

## **Manotick Official Plan Amendment #3 Former Township of Rideau Official Plan**

Extracted from the Official Plan of the former Township of Rideau.

### **Part A - The Preamble**

Manotick is a community located on the south edge of Ottawa's urban area. The growth and development of the Village is governed, in part, by the former Township of Rideau Official Plan. Township Council approved this Plan in 1992. It was subsequently approved by the Regional Municipality of Ottawa-Carleton in 1995, subject to certain modifications, deferrals and one referral.

One of the policies of the former Township of Rideau Official Plan is to carefully control the rate of growth in the Township's villages, which includes the Village of Manotick, to ensure that "the present nature of these Villages is not destroyed by rapid expansion". The Plan also indicates that a Secondary Plan will identify specific growth areas for future residential development, the phasing of development, and the housing mix in the Village using criteria specified in the Official Plan. These criteria were listed in Sections 3.7.2.2, 3.7.2.3 and 3.7.2.4 of the Official Plan. It is these Sections of the Plan, however, that were deferred "until such time as Rideau Township completes a Secondary Planning exercise for the Village of Manotick including a detailed Servicing Options Study, and a Master Stormwater Drainage Plan to the satisfaction of the appropriate agencies".

The Township undertook the required secondary planning exercise in 1997 and completed the Manotick Servicing Options Study and A Plan for Manotick.

#### **Manotick Servicing Options Study:**

The Manotick Servicing Options Study, prepared in 1997 for the Township of Rideau by Robinson Consultants Inc., indicated that there are a number of alternatives to supply treated water to the Village, and to dispose of the Village's wastewater.

The water supply alternatives included a communal well system, an extension of the central, water system, a water treatment plant in Manotick, an elevated storage tank, or a second supply from the central system. The study did indicate a preference to connect to the central supply system using an existing main that terminates in the Village core. It was also indicated that the supply main should be supplemented by a storage reservoir and pumping station in Manotick, an elevated storage tank, or a second supply main from the central system.

The wastewater disposal options examined included subsurface disposal systems, a communal system with subsurface disposal, and the pumping of untreated wastewater to the central system for treatment and disposal. Continued use of private individual treatment units for new development was not considered an option for Manotick although it was recognized that many of the existing systems, particularly on large lots, are performing reasonably well and can be expected to do so for a significant period of time. The preference of the study was a conventional gravity sewer within Manotick connected to the central system by a pumping station and force main.

#### **A Plan for Manotick:**

In the fall of 1997, A Plan for Manotick was presented to Township Council that identified specific growth areas for future residential development, and a proposed housing mix in the Village, along with a number of associated policies to guide the future growth and development of Manotick. The Plan incorporated the recommendations of the Manotick Servicing Options Study. The proposed Plan anticipated a population

within the existing Village limits, when fully built, of approximately 8,880 people housed in 3,092 dwelling units. This was referred to as the "design capacity" of the Plan. The "design capacity" was not a population projection and the Plan did not indicate when this population might be achieved. The Plan was recommended for adoption as Official Plan Amendment (OPA) #2 of the Township of Rideau Official Plan.

### **The Manotick Secondary Plan Advisory Committee:**

The community did not support the approval of A Plan for Manotick when it was presented to Council and suggested it needed further consideration by the residents and businesses of the Village. In response, Council created the Manotick Secondary Plan Advisory Committee, a group of ten citizens, with a mandate "to review the draft OPA and make specific recommendations to the Township's Committee of the Whole".

During their review of OPA #2, the Committee determined that a better understanding of the growth prospects facing the Village was needed. Specifically, population, housing and job projections for Manotick to the year 2021 were seen as essential. The results of the Committee's research were documented in the Manotick Community Profile which were presented as a series of growth scenarios for the years 2006, 2011 and 2021. These findings were presented to the residents of the Village at an open house and workshop which provided an opportunity for the community to further discuss their ideas for the future growth and development of Manotick.

### **The Manotick Community Planning Quest:**

At the workshop, participants were presented with a document called The Manotick Community Planning Quest. The aim of The Quest was to get a sense from the community of their vision of Manotick's future (i.e., the kind of place they want it to become) through a series of questions and exercises that dealt with such topics as the density of development, the mix of single family housing types, the rate of growth, and the placement of housing, shopping facilities and other business uses in the Village.

Although the workshop participants did not always reach consensus on the detail of each issue, a vision for the future of Manotick did evolve from this exercise. In summary, the community indicated that:

- the Village should grow, but at a conservative rate;
- the type of housing should be in keeping with what is there today;
- commercial activities should remain separate from housing and those commercial activities should be located in the core;
- areas of environmental interest should be conserved;
- the physical and social heritage of the community - the Mill, the Village spirit and rural ambience - should be preserved;
- new investment should be directed to the core to improve the community's economic base; and,
- the growth that will be required to accomplish this should be well managed.
- The responses to this exercise, along with the studies that preceded it, helped craft a vision for the future of Manotick, and a growth management strategy. The Manotick Secondary Plan Advisory Committee also used the results of The Quest to help them define a series of objectives for the Secondary Plan.

An Amendment to the Servicing Options Study was adopted by Rideau Council to support the Official Plan and the community vision for Manotick.

This document is the guide to the long-term growth and development of the Village of Manotick, based on a vision of the Village that the residents of Manotick hold. This document also provides guidelines for day-to-day decision making on land use planning.

## **Part B - The Amendment**

### **3.7.2 Village of Manotick**

#### **3.7.2.1 The Community's Vision for Manotick**

This is the Village the residents of Manotick want for their children. It is a simple word picture that attempts to capture what the residents and businesses of the Village see as the kind of place they want Manotick to become. Many of the pieces of this Vision exist today, but not all. The Vision, together with the Plan Objectives which follow in Section 3.7.2.2, provide the context within which to interpret the policies of this Plan.

