roadways*".

- The *Transportation Impact Assessment* includes traffic sensitivity analyses with and without this potential roundabout to account for the City's potential future construction of the roundabout.

<u>Natural Heritage System and Environmental Constraints Policies</u>

Section 7 of the Secondary Plan contains policies for the natural heritage system and environmental constraints.

Policy 1: "*Natural heritage features that are not shown on Annex 4 - Natural Heritage and Environmental Constraints, of this secondary plan may be identified in Schedule C11B – Natural Heritage System (South) of Volume 1 of the Official Plan. Natural heritage features identified in Schedule C11B are also subject to the policies of this secondary plan*."

- Per *Secondary Plan Annex 4 – Natural Heritage and Environmental Constraints,* unstable slopes are identified along Wilson Cowan Drain, Mud Creek and the Rideau River

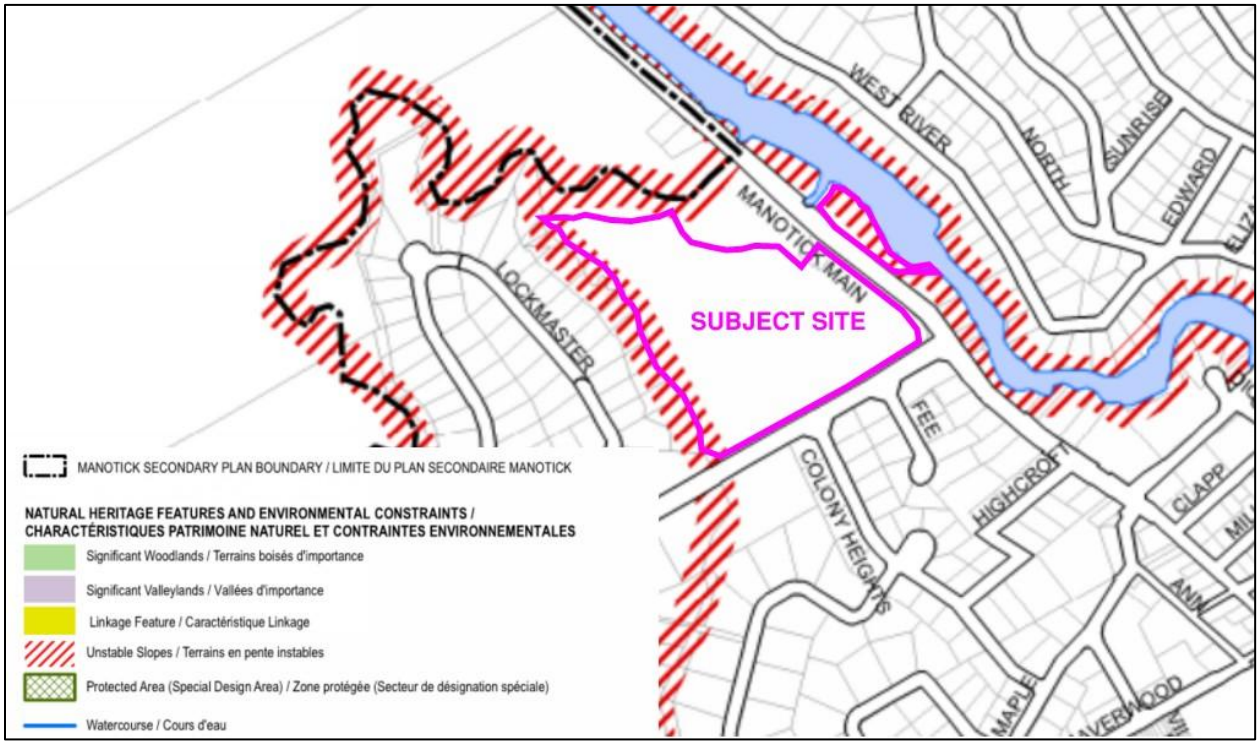


Figure 16: *Excerpt of Village of Manotick Secondary Plan Annex 4 - Natural Heritage and Environmental Constraints.*

- Per Official Plan Schedule C11B most of the areas of potential unstable slopes are also subject to the Natural Heritage Features Overlay:

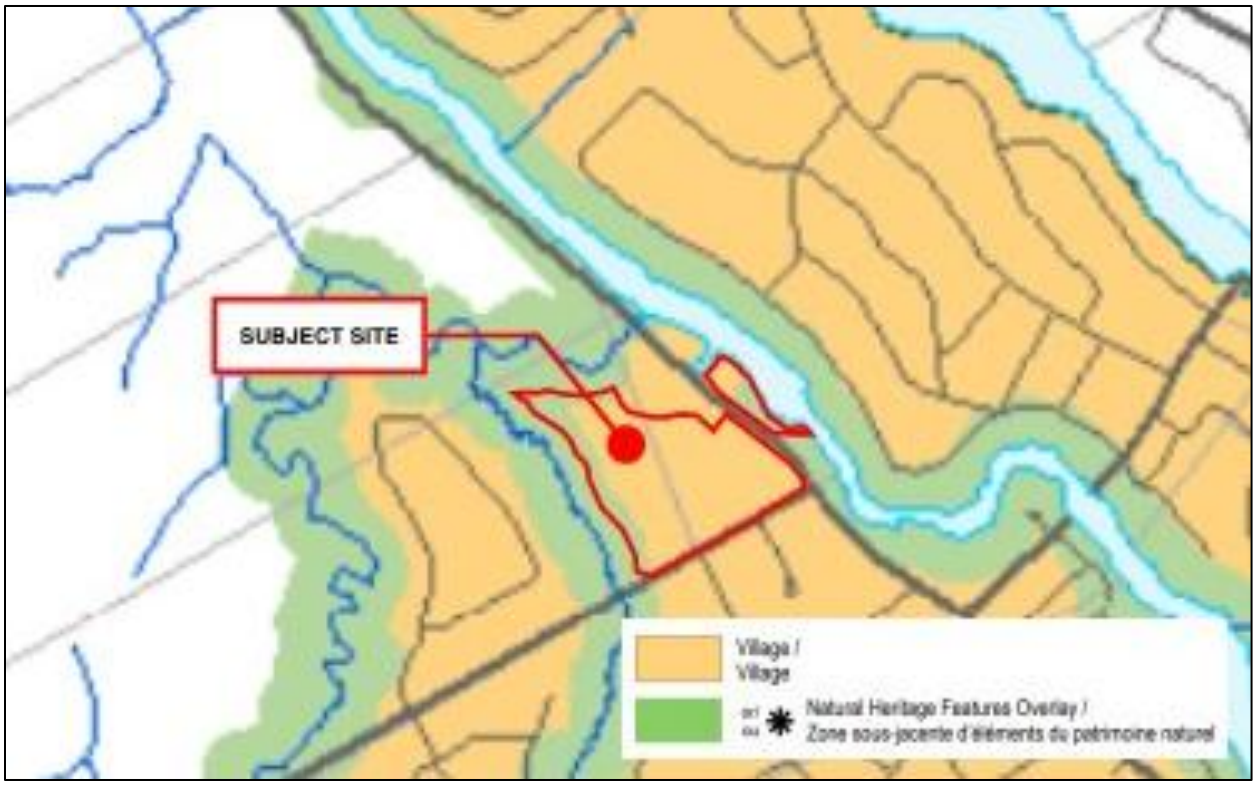


Figure 17: *Excerpt of Official Plan Schedule C11B - Natural Heritage System (South)*

Policy 2: "*Development on or adjacent to lands forming part of the natural heritage system identified on Annex 4 – Natural Heritage and Environmental Constraints or Schedule C11B – Natural Heritage System (South), will need to be supported by technical studies as described by the policies below and in policies related to natural heritage systems within the Official Plan*."

- Paterson Group assessed slope stability along Wilson Cowan Drain and Mud Creek in their Geotechnical Investigation Report and along the Rideau River in their Slope Stability Analysis. Additionally, Matrix Solutions Inc. prepare a *Fluvial Geomorphic and Erosion Hazard Assessment* to assess Mud Creek, Wilson Cowan Drain and the oxbow. CIMA+ assessed the designated natural heritage features as part of their *Environmental Impact Statement* report. See Section 4.0 of this report for summaries of the above-noted technical studies. The proposed development limit along Wilson Cowan Drain and Mud Creek was determined based on the findings and recommendations of these studies.

Policy 3: "*Where there may be inconsistencies between Annex 4 in this plan and Schedule C11B in the Official Plan, the Official Plan shall preside*."

- Section 5.6.4.1 in the *Official Plan* contains policies associated with Natural Heritage Features Overlay. Per Policy 3, the "*City shall protect natural heritage features for the natural character and ecosystem services*". Policy 4 requires that *"Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City's guidelines".* Further, Policy 5 requires that "*Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and*

recommendations of an approved environmental impact study". As noted above, an Environmental Impact Study was prepared by CIMA+ for the proposed development. See Section 4.9 of this report for an overview of the report.

Based on the foregoing, the proposed development conforms to the Village of Manotick Secondary Plan.

3.5 Zoning By-law 2026-50

As noted previously, a meeting was held at the Agricultural and Rural Affairs Committee on September 3, 2026 where the Zoning By-law Amendment application for the Subject Site was approved. The subsequent by-law for the Zoning By-law Amendment application was adopted at City Council on September 9, 2026.

Under the *City of Ottawa Zoning By-law 2026-50,* the portion of the Subject Site on the west side of Rideau Valley Drive was previously zoned *Development Reserve, Subzone 1 (DR1).* The portion of the Subject Site on the east side of Rideau Valley Drive abutting the Rideau River was zoned as *Rural Countryside (RU)*.

A zoning by-law amendment was required to implement the proposed development in accordance with the *Village of Manotick Secondary Plan.*

3.6 Suggested Zoning By-Law Amendment

Amendments are required to rezone the Subject Site from *RU* and *DR1* to a suggested *Greenspace (GRN)* zone, *Open Space Facility (FAC5)*, and *Village Residential, Third Density, Subzone B* with a special exception *(V3B[XXXX])* to permit the proposed open spaces, parks, and residential dwellings. Special exceptions were added to the suggested *Open Space Facility (FAC5)* zone by City staff to prohibit buildings within these zones. These suggested zones will facilitate the proposed development and implement the policy direction of the Village of Manotick Secondary Plan.

The purpose of the *GRN* zone is to:

- *Provide a zone for greenspace, including City parks.*
- *Permit conditional uses that contribute to parks.*
- *Maintain no required minimum lot width or lot area to support the park development process outlined in the Official Plan.*
- *Ensure lots are primarily greenspace through maximum lot coverage.*

The purpose of the *FAC5* zone is to:

- *Provide a zone for lands in the Open Space sub-designation in the Official Plan.*
- *Reflect the Open Space sub-designation in the Official Plan that applies to the Central Experimental Farm through the FAC1 – Open Space Facility subzone 1.*
- *Include lands that have the primary functions of Open Spaces as detailed in the Official Plan.*

A *GRN* zone is appropriate for the proposed park on Block 46 (Phase 1) and open space on Block 34 of Phase 2 whereas the *FAC5* zone as suggested by City staff is appropriate for the open space on Blocks 49, 50, and 51 of Phase 1. The existing Floodplain Hazard Overlay will remain on Blocks 49, 50, and 51 of Phase 1.

The purpose suggested *V3B* zone are consistent with the policy direction of the Secondary Plan and the proposed single-detached, semi-detached and townhouse dwellings are permitted:

- *Permit up to six dwelling units in areas designated as Village in the Official Plan, where servicing permits.*
- *Regulate development in a manner that reflects existing low-rise land use patterns while permitting vertically attached dwellings*

The zoning chart below shows the required provision and provided, with the exceptions to the *V3B zone (2026-50)* indicated.

V3B Provision	Required	Provided	Complies / Proposed Exception
Minimum lot area	300 m^2	170 m^2	Detached dwellings comply. Exception: Minimum lot area for vertically attached dwellings : 170 m^2.
Minimum lot width	10 m	6 m	Exception: Minimum lot width for vertically attached dwellings: 6.0 m
Minimum front yard setback	6 m	4.5 m	Exception: 4.5 m
Minimum interior side yard	1.5m	1.2 m	Exception: 2.1 m total, with one side no less than 0.9 m
Minimum exterior side yard	6 m	3 m	Exception: 3.0 m
Minimum rear yard setback	7.5 m	6 m	Exception: 6.0 m
Maximum lot coverage	20 %	55 %	Exception: 55 %
Maximum driveway area	50%	55%	Exception: 55%
Maximum height	11 m	11 m	Complies
Maximum density	No maximum		Complies, but refer to City staff request below.

City staff had requested a site-specific amendment to replicate the density range in the *Village of Manotick Secondary Plan* for the Subject Site, which is a minimum density of 12 units per gross hectare to a maximum of 20 units per gross hectare.

A similar special exception to the *V3B subzone (V3B[847r] S375)* was used for the Riverwalk residential development located south of the subject site on Artemis Circle. This is a consistent zoning approach to implementing the *Medium Density Residential* designation of the *Village of Manotick Secondary Plan*.

Based on the foregoing, the suggested zoning is appropriate for the use of the Subject Site, introduces standards which are in keeping with the intent of the Zoning By-law and facilitates the development of the Subject Site in keeping with the policies of the *Official Plan* and the *Village of Manotick Secondary Plan*.

4.0 INTEGRATED ENVIRONMENTAL REVIEW STATEMENT

The following provides an overview of the technical studies that have been prepared to inform the design of the proposed development and support the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications.

4.1 Conceptual Site Servicing and Stormwater Management Report

A revised *Conceptual Site Servicing and Stormwater Management Report* (Servicing Report) was prepared by Novatech, dated November 15, 2022 (revised June 17, 2026) to confirm the adequacy of existing and proposed services for the proposed development. The Servicing Report confirms that the proposed development can be adequately serviced with storm and sanitary sewers and watermain.

4.2 Noise Control Feasibility Study

A *Noise Control Feasibility Study* (Noise Study) was prepared by Novatech, dated November 30, 2022 (revised April 22, 2024) to evaluate the environmental impact of noise to the proposed residential development, the feasibility of the mitigation measures, and to recommend appropriate noise attenuation measures to ensure compliance with the City of Ottawa Environmental Noise Control Guidelines, January 2016 (ENCG) and the Ministry of the Environment and Climate Change *Environmental Noise Guideline*, August 2013. The location of window streets and the orientation of dwellings in the proposed development was intentional to reduce the need for noise barriers to the greatest extent possible.

The Noise Study confirms that the predicted outdoor noise levels for the proposed development from surrounding roads and the Manotick Pump Station exceed the maximum tolerance per the ENCG. To mitigate noise levels, and to inform potential buyers/tenants, the Noise Study recommends proposed measures including the construction of noise barriers along the eastern property line of residential block 64 adjacent to the Manotick Pump Station and along the southern property line of Lot 74 and Blocks 75 to 77. Additional details on building components, provisions for central air conditioning, and warning clauses will be determined as part of the detailed Noise Control Study.