Manotick is a lively and welcoming Village. Each day of the week the core of the Village is alive with Villagers shopping, or socializing with friends and neighbours. The core has evolved from its early beginnings as a working class neighbourhood surrounding a gristmill, to an area recognized for its historic relevance, its pedestrian friendly environment, and as a place of commerce. Main Street is lined with unique storefronts and business outlets that support the day-to-day needs of Manotick's residents.

The Village's built heritage has become one of its defining elements. New buildings that have been erected in the core acknowledge this past in their scale, form and character. This, along with its natural setting adjacent the Rideau River, has provided a coherence to the Village that makes it an attractive and interesting place.

The Village core is also home to seniors, professionals, young families and recent graduates. Some of these people have chosen to live in the former houses of the mill workers. Others have taken up residence in one of the newer townhouses or walk-up apartments. With piped services, these infill developments have taken over land that was at one time needed for private septic systems.

From the Village core, bicycle paths and walking trails lead to an interconnected network of open spaces, many framing the watercourses that meander through these areas. Beyond, the paths and trails lead to the established neighbourhoods on Long Island and the newer residential areas of Manotick. West of Mud Creek where there is an estate atmosphere, the houses are situated on large lots along winding streets, many backing onto environmental preserves. Adjacent and bordering these areas are somewhat smaller houses not unlike those found on Long Island. This combination of single family housing, along with the infill development of townhouses and walk-up apartments in the Village Core, has made the community affordable to a broad range of households with varying incomes.

The development of these new residential areas has meant that the Village has experienced growth. But the growth and development has occurred at a gradual rate so that the community spirit and the essential character of the Village have been kept. The Village has grown and flourished. It has welcomed new residents who have brought new life and ideas to community activities and reinforced the spirit of the Village.

#### **3.7.2.2 Plan Objectives**

Throughout the various meetings and workshops with the residents and businesses where the future of Manotick was being discussed, the community was clear on how they saw the Village evolving, and what role the Official Plan was to play in the process of guiding the Village's future growth and development. They also saw the need to clearly spell out these objectives so that there would be a context within which informed decisions could be made when dealing with such issues as the Village's land use planning, development, conservation of its heritage and environmental resources, and the future provision of

municipal infrastructure. The following section details those objectives. It is these objectives that are the foundation of the policies of this Plan.

## **A. Primary Objective**

### **Preserve and Maintain the Existing Quality and Character of Life**

The primary objective is to preserve and maintain the quality and character of life enjoyed by the people who live or work in Manotick. The secondary objectives of this Plan, which are set out below, are not all of equal importance. Unless implementation of these secondary objectives conforms to this primary objective, the primary objective is to prevail.

## **B. Secondary Objectives**

The secondary objectives of this Plan are:

1. **Federal, & Provincial Policies**  
To have regard to Federal, Provincial policies inasmuch as they apply to a Village;
2. **Rideau Official Plan**  
To provide policies to conform with the Ottawa Official Plan;
3. **Periodic Review**  
To provide for the periodic review of this Plan and its performance not less frequently than each five (5) years and to take action as deemed appropriate where the Plan's performance is proceeding in a manner which is not consistent with the Primary Objective;
4. **Natural Resources**  
To conserve Manotick's natural resources and to encourage their preservation;
5. **Rideau River Shoreline**  
To provide for the preservation and/or acquisition of the Rideau River shoreline and its availability for public enjoyment;
6. **Heritage Resources**  
To conserve and enhance Manotick's heritage resources and the Village's identity and character as an historic town on the Rideau Canal National Historic Site, a Canadian Heritage River;
7. To protect and enhance the environmental quality of the Rideau Canal (River), a Canadian Heritage River, by encouraging shore land property owners to naturalize their shore lands in the interests of improving water quality and to re-establish the natural appearance of the Rideau Canal shore land
8. **Infrastructure**  
To provide a strategy for the provision of infrastructure to Manotick;
9. **Pedestrian and Cycling Routes**  
To provide safe, convenient and pleasant pedestrian and cycling routes throughout the Village;
10. **Compatibility with Established Character & Built Form**  
To ensure compatibility of any new development or redevelopment with the existing community and its established character in terms of the type, scale and built form of the new development or redevelopment;

**11. Village Core Commercial**

To protect and enhance the commercial functions of the Village core;

**12. Jobs & Housing**

To provide adequate opportunity for jobs and housing in the overall community in a manner that is desirable for a Village and consistent with the community's Vision;

**13. Recreation & Leisure Facilities**

To provide recreation and leisure facilities that are conveniently located and accessible to all residents;

**14. Orderly Growth & Development**

To provide for an orderly growth and development strategy within the Village; and,

**15. Housing Mix**

To provide an adequate mix of housing in the Village as a whole as opposed to any one residential neighbourhood or new development area.

### **3.7.2.3 Growth Management**

The growth management guidelines for the Village of Manotick which follow are based on the Community's Vision for Manotick as stated in 3.7.2.1 of this Plan, and the Plan Objectives as detailed in Section 3.7.2.2. The principles provide the direction on which to manage the future growth and development of the Village.

#### **A. Guiding Principles for the Village**

The principles that will be used to guide the future growth and development of the Village of Manotick are:

**1. A Rural Village**

To ensure Manotick continues to serve as the retail and business center of a predominantly rural community while managing its evolution as a residential community situated at the edge of a growing metropolitan area;

**2. Single Family Outside the Village Core**

To ensure that new residential development located outside of the Village Core is primarily single family, detached housing;

**3. Village Core as a "Gathering Place"**

To enhance and develop the Village Core as a place of commerce to serve the Villagers and residents of the surrounding rural community, as a community-gathering place, a place of heritage and historic interest, and the area within which to accommodate multiple family housing which means a building containing two or more dwelling units such as a duplex house, townhouse or walk-up apartment;

**4. Village Setting**

To conserve the Village's natural setting and environmental areas;

**5. Manage Growth**

To manage growth within the context of the Vision and Plan Objectives to ensure the quality of life that the Villagers currently enjoy is kept;

**6. Conserve Heritage, Develop Sensitively**

To conserve the Village's built and natural areas of heritage interest while allowing the Village's economy to expand in step with the growing demands of its residents and those of the surrounding rural community, and their day-to-day needs, and the Village's increasing tourism potential;

**7. Pedestrian Oriented**

To encourage a pedestrian-oriented Village by connecting the Core to the surrounding neighbourhoods through a linked system of paths, and by developing its streets with an emphasis on the pedestrian; and,

**8. Compatible Infrastructure**

To pursue infrastructure improvements which address the Village's long-term servicing requirements in accordance with the Village of Manotick servicing strategy as detailed in 3.7.2. 9, Village Utilities & Servicing.

**B. Land Use Objectives**

The land use objectives for the Village that are based on the "Guiding Principles" and that will be used to guide the future growth and development of the Village of Manotick are:

**1. Retail Commercial**

To ensure retail uses locate exclusively within the Village Core;

**2. Predominance of Single Family**

To ensure single family, detached housing is the predominant residential use in the Village outside the Village Core;

**3. Residential Uses in the Core**

To ensure multiple family housing, and 2nd storey residential development above retail uses, locate primarily in the Village core;

**4. Manage Growth**

To manage the amount and rate of growth in a manner which complements and preserves the Village's existing character

**5. Servicing Solution**

To ensure that long term solutions for the servicing of the Village are provided to accommodate both new and existing development, and that the servicing is provided in accordance with the Village of Manotick servicing strategy as detailed in 3.7.2.9, Village Utilities & Servicing; and,

**6. Adjacent Lands**

To ensure the development of lands that are designed as "Village" north of Bankfield Road in the Ottawa Official Plan, are developed in a manner that respects the objectives and policies of the Village of Manotick Official Plan.

**C. Village Growth Management Policies**

To manage the growth of the Village, Council shall:

**1. Village Growth**

The growth management policies will require that growth be carefully managed to ensure that the infrastructure is in place to support new development in the village. The development of the

Mahogany Community as shown on Schedule B will be phased based on the provision of infrastructure as stated in policy 2(g) (vi) of Section 3.7.2.5. [Amendment 81, ordered by OMB File No. PL080373 issued on April 8, 2009]

2. **Monitor the Plan's Performance**

To ensure the residential growth of the Village can be serviced with existing and new community facilities that are affordable, and its residents can be integrated into the Village's social fabric, the amount and rate of growth of new residential development will be monitored for its impact on the achievement of the Primary Objective of this Plan in accordance with the criteria set out in the Implementation Section of this Plan.

3. **Housing Mix**

Ensure that the Village's housing stock continues to consist primarily of single family, detached housing, while allowing for a limited range of multiple family housing which shall locate in the Village Core.

4. **Servicing the Growth**

Ensure that new servicing proposals and systems are compatible with the long term servicing scheme for the Village and that these proposals do not jeopardize the achievement of the Village's long term servicing objectives and policies as detailed in 3.7.2.9, Village Utilities & Servicing.

5. The lands designated Future Development Area currently cannot be supported by any transportation solution. Development of these lands will be frozen until there is transportation solution to accommodate development on these lands. A public process in the form of an Official Plan amendment will be required to permit development. The amendment shall be supported by a Traffic Impact Study to demonstrate that the road system in Manotick can accommodate additional development. [Amendment 81, ordered by OMB File No. PL080373 issued on April 8, 2009]

### 3.7.2.4 The Village Core

The core contains Manotick's historic settlement - the Mill, many of its original houses and its mainstreet - as well as its newer commercial, institutional and recreation facilities. It is this area that expresses Manotick's fundamental character and its identity. The growth of the Village has tended to spread outward from the core, along the Rideau River and major roads serving Manotick, but always with a focus back to the centre. The area is the Village's "heart", its social centre and the focus of its economic activity.

The "core" of Manotick, however, is not one place but consists of a number of different "character areas" grouped roughly at the geographic centre of the existing Village. These areas serve a number of distinct and separate, but complementary functions. Collectively, the "character areas" provide the Village and its trade area residents and businesses with the services needed to sustain their day-to-day living and commercial operations.

The overall objective for the core is to reinforce the separate and distinct functions of its "character areas" while building stronger links among and between these areas so that the core, as a whole, can continue to serve as the community's gathering place, its social centre, its commercial heart, and the foundation of Manotick's economic vitality.

## A. General

### 1. Objectives:

The planning objectives for the Village Core that are derived from the Community's Vision for Manotick and the Plan Objectives are:

- a. **Village Core Limits**  
To clearly define the area, limits and location of the Village Core, and its Character Areas, to facilitate the application of the Plan Objectives, and the growth management principles, policies and objectives of this Plan.
- b. **Meeting Place**  
To ensure the Village Core continues to function as Manotick's meeting place, its retail centre, and the primary focus of its economic activity.
- c. **Village Character Areas**  
To enhance the Character Areas within the Village Core, and strengthen the linkages among and between those Character Areas.
- d. **Built and Natural Environment**  
To conserve the built and natural heritage of the Village Core to reinforce the Core's role as noted in Objective 3.7.2.4 A.1.b) and ensure the Core remains as the foundation of the community's economy.
- e. **Preservation of Vegetation**  
To the extent reasonable and practical, preserve existing trees and natural vegetation in the Village Core, particularly when new infill development is proposed.
- f. **Pedestrian Friendly**  
To ensure a pedestrian friendly and welcoming environment within the Village Core.
- g. **Gateways**  
To encourage new development in selected locations to form gateways into the Village Core.
- h. **Zoning Tools**  
To develop new, and/or refine existing zones in the Township of Rideau Zoning Bylaw, and other land use regulations and tools permitted by the Planning Act, that will assist in implementing the objectives and policies of this Plan.

## 2. Policies:

To achieve the planning objectives for the Village Core, the following are Council's policies:

- a. **Village Core Defined**  
The Village Core and its seven Character Areas are those areas defined on the "Village of Manotick Land Use Plan - Schedule A".