4.3 Transportation Impact Assessment

A *Transportation Impact Assessment* (TIA) was prepared by Novatech, dated October 2022 (revised March 28, 2024), in accordance with the City of Ottawa Transportation Impact Assessment Guidelines (June 2017) to ensure that the transportation features of the proposed development conform to the prescribed technical standards, are aligned with City of Ottawa policies and objectives, and that impacts on the transportation network are sustainable and effectively managed. Based on the analyses undertaken and documented in the TIA, the report demonstrates that the proposed development will integrate well and can be safely accommodated by the surrounding transportation network.

4.4 Geotechnical Investigation

A *Geotechnical Investigation* report was prepared by Paterson Group Inc., dated December 22, 2025 to determine the subsoil and groundwater conditions of the Subject Site and to provide geotechnical recommendations for the design of the proposed development including construction considerations. Based on assessments of the subsurface soil profile and groundwater levels, the report concludes that,

from a geotechnical perspective, the Subject Site is considered suitable for the proposed residential development.

The Geotechnical Investigation included a slope stability assessment of Mud Creek and Wilson Cowan Drain. Based on the results of the slope stability assessment, a limit of hazard lands was established for the proposed development as illustrated in the Geotechnical Investigation report. The development limit of the lots backing onto these watercourses has been designed to respect the hazard limit. None of the proposed lots will encroach within this limit.

4.5 Slope Stability Assessment – Proposed Riverside Open Space

A *Slope Stability Assessment* for the lands abutting the Rideau River was conducted by Paterson Group Inc., dated July 5, 2022 (Report No. PG5828-LET.01 Rev.1). The existing slope conditions were assessed by Paterson to define a conceptual limit of hazard lands setback. The Slope Stability Assessment included three cross-sections that were studied as a worst-case scenario, as shown on the Limit of Hazard Lands Plan attached to the report. No development is proposed on these lands and they will be transferred to the City.

4.6 Fluvial Geomorphic and Erosion Hazard Assessment

A *Fluvial Geomorphic and Erosion Hazard Assessment* report was prepared by Matrix Solutions Inc./Montrose Environmental, dated November 2022 (revised March 27, 2026), to designate an erosion hazard limit that is projected to contain all the natural meander and migration tendencies of the watercourse channels. The purpose is to ensure that the proposed development will be safe from potential channel erosion. The report states that the erosion hazard limit should include a 6-metre erosion access allowance added to each side of the channel. Regarding the oxbow feature the report recommends that further modelling be undertaken through detailed design to formalize the connection to Mud Creek and the outflow channel design.

The proposed development limit respects the erosion hazard limit and 6 metre erosion access limits established through this Assessment and will be designed in accordance with the report recommendations.

4.7 Archaeological Assessment

A *Stage 1 and 2 Archaeological Assessment* report was prepared by Matrix Heritage Inc., dated July 2021 (Report No. MH1026-REP.01) for the proposed development. The Stage 1 Archaeological Assessment included a desktop review of the updated Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) archaeological site databases, and of relevant environmental, historical, and archaeological literature, and primary historical research. Based on this review, archaeological potential was identified. Accordingly, a Stage 2 Archaeological Assessment was undertaken, which included fieldwork to determine whether any archaeological remains exist on the Subject Site. The Stage 2 Assessment resulted in no indication of archaeological remains with cultural heritage value. As such, the report concluded that no further archaeological study is required. Should any archaeological remains be found during construction, provincial protocols will be followed. A letter from the Ministry of Citizenship and Multiculturalism was issued on August 9, 2024 indicating that no further archaeological study is required.

4.8 Environmental Site Assessment

A *Phase 1 Environmental Site Assessment* report was prepared by Paterson Group Inc., dated April 9, 2024 to research the past and present use of the Subject Site and adjacent properties to identify any environmental concerns with the potential to impact the Subject Site. Based on the results of the Phase 1 ESA, the report concluded that a Phase 2 ESA is required for the Subject Site. A *Phase 2 Environment Site Assessment* report was prepared by Paterson Group Inc., dated April 9, 2024. Based on the results of the subsurface investigation, all the soil and groundwater samples taken were in compliance with the Ministry of Environmental, Conservation and Parks (MECP) Table 2 Standards. Based on the results of the Phase 2 ESA, there are no concerns from an environmental perspective for the proposed development of the lands.

4.9 Environmental Impact Statement

An *Environmental Impact Statement* was prepared by CIMA+, dated November 16, 2022 (Report No. A001244C) and an Environmental Impact Statement Avoidance and Mitigation Measures Update was prepared by CIMA+ dated December 19, 2024. Both identify and assess the natural heritage features on and adjacent to the Subject Site, examine potential impacts to significant natural features, and provide avoidance and mitigation measures for development. Site investigations determined the presence or potential presence of the following:

- Potential presence of Blanding's Turtle
- Presence of Butternut trees
- Presence of old Barn Swallow nests
- Low potential presence of Eastern Whip-poor-will
- Presence of fish habitat
- Presence of Northern Map Turtle

The EIS proposes a natural heritage system (NHS) consisting of Mud Creek and the Oxbow, Wilson Cowan Drain, the Rideau River, and setbacks from these watercourses ranging from 15 to 30 metres to protect the identified natural features and details additional avoidance and mitigation measures to be followed. The limits of the proposed development respect the NHS identified in the EIS and would proceed in accordance with the recommended avoidance and mitigation measures.

4.10 Tree Conservation Report

A *Tree Conservation Report* was prepared by CIMA+, dated December 7, 2022, in accordance with the *City of Ottawa Tree Conservation Report Guidelines (2021)* to determine which woody vegetation should be retained and protected on the Subject Site. Refer to Tables 2 and 3 for a summary of the tees surveyed on the Subject Site. An impact assessment was undertaken to determine impacts to the trees within the site due to proposed project construction. As noted in Section 5 of the TCR, trees recommended for removal include trees within or outside the limit of work that would not withstand construction-related impacts. Trees identified as being injured require work within the minimum critical root zone (CRZ); however, these impacts are expected to be minor, and it is likely that these trees will survive post construction. Trees identified as being retained are expected to be minimally damaged by the project and are proposed to be protected through mitigation measures. Please refer to Section 6 of the TCR for mitigation measures and construction management recommendations. An update to the 2022 Tree Conservation Report was done January 15, 2026, by CIMA+. In 2025, an arborist reassessed Block 34 (Block 84 in cumulative Draft Plan). The updated assessment identifies how many trees for removal, retention and retaining. The report recommends standard tree protection measures during construction.

4.11 Headwater Drainage Features Assessment

A *Headwater Drainage Features Assessment* was prepared by CIMA+, dated August 15, 2022, to evaluate and classify the Subject Site's headwater drainage features, and provide management recommendations as necessary. The Study identified one potential headwater feature of approximately 200 metres in length flowing from east to west into the Wilson Cowan Municipal Drain. Bases on the assessment of the headwater feature, the report concludes that no management is required and no further assessment of the feature is required.

4.12 Groundwater Impact Study

A *Groundwater Impact Study* was prepared by Paterson Group Inc., dated April 5, 2024 for the proposed development to assess the existing geology and hydrogeology of the Subject Site and surrounding lands within a 100-metre radius, and to assess potential impacts to adjacent structures and neighbouring wells. Based on the results of the Study, the report concludes that the proposed development will not negatively affect adjacent structures or wells. The proposed development will follow the recommendations in Section 5.0 of Paterson's report.