The boundaries of the Village Core and its Character Areas are to be considered conceptual and should not be interpreted to follow either individual property boundaries or the limits of particular land use zones as defined by the City of Ottawa Zoning By-law.

The Village Core and its Character Areas have been established to facilitate the application of the Plan's policies, in particular those policies relating to the location of commercial uses and multiple family housing, and the implementation of the Village of Manotick Servicing Strategy. Generally, the boundaries of the Village Core and its Character Areas have been defined using the observations of the CAUSE for Manotick Study. The Village Core, as a whole, encompasses the



historic settlement and the collection of non-residential uses that have been randomly placed roughly at the geographic centre of the existing Village, and along Bridge Street. The Village Core, then, is that mixed use area at the center of the Village that is surrounded by the comprehensively planned, residential neighbourhoods developed since 1950.

As a priority, specific boundaries for the outside limits of the Village Core are to be delineated through an amendment to the Zoning Bylaw. In the interim, this boundary is subject to interpretation to accommodate unique local conditions and circumstances. The boundaries of individual Character Areas are to remain conceptual and subject to interpretation.

b. **Character Areas**

When considering applications for new development within the Village Core, Council shall refer to, and apply, those policies of the applicable Village Core Character Area as noted in Section 3.7.2.4 E.

c. **The Core as the Village Centre**

The Village's retail uses and its multiple family housing shall be concentrated in the Village Core to aid in ensuring this area continues to function as the community's meeting place, the primary focus of Manotick's economic activity, and the foundation of its local economy.

d. **Area of Heritage Interest**

Built and natural features located in the Village Core that have historical significance to the community shall be protected.

e. **Existing Vegetation**

Every effort to retain existing trees and vegetation shall be made when planning sites for new development in the Village Core.

f. **Respect for Architectural Character**

Council shall ensure new development in the Village Core respects the scale, form and character typical of buildings in the historic areas of the Village Core. Accordingly, Council may develop zoning and other land use regulations and tools that will assist in implementing this policy. This may include such regulations as "build to lines", building envelopes, upper storey set backs, signage and other façade and roof treatment provisions. In the interim, building heights will be limited to a maximum of three storeys throughout the Village Core.

g. **Pedestrian Friendly**

Council shall ensure that the Village Core gives priority to pedestrians; that its streets and sidewalks allow ease of movement for pedestrians; that the Village Core is safe; and, that the Core and its Character Areas are linked internally and to the surrounding neighbourhoods by a clearly defined network of pedestrian routes and bicycle paths.

h. **Gateway Development**

Council shall ensure that the design of new buildings and developments at designated gateway locations within, and at the periphery of, the Village Core, as shown on Schedule A:

i. **Sense of Enclosure**

provide a sense of enclosure by being set close to the street with parking hidden from view; and,

ii. **Signal to Motorists**

signal to motorists that the area being entered is one that gives priority to pedestrians which

may be accomplished through narrowing the road and/or the generous use of various landscaping elements such as wide sidewalks, benches, street trees and other pedestrian amenities.

## **B. Commercial Uses in the Village Core**

### **1. Objectives:**

The planning objectives for Commercial Uses in the Village Core that are derived from the Community's Vision for Manotick and the Plan Objectives are:

- a. **Vibrant Commercial Area**  
To encourage and promote the Village Core, with an emphasis on the Main Street and The Mews Character Areas, as vibrant retail areas that serves the people and businesses of the Village, and the surrounding rural community.
- b. **Historical Character**  
To ensure that retail facilities developed in the Village Core respect the Core's historical character and existing scale of development.

### **2. Policies:**

To achieve the planning objectives for Commercial Uses in the Village Core, the following are Council's policies:

- a. **Encouraging Commerce in the Core.**  
Council shall promote the development of the Core, with a focus on the Main Street and The Mews Character Areas, as a place of commerce and business transactions.
- b. **Locating Commercial Uses in the Core**  
Council may permit retail uses throughout the Village Core, including those uses that enhance the Village's evolving tourism potential such as restaurants and hotels, to the extent permitted by policies of the Village Core Character Areas. Refer to 3.7.2.4 E for detailed Character Area policies including permitted uses.
- c. **Historical Character**  
All new development within the Village Core shall be sensitive to, and respect, the historical character and existing scale of development within the Village Core.

## **C. Housing in the Village Core**

### **1. Objectives:**

The planning objectives for Housing in the Village Core that are derived from the Community's Vision for Manotick and the Plan Objectives are:

- a. **Multiple Family Housing**  
To encourage the development of multiple family housing, which includes duplex houses, townhouses and walk-up apartments, throughout the Village Core to provide for a wide variety of household types and income levels.
- b. **Residential Above Commercial**  
To encourage residential development to be located above the ground floor of retail uses, or

behind retail uses, throughout the Village Core.

c. **Respect Heritage Character**

To encourage residential development to be sensitive to, and respect, the historical character and existing scale of development within the Village Core.

## **2. Policies:**

To achieve the planning objectives for Housing in the Village Core, the following are Council's policies:

a. **Housing Mix in the Core.**

Within the Village Core, Council shall support the development of duplex houses, townhouses and walk-up apartments, the permitted areas for which are defined by the Character Areas policies (see 3.7.1.4 E.).

b. **Compatibility of New Housing.**

New development in established residential areas within the Village Core shall respect the historical character and scale of the existing residential development.

## **D. Non-Commercial Land Uses in the Village Core**

### **1. Objectives:**

The planning objectives for Non-Commercial Uses in the Village Core that are derived from the Community's Vision for Manotick and the Plan Objectives are:

a. **Mix of Public and Institutional Uses**

To encourage a mix of public and institutional uses within the Village Core.

### **2. Policies:**

To achieve the planning objectives for Non-Commercial Uses in the Village Core, the following are Council's policies:

a. **Institutional and Community Services in the Core.**

Public and institutional uses shall be permitted in the Village Core. The Character Area policies provide the details for the location of each of these uses, as noted in Section 3.7.2.4 E.