5.0 CONCLUSION

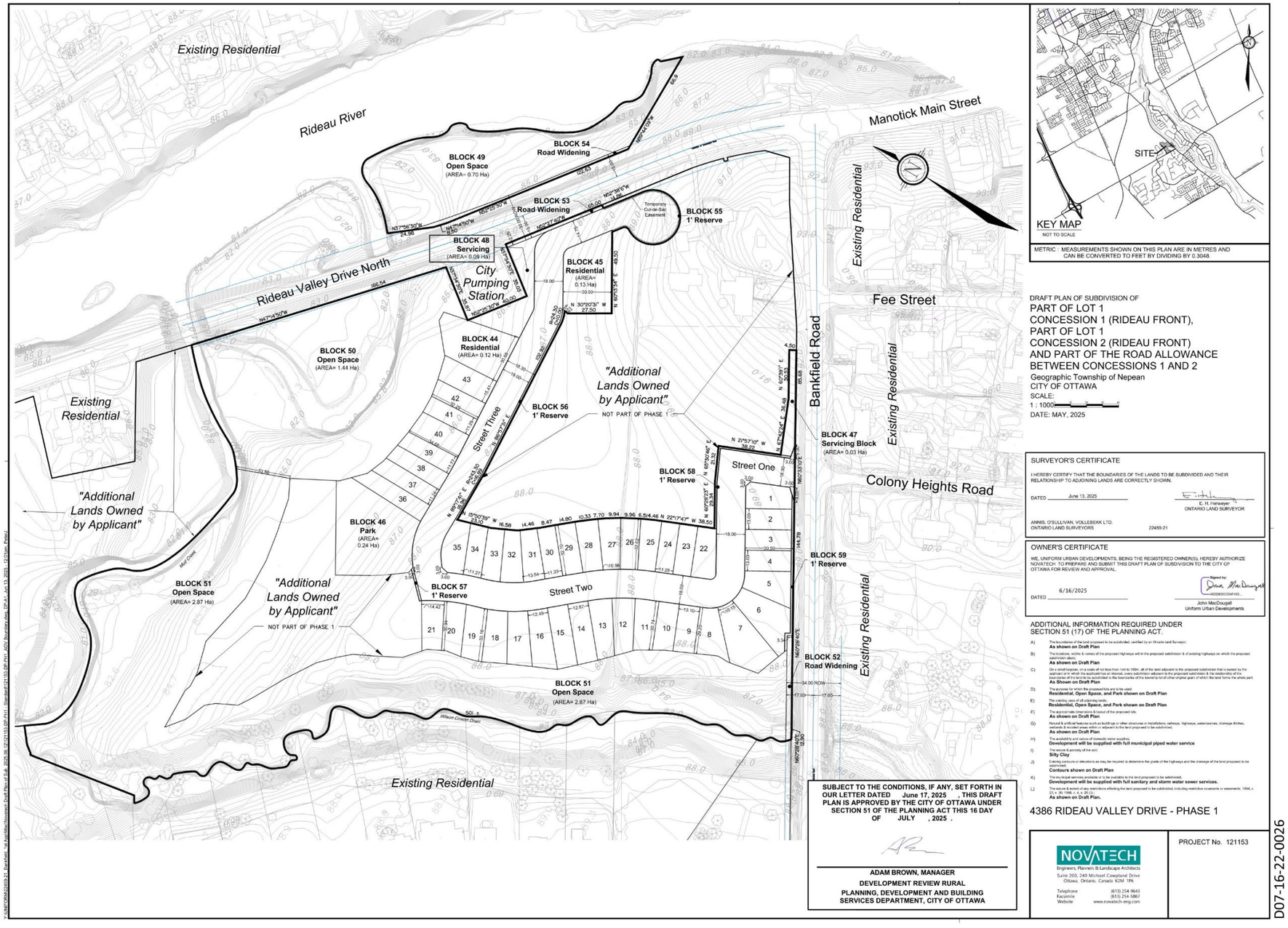
This Planning Rationale has been prepared in support of *Plan of Subdivision* and *Zoning By-law Amendment* applications to facilitate the development of a residential subdivision consisting of 149 dwellings including single-detached, semi-detached, and townhouse units on local streets accessed from Bankfield Road. The proposed development also includes the creation of a public park. It is our assessment that the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms with the policies of the *Official Plan* and the *Village of Manotick Secondary Plan*, and complies with the *City of Ottawa Zoning By-law 2026-050* subject to the proposed rezoning. The proposed *Plan of Subdivision* and *Zoning By-law Amendment* applications are appropriate for the development of the Subject Site and represent good land use planning.

NOVATECH



Robert Tran, MCIP, RPP
Project Planner, Planning and Development

Appendix A: Approved Draft Plan of Subdivision Phase 1



METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 1 (RIDEAU FRONT),
PART OF LOT 1
CONCESSION 2 (RIDEAU FRONT)
AND PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 1 AND 2
Geographic Township of Nepean
CITY OF OTTAWA
SCALE:
1 : 1000
DATE: MAY, 2025

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED June 13, 2025

E. H. Hanwayer
ONTARIO LAND SURVEYOR

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS 22459-21

OWNER'S CERTIFICATE

WE, UNIFORM URBAN DEVELOPMENTS, BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.

DATED 6/16/2025

Signed by:
John MacDougall
4B0D8E0015BF465...
John MacDougall
Uniform Urban Developments

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A) The boundaries of the land proposed to be subdivided, certified by an Ontario land Surveyor.
As shown on Draft Plan

B) The locations, widths & names of the proposed highways with in the proposed subdivision & of existing highways on which the proposed subdivision abuts.
As shown on Draft Plan

C) On a small topogan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which he holds any interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of it to the land to be subdivided to the boundaries of the land to full of other original grant of which the land forms the whole part.
As Shown on Draft Plan

D) The purpose for which the proposed lots are to be used.
Residential, Open Space, and Park shown on Draft Plan

E) The existing uses of all adjoining lands.
Residential, Open Space, and Park shown on Draft Plan

F) The approximate dimensions & layout of the proposed lots.
As shown on Draft Plan

G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, swamps & wooded areas within or adjacent to the land proposed to be subdivided.
As shown on Draft Plan

H) The availability and nature of domestic water supplies.
Development will be supplied with full municipal piped water service

I) The nature & porosity of the soil.
Silty Clay

J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided.
Contours shown on Draft Plan

K) The municipal services available or to be available to the land proposed to be subdivided.
Development will be supplied with full sanitary and storm water sewer services.

L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30; 1996, c. 4, s. 20 (1).
As shown on Draft Plan.

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED June 17, 2025 , THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS 16 DAY OF JULY , 2025 .