## **E. Policies for Character Areas in the Village Core**

When considering new development within the Village Core, Council shall refer to the policies of the applicable Character Areas as identified on Schedule A. The policies applicable to each of the Character Areas follow.

### **1. Bridge Street:**

This Character area is currently a mix of retail, residential, public and institutional uses with varying setbacks from the right-of-way that results in a loose definition to the edge of Ottawa Road 8 as it passes through the Village. The long term goal for this area is to make it more residential in character, to have new development placed close to the road so that it "reads" more as an internal, residential street rather than a through route, and to ensure it remains a safe, convenient access between the Bridge Street, Main Street and The Historic Village Character Areas.

a. **Pedestrian and Vehicular Gateway**

Council shall ensure that Bridge Street continues to function both as a pedestrian and vehicular

gateway into the Village Core providing ease of access between those portions of the Village located on either side of the Rideau River.

b. **Orientation of Development**

The design of new development within the Bridge Street Character Area shall reinforce the gateway function of the street by orienting buildings toward the street and positioning those buildings close to the sidewalk, with parking hidden from view, to form a continuous frontage along the Street and a sense of enclosure to the road.

c. **Landscaping to Reinforce Gateway**

Landscaping of new and existing development shall be encouraged to reinforce the gateway function of the street through the generous use of various landscaping elements as wide sidewalks, benches, street trees, signage and other pedestrian amenities.

d. **Multiple Family Housing**

Council may permit the development of multiple family housing throughout the Bridge Street Character Area.

e. **Public and Institutional Uses**

Public and institutional uses shall be permitted throughout the Bridge Street Character area.

f. **Retail Commercial Uses Limited**

Retail uses within the Bridge Street Character Area will be limited to those properties zoned for this purpose as of the date of approval by Council of this Official Plan.

g. **Permitted Retail Commercial Uses**

Properties zoned commercial in the Bridge Street Character Area, in addition to those uses lawfully existing as of the date of approval by Council of this Official Plan, shall be limited to offices.

h. **1088 and 1090 Bridge Street**

Development of the property municipally known as 1088 and 1090 Bridge Street shall be governed by a previous OMB decision concerning the property which is as follows:

*"Notwithstanding the provisions to the contrary, the subject lands shall be limited to commercial uses, to allow the existing gas bar and ancillary convenience store. "For greater clarity, "existing gas bar" refers to the gas bar (buildings and pumps) as it existed at the time of the commencement of the hearing on this matter, that is September 9, 1996, but does not refer to the site dimensions. An ancillary convenience store is defined as having a maximum floor area of 93 square metres.*

*"As these lands are located in the Rideau River/Canal Corridor, in the approach to the core of the Village of Manotick, and on a street connecting two Scenic Routes under the Regional Official Plan, in any development, expansion, or redevelopment, consideration must be given to architecture and aesthetics."*

## **2. Main Street:**

This Character Area is the community's historic shopping street. Together with The Mews, it is the area within which Manotick's retail facilities and services are concentrated. Unlike The Mews, however, Main Street's emphasis is on the pedestrian with its on-street parking, narrow street cross section, and small scale buildings set close to one another. The long term goal for Main Street is to reinforce this identity and

its function as a pedestrian oriented retail street where shops mix easily with such uses as restaurants and business services.

a. **Pedestrian Oriented**

The Main Street Character Area shall be pedestrian oriented and may include such retail uses as stores, business and personal services, tourism/entertainment facilities, banks and other financial services. Offices will be encouraged to locate in The Gaps Character Area.

b. **Gateways**

The intersection of Main Street with Bridge Street in the north, and at the location on Main Street between Potter Drive and Catherine Street, as noted on Schedule A, shall be developed as gateways into the Main Street Character Area and the Village Core.

c. **Built Form**

Council shall ensure new development in the Main Street Character Area respects the existing scale, massing (e.g., placement on the site) and character typical of buildings in the Area.

d. **Residential Above Retail Commercial**

Residential development, provided those uses are located above the ground floor of retail commercial uses, shall be permitted within the Main Street Character Area.

e. **Public and Institutional Uses Limited**

Public and institutional uses in the Main Street Character Area will be limited to those properties zoned for this purpose as of the date of approval by Council of this Official Plan. New public and institutional uses shall be encouraged to locate in The Gaps Character Area.

f. **Parking**

To reinforce the pedestrian orientation of the Area, its safety and convenience, the parking requirements for uses within the Main Street Character Area shall be minimal, existing on street parking shall be retained and, in the case of designated heritage properties no parking may be required.

g. **Streetscape Concept and Design Guidelines**

As a priority, Council shall ensure that the streetscape concept for the Main Street Character Area defined by the report entitled "Main Street Manotick" (Corush Sunderland Wright, November, 1997) is implemented, and the design guidelines are referenced in the consideration of new development within the Character Area.

### **3. The Historic Village**

This Character Area encompasses the historic settlement of the Village of Manotick, including Watson's Mill. Together with the Main Street Character Area, it expresses the Village's fundamental character and its identity. The east sector of the Historic Village is a mixture of office, institutional, residential and retail uses. It includes the headquarters of the Rideau Valley Conservation Authority, boutiques, and a variety of other retail uses. The west sector of the Character Area is essentially the "back lots" of the retail uses that line the west side of Main Street. This area includes surface parking lots and some retail uses that extend west into the block interior from a frontage on Main Street. The long term goal for this Area is to reinforce the evolving character of its east sector as an area of boutiques, galleries, specialty outlets, restaurants, studios and craft workshops intermingled with residential uses, while developing the west sector for housing, and some parking to serve the Main Street retail area.

a. **East Sector Uses**

The Historic Village (east sector) shall be pedestrian oriented and may include such retail uses as specialty boutiques, galleries, restaurants, craft outlets, other tourism and entertainment facilities, and residential uses, including multiple family housing. Offices will be encouraged to locate in The Gaps Character Area.