ADAM BROWN, MANAGER
DEVELOPMENT REVIEW RURAL
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

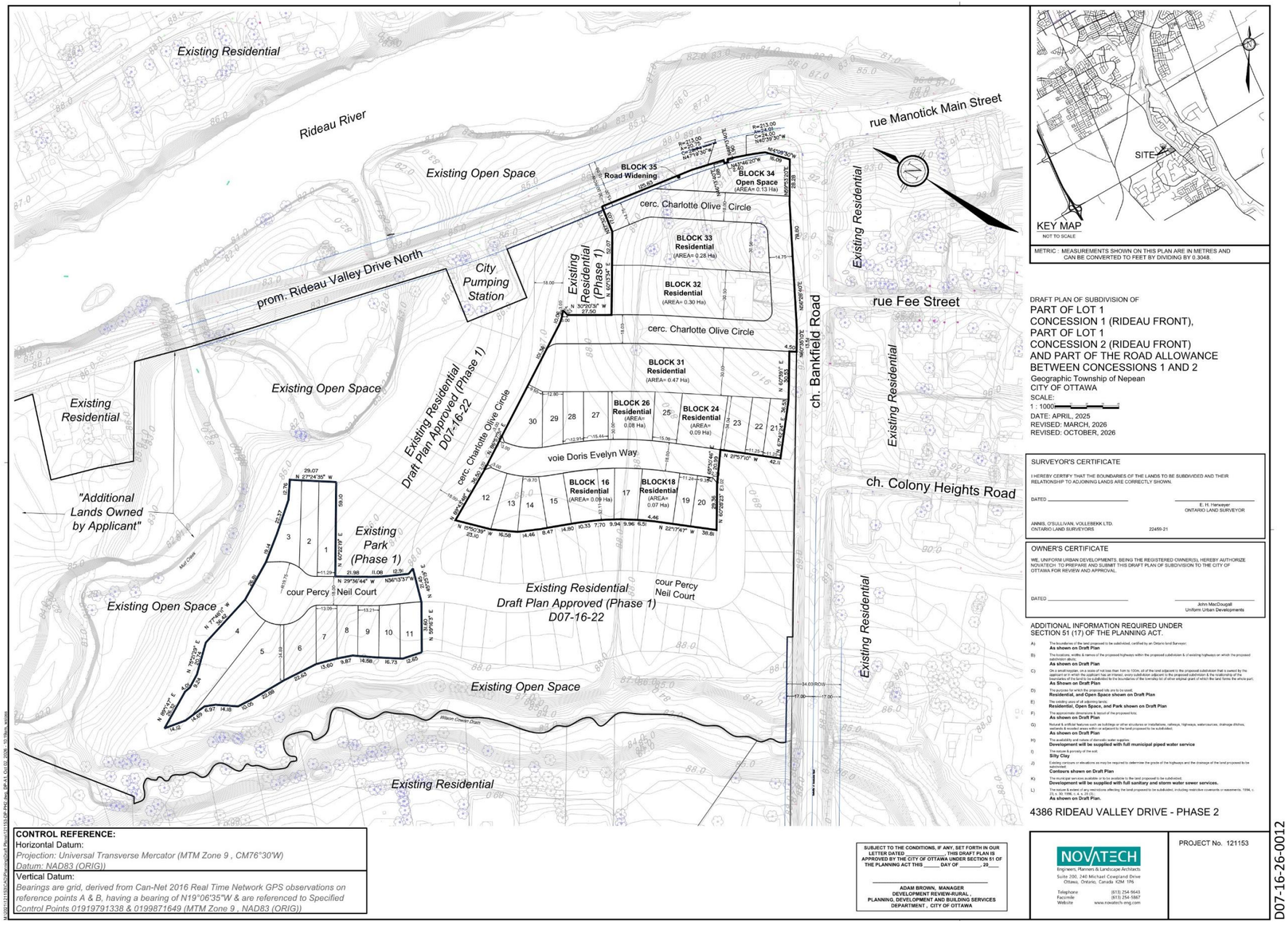
4386 RIDEAU VALLEY DRIVE - PHASE 1

NOVATECH
Engineers, Planners & Landscape Architects
Suite 203, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

PROJECT No. 121153

D07-16-22-0026

Appendix B: Draft Plan of Subdivision Phase 2



METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 1 (RIDEAU FRONT),
PART OF LOT 1
CONCESSION 2 (RIDEAU FRONT)
AND PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 1 AND 2
Geographic Township of Nepean
CITY OF OTTAWA
SCALE:
1 : 1000
DATE: APRIL, 2025
REVISED: MARCH, 2026
REVISED: OCTOBER, 2026

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED: _____ _____
E. H. Herweyer
ONTARIO LAND SURVEYOR

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS 22459-21

OWNER'S CERTIFICATE

WE, UNIFORM URBAN DEVELOPMENTS, BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF OTTAWA FOR REVIEW AND APPROVAL.

DATED _____ _____
John MacDougall
Uniform Urban Developments

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

A) The boundaries of the land proposed to be subdivided, certified by an Ontario land Surveyor:
As shown on Draft Plan

B) The locations, widths & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts;
As shown on Draft Plan

C) On a small keyplan, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest; every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part;
As Shown on Draft Plan

D) The purpose for which the proposed lots are to be used;
Residential, and Open Space shown on Draft Plan

E) The existing uses of all adjoining lands;
Residential, Open Space, and Park shown on Draft Plan

F) The approximate dimensions & layout of the proposed lots;
As shown on Draft Plan

G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided;
As shown on Draft Plan

H) The availability and nature of domestic water supplies;
Development will be supplied with full municipal piped water service

I) The nature & porosity of the soil;
Silty Clay

J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
Contours shown on Draft Plan

K) The municipal services available or to be available to the land proposed to be subdivided;
Development will be supplied with full sanitary and storm water sewer services.

L) The nature & extend of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30; 1996, c. 4, s. 24 (2)...
As shown on Draft Plan.

4386 RIDEAU VALLEY DRIVE - PHASE 2

CONTROL REFERENCE:
Horizontal Datum:
Projection: Universal Transverse Mercator (MTM Zone 9 , CM76°30'W)
Datum: NAD83 (ORIG))
Vertical Datum:
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A & B, having a bearing of N19°06'35"W & are referenced to Specified Control Points 01919791338 & 0199871649 (MTM Zone 9 , NAD83 (ORIG))

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____. THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____

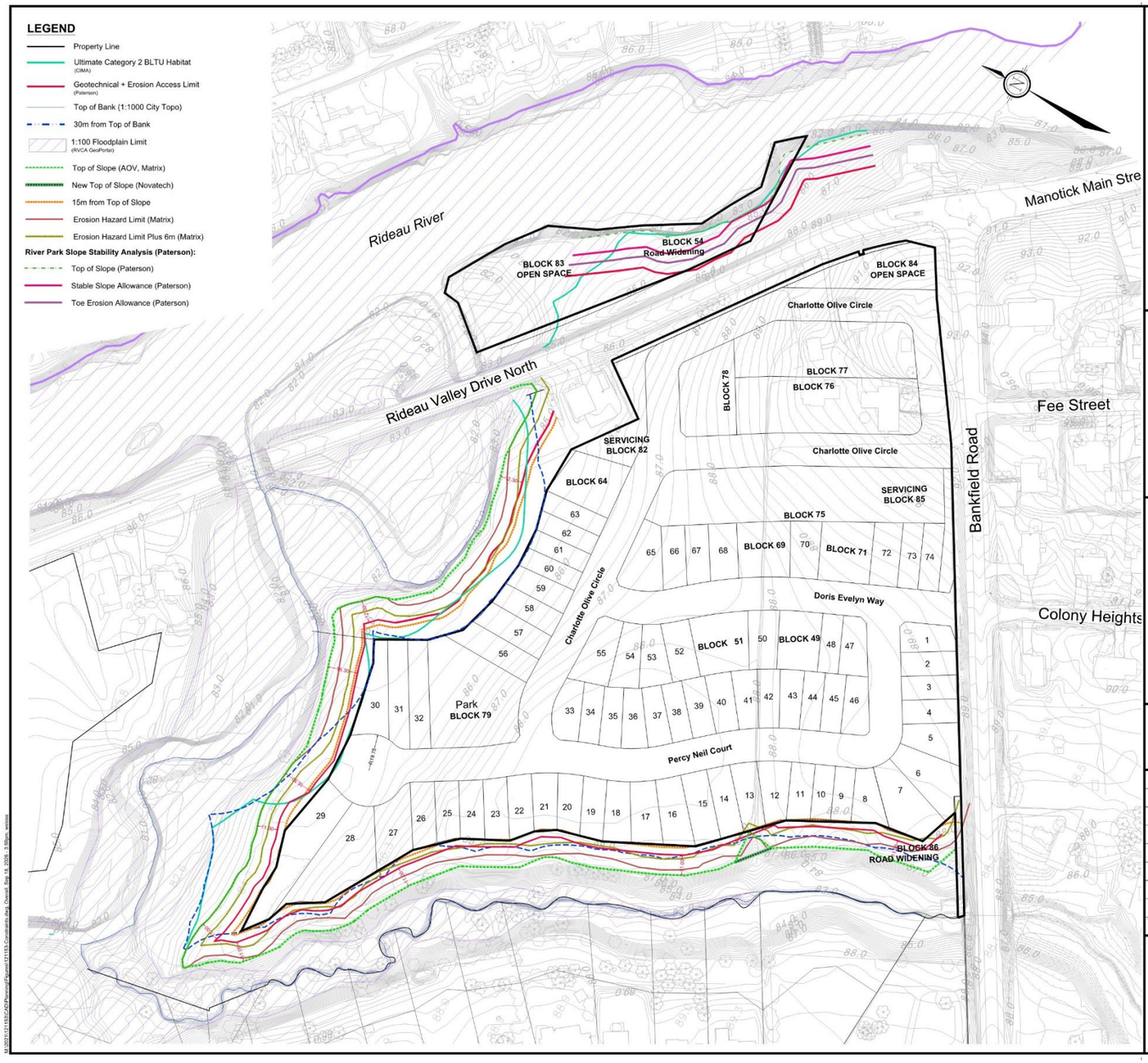
ADAM BROWN, MANAGER
DEVELOPMENT REVIEW-RURAL ,
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT , CITY OF OTTAWA