b. **Mixed Use**

Developments within The Historic Village (east sector) may be used for both retail and residential purposes (i.e., two or more permitted uses may be physically integrated within a building, or separate buildings on the same lot).

c. **Built Form - East Sector**

Council shall ensure new development in The Historic Village Character Area (east sector) respects the existing scale, massing (e.g., placement on the site) and character typical of buildings in this area.

d. **Public and Institutional Uses Limited**

Public and institutional uses in The Historic Village Character Area (east sector) will be limited to those properties zoned for this purpose as of the date of approval by Council of this Official Plan. New public and institutional uses shall be encouraged to locate in The Gaps Character Area.

e. **Parking**

To reinforce the pedestrian orientation of the Area, its safety and convenience, the parking requirements for uses within The Historic Village Character Area (east sector) shall be minimal, existing on street parking shall be retained and, in the case of designated heritage properties no parking may be required.

f. **Mill "Quarter"**

Council shall examine the feasibility of developing a "Mill Quarter" around Watson's Mill, including the potential relocation of the offices of the Rideau Valley Conservation Authority, for commercial accommodation, boutiques, galleries, craft and other specialty outlets, museums, restaurants, and studios.

g. **West Sector Uses**

The Historic Village (west sector) shall be encouraged to develop as a combination of well landscaped, small shared parking areas to serve the retail uses on Main Street, interspersed with multiple family accommodation fronting onto Ann Street.

#### **4. The Post Office District**

This Character Area wraps around the west side of the Main/Bridge/Maple Streets' intersection and extends north almost to the junction of Main Street with Ottawa Road 8. The predominant use in this Area is professional and business services. It also includes the local post office building and a multiple family housing development. The long term goal for the Post Office District is to improve its appearance as the north entry point into the Village, and infill vacant and underutilized lots with multiple family housing.

a. **Permitted Retail Commercial Uses**

Retail uses on properties zoned for this purpose within the Post Office District Character Area, in addition to those uses lawfully existing as of the date of approval by Council of this Official Plan, shall be limited to offices. Other retail uses shall be encourage to locate in the Historic Village, Main Street and The Mews Character Areas.

b. **Multiple Family Housing**

Council may permit the development of multiple family housing throughout the Post Office District Character Area.

c. **Public and Institutional Uses Limited**

Public and institutional uses in the Post Office District Character Area will be limited to those properties zoned for this purpose as of the date of approval by Council of this Official Plan. New public and institutional uses shall be encouraged to locate in The Gaps Character Area.

d. **Orientation of Development**

The design of new development within the Post Office District Character Area shall reinforce the gateway function of Main Street by orienting buildings toward the Street and positioning those buildings close to the sidewalk, with parking hidden from view, to form a continuous frontage along the Street and a sense of enclosure to the road right-of-way.

e. **Landscaping to Reinforce Gateway**

Landscaping of existing development within the Post Office District shall be encouraged to reinforce the gateway function of Main Street through the generous use of various landscaping elements as wide sidewalks, benches, street trees, signage and other pedestrian amenities.

f. Notwithstanding a) above, retail uses shall be encouraged to locate within the Historic Village, Main Street, and the Mews Character Areas. However, retail uses shall be permitted within the Main Street of the Post Office District Character Area provided they are located on the ground floor and are accessory and clearly secondary to the permitted professional and business services and offices.

Retail uses shall be restricted to the ground floor and shall not occupy more than 45% of the gross floor area.

Special consideration to signage and the building facia shall be implemented through the site plan review process to ensure the retail component is clearly accessory to the primary use.

## 5. The Mews

This Character Area is the Village's automobile oriented retail area. The dominant use in this area is The Mews Shopping Centre. The long term goal for this area is to improve its internal vehicular circulation pattern and to soften its rather harsh pedestrian environment through landscaping its surface parking areas and the "voids" between buildings.

a. **Retail Uses**

The full range of retail uses may be permitted in The Mews Character Area including retail stores, business and personal services, and banks and other financial institutions. Retail uses which are suited to a pedestrian environment shall be encouraged to locate in the Main Street and The Historic Village Character Areas.

b. **Residential Development**

Residential development shall be permitted within The Mews Character Area.

c. **Public and Institutional Uses**

Public and institutional uses shall be permitted throughout The Mews Character Area.

d. **Open Areas between Buildings**

Open areas between buildings within The Mews Character Area shall be encouraged to be developed as pedestrian linkages to areas outside the Character Area, and as small parkettes or "outdoor rooms" for the enjoyment of pedestrians and shoppers.

e. **Pedestrian Friendly, Landscaped**

Redevelopment of The Mews parking areas shall be encouraged to a pedestrian friendly environment which shall include the addition of landscaped features and vegetation.

f. **Internal Vehicular Circulation**

Council shall examine the feasibility of redesigning the vehicular circulation network within The Mews Character Area such that internal circulation serving the shopping centre integrates better with the overall circulation pattern within the Character Area and the adjacent public road network.

## 6. The Arena

This Character Area is where the Village's major recreation facilities are located including its arena, tennis courts, baseball diamonds and other outdoor recreation facilities. The long term goal for this Character Area is to maintain and further develop this Area as the community's focus for its major recreation and athletic activities.

a. **Community Gathering and Entertainment**

The Arena Character Area shall continue to be the major venue for local community events, recreational, sport, social and entertainment events.

b. **Mixed Use - Recreational and Public**

The development and expansion of a mixed-use recreational and public use complex shall be considered for this location to serve the emerging demands of the Village's population.

## 7. "The Gaps"

This Character Area has an unfocussed mix of retail, office, residential and industrial uses and open spaces. It appears as unkempt. The Character Area, however, has the potential to develop a strong employment and multiple family, residential focus for Manotick. It has the potential to form an important link between the historic Village centre, and its shopping and recreation centre by providing accommodation for a "24 hour population" of residents and employees in this part of the Core. It has the capacity to encompass uses that could form a fundamental underpinning of the community's economy. The long term goal for The Gaps Character Area, therefore, is to see it develop as an area of employment and multiple family housing.

a. **General Commercial, Multiple Family Residential, Mixed Use**

Council shall promote this area for general commercial use, with a particular emphasis on office developments, as a multiple family district, including seniors housing, and a mixed use area encompassing various public and institutional facilities.

b. **Conceptual Development Scheme**

To promote the development of this area in the manner envisioned, Council will prepare a conceptual development scheme (i.e., a demonstration plan) that will graphically illustrate the potential of this Character Area to investors, and serve as a detailed guide to the development of the Character Area. This scheme should be undertaken as an initiative with local land owners, businesses and residents. Innovative urban design, continuity in building styles, scale and façades, extensive landscaping and attractive streetscaping should all be part of this strategic initiative.



### 3.7.2.5 Housing in the Village

(Outside the Village Core)

#### 1. Objectives

The planning objectives for Housing in the Village, outside the Village Core, that are derived from the Community's Vision for Manotick and the Plan Objectives are:

- a. **Maintain Single Family Predominance**  
To ensure single-family, detached housing remain the predominant form of housing in the Village, outside the Village Core.
- b. **Existing Neighbourhoods**  
To ensure that developed residential areas, outside the Village Core, retain their existing character, mix of housing types and density of development.

#### 2. Policies

To achieve the planning objectives for Housing in the Village, outside the Village Core, the following are Council's policies:

- a. **Locating Residential Development.**  
Residential development outside the Village Core shall be located in areas designated "Single Family (Estate)", "Single Family (Low Density)" or "Single Family (Moderate Density)" as indicated on Schedule A.
- b. **Single Family (Estate)**  
Single Family (Estate) areas may have a density of one to two units per gross residential acre (i.e., 2.5 to 5 units per gross residential hectare).
- c. **Single Family (Low Density)**  
Single Family (Low Density) areas may have a density of two to four units per gross residential acre (i.e., 5 to 10 units per gross residential hectare).
- d. **Single Family (Moderate Density)**  
Single Family (Moderate Density) areas may have a density of four to six units per gross residential acre (i.e., 10 to 15 units per gross residential hectare).
- e. **Gross Residential Defined**  
"Gross residential" refers to a unit of land, either an acre or hectare, designated for residential development on Schedule A, and does not include lands designated as "School", "Parks and Open Space", "Watercourse and Development setbacks", "Natural Environment Area" or "Stormwater Management Ponds". [Amendment 81, ordered by OMB File No. PL080373 issued on April 8, 2009]
- f. **Development within Existing Neighbourhoods**  
New infill development and redevelopment in existing residential neighbourhoods, outside the Village Core, shall be compatible with adjacent, existing housing with respect to lot size and configuration, and building size and setback.
- g. **Mahogany Community Conditions**  
The lands designated on Schedule B, Land Use Plan - Mahogany Community, shall be developed in accordance with the following conditions:
  - i. All development shall be on the basis of central water and wastewater services;
  - ii. A comprehensive Development Concept Plan as approved by the City of Ottawa will be used as the basis for the approval of subsequent plans of subdivision, site plans and zoning;
  - iii. The location of land uses will be in accordance with Schedule B;

- iv. Notwithstanding Policy C. 3) of Section 3.7.2.3, multiple family housing will be permitted in the Mahogany Community as shown on Schedule B;
- v. In addition to policies 2a) to d) of Section 3.7.2.5 concerning Residential Densities, the following additions will be permitted in the Mahogany Community which is shown on Schedule B:
  - a. Single Family (Low Density) will provide for approximate lot sizes of 22m x 50m.
  - b. Single Family (Moderate Density) areas may have a density up to seven units per gross residential acre (i.e. up to 16 units per gross residential hectare).
  - c. Mixed Residential areas may have a density of up to 14 units per gross residential acre (i.e. up to 35 units per gross residential hectare), and consist of singles, street townhouses, semi-detached, linked bungalows, and multiple clusters provided no more than 25% of the total residential units on the lands shown conceptually on Schedule B to the Amendment are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.
- vi. The level of development and the phasing of the Mahogany Community will be dependant on the provision of local and regional transportation infrastructure. It has been projected that the Strandherd/Armstrong Bridge will create additional capacity in the future to support the development. The developer will be required to demonstrate this capacity and how to achieve the City's approved level of service operating standard. The release of phases and dwelling units is dependant on the demonstration of capacity to support it.

The total amount of development in the Phases 1 to 5 as shown on Schedule C shall not exceed 1,400 dwelling units to be phased in accordance with the following phasing policies:

#### **Phase 1**

Detailed traffic impact studies, including a before and after study of the impact on the Strandherd/Armstrong Bridge, will be required to demonstrate there is capacity in Manotick to accommodate the development at the City's approved level of service operating standard. However, if the developer wishes to proceed with a portion of Phase 1 without the implementation of the Strandherd/Armstrong Bridge, it must be demonstrated through detailed traffic studies, approved by the City, that there is capacity in Manotick to accommodate the development at the City's approved level of service operating standard.

Zoning amendments to permit the development in Phase 1 must be supported by traffic impact studies to indicate that capacity exists in the village to support the development and how the constraints to transportation capacity have been alleviated.

The traffic impact studies will be supported by studies to demonstrate how capacity is being created to support the development. Depending on the timing of development (particularly related to the Bridge), the list of studies may include:

- Feasibility/desirability of prohibiting heavy truck traffic on Bridge Street;
- Action on access to the south island as per Bridge Street Intersection and Access Review Study (Delcan 2006);
- A traffic operations study of Bridge Street and Main Street corridors;
- A parking study of the core.

It shall be the responsibility of the developer to fund or wait for City implementation of the

required transportation improvements.