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

PROJECT No. 121153

D07-16-26-0012

Appendix C: Overall Constraints Plan





KEY MAP
NOT TO SCALE

OVERALL CONSTRAINTS PLAN

0 25 50 75 100 125 metres
1 : 1000

SCALE 1:1000

No.	REVISION	DATE	BY
4	REVISED CONCEPT PLAN	SEP 17/26	RT
3	REVISED HAZARD LAND LIMIT	JULY 29/24	BHB
2	REVISED CONCEPT PLAN	MAR 28/24	JI
1	ISSUED FOR REVIEW	SEPT 15/22	EP

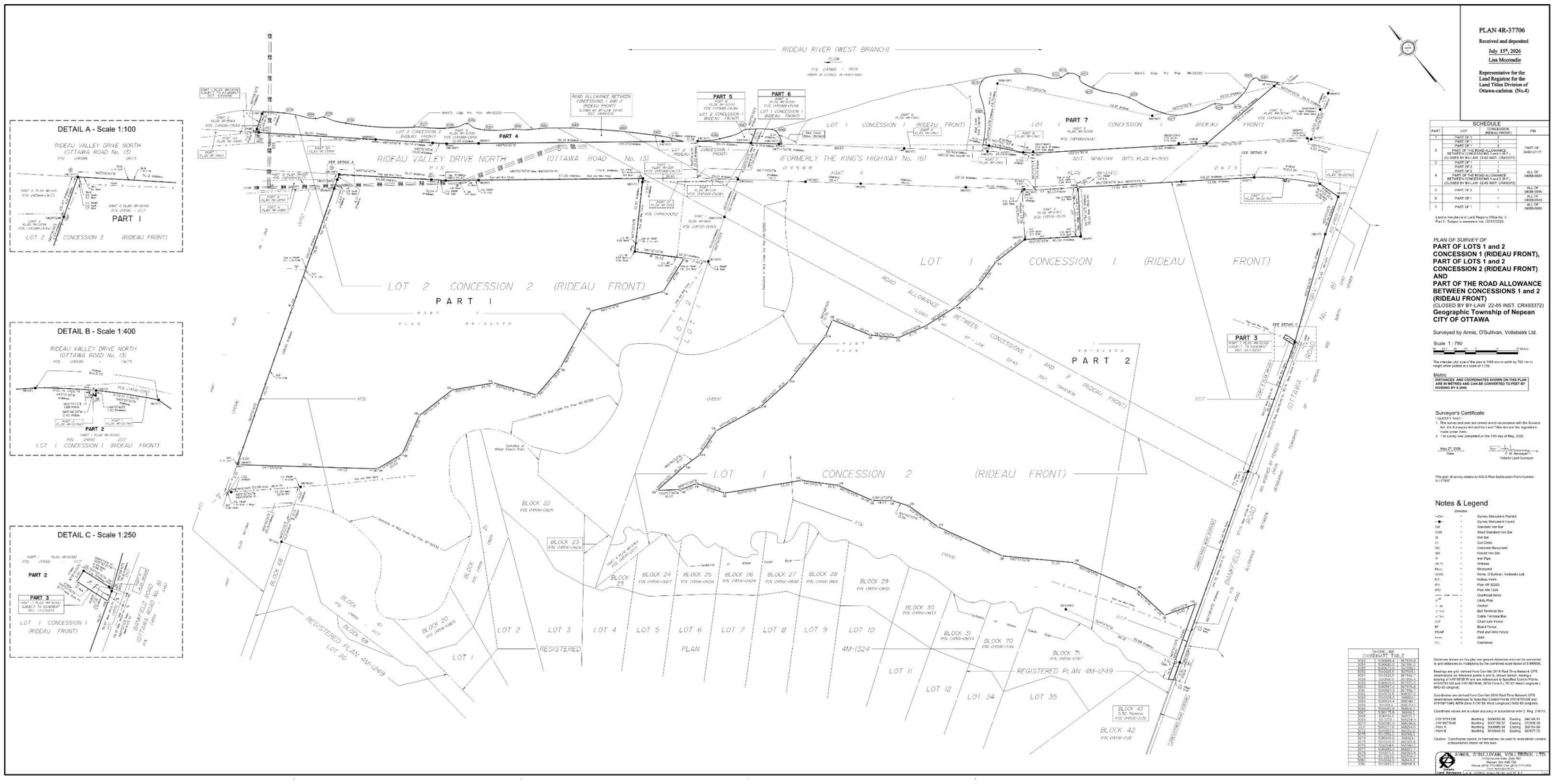
NOVATECH
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
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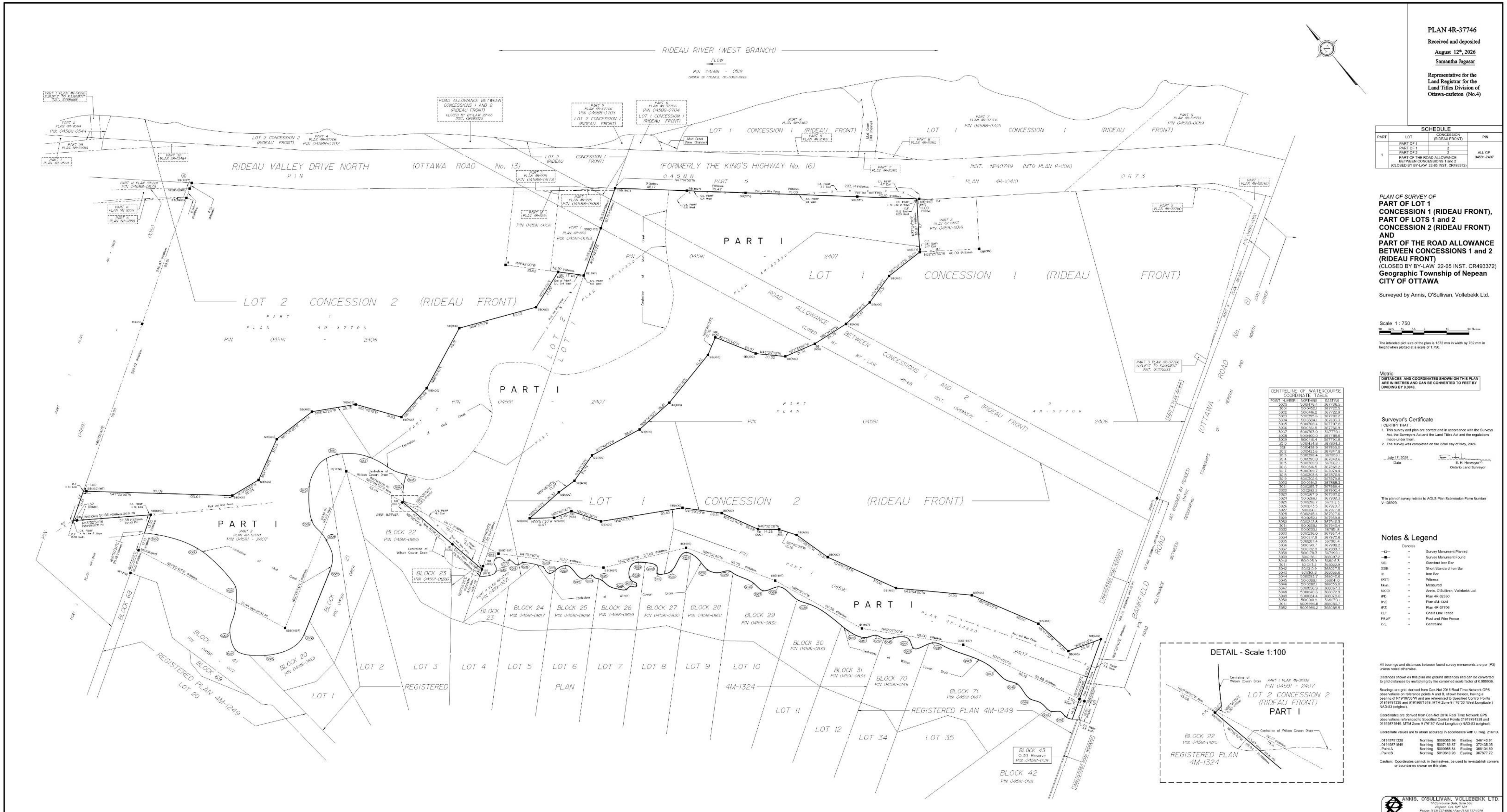
ISSUED
SEPTEMBER, 2026

PROJECT No.
121153

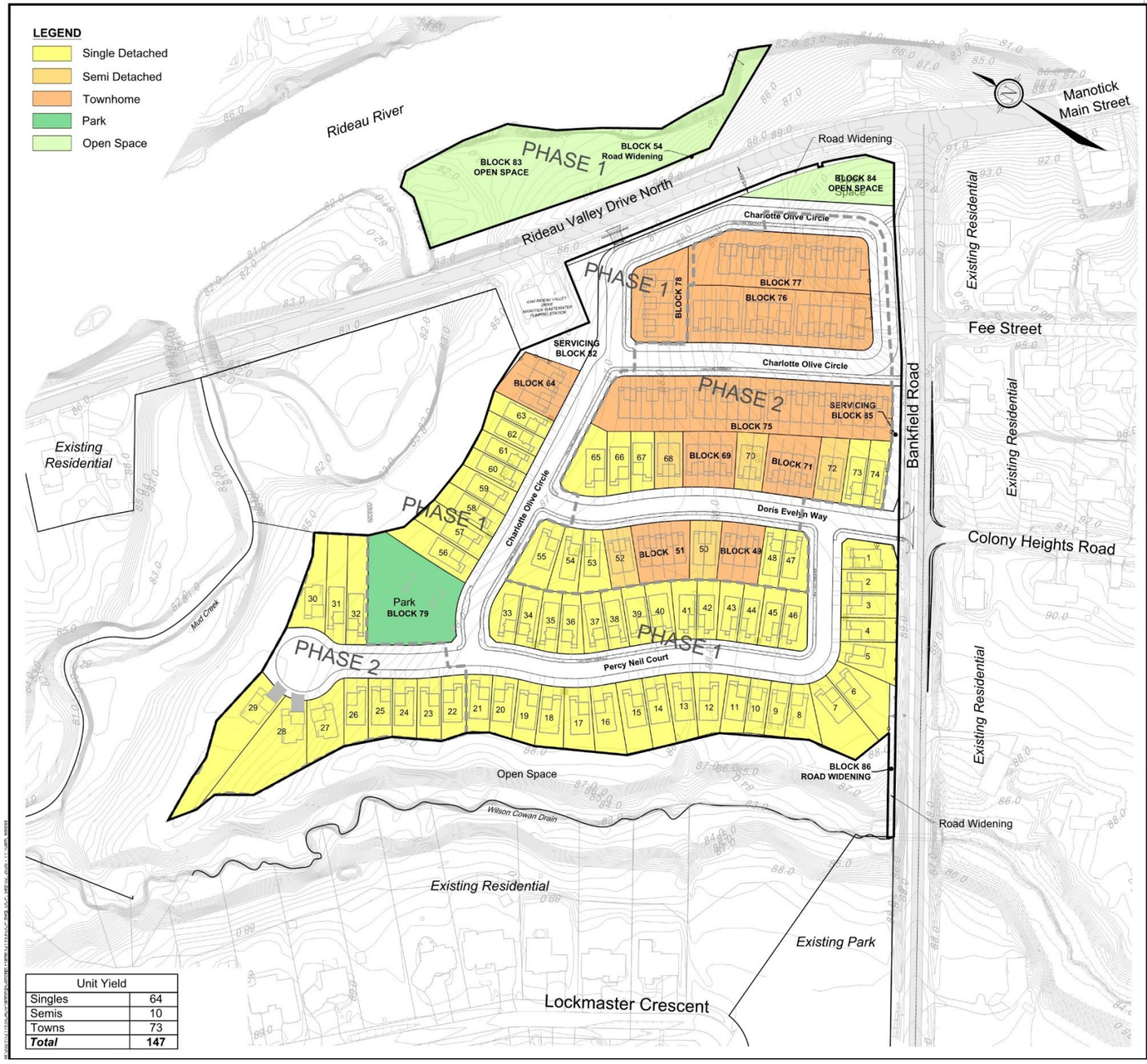
DRAWING No.
CONSTRAINTS-Figure4

Appendix D: 4R-37706 and 4R-37746

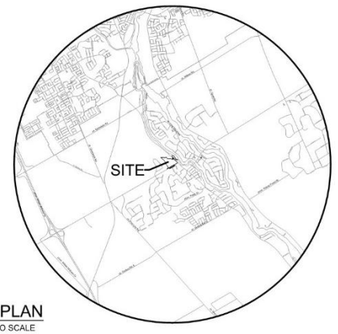

PLAN 4R-37706
Received and deposited
July 15th, 2026
Lisa Mccreadie
Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)
SCHEDULE
PART | LOT | CONCESSION (RIDEAU FRONT) | PIN
1 | PART OF 2 | 2 |
PART OF 1 | 1 |
2 | PART OF 1 | 1 | PART OF 04580-0177
PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 and 2 (R.F.) (CLOSED BY BY-LAW 22-65 INST. CR493372)
3 | PART OF 1 | 1 |
PART OF 2 | 2 |
4 | PART OF 2 | 2 | ALL OF 04580-0301
PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 and 2 (R.F.) (CLOSED BY BY-LAW 22-65 INST. CR493372)
5 | PART OF 2 | 2 | ALL OF 04580-0306
6 | PART OF 1 | 1 | ALL OF 04580-0345
7 | PART OF 1 | 1 | ALL OF 04580-0360
Land in this plans in Land Registry Office No. 4.
Part 3 - Subject to easement Inst. OC1172333
PLAN OF SURVEY OF
PART OF LOTS 1 and 2 CONCESSION 1 (RIDEAU FRONT), PART OF LOTS 1 and 2 CONCESSION 2 (RIDEAU FRONT) AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 and 2 (RIDEAU FRONT)
(CLOSED BY BY-LAW 22-65 INST. CR493372)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.
Scale 1 : 750
The intended plot size of the plan is 1456 mm in width by 782 mm in height when plotted at a scale of 1:750.
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
Surveyor's Certificate
I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under these.
2. The survey was completed on the 14th day of May, 2026.
May 27, 2026
Date
F. R. Hennessy
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-117937
Notes & Legend
Denotes
Survey Monument Planted
Survey Monument Found
Standard iron bar
Short Standard Iron Bar
Iron Bar
Cut Cross
Concrete Monument
Round Iron Bar
Iron Pipe
Witness
Measured
Annis, O'Sullivan, Vollebekk Ltd.
Rideau Front
Plan 4R-32330
Plan 4M-1324
Overhead Wires
Utility Pole
Anchor
Bell Terminal Box
Cable Terminal Box
Chain Link Fence
Board Fence
Post and Wire Fence
Gate
Castleless
SHORELINE COORDINATE TABLE
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999936.
Bearings are grid, derived from CanNet 2016 Real Time Network GPS observations on reference points A and B, shown 'tension', having a bearing of N75°05'35"W and are referenced to Specified Control Points 0191979138 and 0191987648, MTM Zone 9 (-79°30' West Longitude) NAD-83 (original).
Coordinates are derived from CanNet 2016 Real Time Network GPS observations references to Specified Control Points 0191979138 and 0191987648, MTM Zone 9 (-79°30' West Longitude) NAD 83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
, 0191979138 Northing 5006055.36 Easting 346140.91
, 0191987648 Northing 5007189.57 Easting 371435.05
Point A Northing 5006645.55 Easting 368150.29
Point B Northing 5010640.50 Easting 367877.72
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
Ontario
Land Surveyors
DETAIL A - Scale 1:100
RIDEAU VALLEY DRIVE NORTH
(OTTAWA ROAD No. 15)
PART 1
LOT 2 CONCESSION 2 (RIDEAU FRONT)
DETAIL B - Scale 1:400
RIDEAU VALLEY DRIVE NORTH
(OTTAWA ROAD No. 15)
PART 2
LOT 1 CONCESSION 1 (RIDEAU FRONT)
DETAIL C - Scale 1:250
PART 2
PART 3
LOT 1 CONCESSION 1
(RIDEAU FRONT)
RIDEAU RIVER (WEST BRANCH)
RIDEAU VALLEY DRIVE NORTH (OTTAWA ROAD No. 15)
(FORMERLY THE KING'S HIGHWAY No. 16)
LOT 2 CONCESSION 2 (RIDEAU FRONT)
PART 1
LOT 1 CONCESSION 1 (RIDEAU FRONT)
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 (RIDEAU FRONT)
CLOSED BY BY-LAW 22-65
LOT 1 CONCESSION 2 (RIDEAU FRONT)
BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 25
BLOCK 26
BLOCK 27
BLOCK 28
BLOCK 29
BLOCK 30
BLOCK 31
BLOCK 70
BLOCK 71
BLOCK 43
BLOCK 42
BLOCK 68
BLOCK 69
BLOCK 20
BLOCK 21
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 34
LOT 35
REGISTERED PLAN 4M-1249
REGISTERED PLAN 4M-1324
BLANKFIELD ROAD
(OTTAWA ROAD No. 8)
CONCESSION ROAD 2 (RIDEAU FRONT)
Centreline of Mud Creek Pre. Plan 4R-32330
Centreline of Wilson Cowan Drain


PLAN 4R-37746
Received and deposited
August 12th, 2026
Samantha Jagasar
Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)
SCHEDULE
PART | LOT | CONCESSION (RIDEAU FRONT) | PIN
1 | PART OF 1 | 1 | ALL OF 04591-2407
PART OF 1 | 2
PART OF 2 | 2
PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 and 2 (CLOSED BY BY-LAW 22-65 INST. CR493372)
PLAN OF SURVEY OF
PART OF LOT 1 CONCESSION 1 (RIDEAU FRONT), PART OF LOTS 1 and 2 CONCESSION 2 (RIDEAU FRONT) AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 and 2 (RIDEAU FRONT)
(CLOSED BY BY-LAW 22-65 INST. CR493372)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.
Scale 1 : 750
The intended plot size of the plan is 1372 mm in width by 762 mm in height when plotted at a scale of 1:750.
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
Surveyor's Certificate
I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 22nd day of May, 2026.
July 17, 2026
Date
E. H. Herweyer
Ontario Land Surveyor
This plan of survey relates to AOLS Plan Submission Form Number V-136929.
Notes & Legend
Survey Monument Planted
Survey Monument Found
SIB Standard Iron Bar
SSIB Short Standard Iron Bar
IB Iron Bar
(WIT) Witness
Meas. Measured
(AOG) Annis, O'Sullivan, Vollebekk Ltd.
(P1) Plan 4R-32330
(P2) Plan 4M-1324
(P3) Plan 4R-37706
CLF Chain Link Fence
PBWF Post and Wire Fence
C/L Centreline
All bearings and distances between found survey monuments are per (P3) unless noted otherwise.
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999936.
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N19°06'35"W and are referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919791338 and 01919871649, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
. 01919791338 Northing 5006055.96 Easting 346140.91
. 01919871649 Northing 5007189.87 Easting 372435.05
. Point A Northing 5009985.84 Easting 368104.69
. Point B Northing 5010640.93 Easting 367877.72
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.
CENTRELINE OF WATERCOURSE COORDINATE TABLE
DETAIL - Scale 1:100
RIDEAU RIVER (WEST BRANCH)
RIDEAU VALLEY DRIVE NORTH (OTTAWA ROAD No. 13) (FORMERLY THE KING'S HIGHWAY No. 16)
LOT 2 CONCESSION 2 (RIDEAU FRONT)
LOT 1 CONCESSION 1 (RIDEAU FRONT)
LOT 1 CONCESSION 2 (RIDEAU FRONT)
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 (RIDEAU FRONT) CLOSED BY BY-LAW 22-65 INST. CR493372
PART 1
PIN 04591 - 2407
BANKFIELD ROAD
REGISTERED PLAN 4M-1324
REGISTERED PLAN 4M-1249
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6

Appendix E: Development Concept Plan



Unit Yield	
Singles	64
Semis	10
Towns	73
Total	**147**



KEYPLAN
NOT TO SCALE

DEVELOPMENT CONCEPT PLAN

4386 RIDEAU VALLEY DRIVE

PART OF LOT 1
CONCESSION 1 & 2 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA

0 10 20 30 40 50 100 metres

SCALE 1:1000

No.	REVISION	DATE	BY
3	ISSUED FOR REVISED LOTTING	SEPT 01/26	RT
2	ISSUED FOR REVISED LOTTING	AUG 28/23	BSm
1	ISSUED FOR CITY REVIEW	DEC 01/22	EP

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
SEPTEMBER, 2026

PROJECT No.
121153

DRAWING No.
121153-DCP