**Phases 2 to 5** – Like Phase 1, the development of Phases 2 to 5 also depends on the timing of the Strandherd-Bridge and its impact on the transportation network. The zoning amendments for each phase(s) of development will be supported by Traffic Impact Studies which include/consider the following:

- A traffic impact study which must include a wider network reaching northward to the future intersections on each side of the Strandherd-Armstrong Bridge;
  - Field survey and verification of the actual intersection capacity and operation in the field;
  - Comments regarding the southeast and southwest sector transportation network development. Issues related to the Southwest Transitway, North-South Light Rail and major roadway modifications, such as Limebank Road and Prince of Wales Drive, need to be monitored with the identification of actual infrastructure timing as part of the justification for all significant development in this area of the city;
  - Depending on the timeframe of each phase, it shall be the responsibility of the developer to fund or wait for City implementation of the following local modifications (subject to change depending on the results of the required studies and verifications):
    - A wider analysis of the transportation network reaching northward to the future intersections on each side of the Strandherd-Armstrong Bridge;
    - Signalization of the Bankfield/First Line Road intersection and provision of the required turn lanes;
    - Potential modifications to the Bankfield Road/Prince of Wales intersection (if warranted);
    - Widening of Bankfield Road to four lanes from First Line Road west to Prince of Wales Drive;
    - An additional turn lane and approach lanes, as identified/required at both the Bankfield/First Line Roads and Bankfield Road/Prince of Wales Drive intersections;
    - Consideration of the need to connect the East-West Collector to First Line Road in order to minimize the site traffic impact on Manotick Main Street;
    - A pedestrian/cycling or multi-use path connection to Potter Drive and Carrison Drive;
    - An east-west Collector Road link to First Line Road, if not provided/required at Phase 3
- vii. The proposed development shall reflect the village character as detailed in the Community Design Guidelines contained in the Development Concept Plan.
- viii. The Natural Environment Area illustrated on Schedule B to this Amendment will be subject to Section 3.7.2.8 (d).
- ix. The Stormwater Management Ponds shown conceptually on Schedule B, the precise location of which will be determined at the detailed design stage.  
[Amendment 81, ordered by OMB File No. PL080373 issued on April 8, 2009]
- h. **Special Design Area: Estate Residential and Open Space**  
Council shall permit the area on Schedule A designated as "SDA: Estate Residential and Open Space" to be developed as a residential area. The development may be permitted without amendment to this Plan, provided the following conditions are satisfied:
- i. **Conditions**  
A comprehensive development concept plan has been prepared for the entire area, to the satisfaction of the City of Ottawa, that will facilitate the logical phasing of development in the area (the integration of transportation links, parks and open space, pedestrian links,

- servicing and stormwater) and that will form the basis for various, subsequent plans of subdivision;
- ii. The residential component of the concept plan is comprised exclusively of Single Family (Estate) lots;
  - iii. The development concept plan shall ensure that development in the "SDA Estate Residential and Open Space" is distinct from the development in the serviced part of the village (larger lot sizes, lower density, more open space). The plan shall recognize that parts of the area designated are important groundwater recharge areas or have soils unsuitable for tile field construction that are more suited to uses such as recreation and/or open space (e.g., nature trails, active and passive parks, natural areas, etc.);
  - iv. The location and ownership of the recreation and/or open space areas will be to the satisfaction of Council, and determined in consultation with the affected land owners and the Manotick community;
  - v. All development shall be on the basis of private services. All residential plans of subdivision must have a density of development that conforms to the former Township of Rideau approved hydrogeological report, "Hydrogeological Suitability Extension of Manotick Development Area" by GeoAnalysis dated 4 April, 1989 "(i.e. average minimum lot size:0.4 to 0.6 hectares), or as determined by more current investigations;
- i. **Nicholls Island**  
Development on Nicholls Island shall be restricted to existing uses recognizing the constraints for development including slope stability, poor road linkages and servicing limitations and the fact that central services are not foreseen for this area

### 3.7.2.6 Village Employment Areas

(Outside the Village Core)

#### 1. Objectives:

The planning objectives for Employment Areas in the Village, outside the Village Core, that are derived from the Community's Vision for Manotick and the Plan Objectives are:

- a. **Location of Employment Areas**  
To encourage employment opportunities outside of the Village Core to be located primarily outside of the village boundary, at the Highway 416/Bankfield Interchange.

#### 2. Policies:

To achieve the planning objectives for Employment Areas in the Village, outside the Village Core, the following are Council's policies:

- a. **Locating Business Industrial Uses.**  
Council shall support the location of business and other employment generating uses generally outside of the village boundary around the intersection of Bankfield Road and Highway 416 in accordance with Ottawa Official Plan, Section 3.7.3. The study shall demonstrate:
  - i. that the land designated is immediately adjacent to Highway 416 interchange;
  - ii. justification for the need for the use and the size of the area to be designated;
  - iii. that there is no reasonable alternative location which avoids Agricultural Resource Areas;
  - iv. that there no reasonable alternative location in Agricultural Resource Areas with lower capability soils for agriculture;
  - v. that adequate water and wastewater services can be provided;

- vi. that the permitted uses do not conflict with existing agricultural uses, and meet local needs or the needs of the travelling public, or are related to rural resources that require large tracts of land and are therefore not suitable for a village location;
- vii. that suitable design and landscaping will be provided in keeping with the role of Highway 416 as an Entry Route to the National Capital;
- viii. opportunities to provide tourist orientation facilities, wherever feasible.

b. **Mixed Use Development.**

Development in the area designated "Mixed Use Development" shall be restricted existing uses recognizing the servicing limitations of the site and the fact that central services are not foreseen for this area.

### 3.7.2.7 Village Community Services and Institutional Uses

#### 1. Objectives:

The planning objectives for Community Services and Institutional Uses in the Village that are derived from the Community's Vision for Manotick and the Plan Objectives are:

a. **Range of Community Service & Institutional Uses**

To provide for a range of community service and institutional uses which support the needs of the Village and its residents.

#### 2. Policies:

To achieve the planning objectives for Community Services and Institutional Uses, the following are Council's policies:

b. **Locating Community & Institutional Uses**

Community services and institutional uses shall be centrally located in residential areas along collector roads and pathways to provide ease of access for vehicles, pedestrian and cyclists, and in selected Character Areas of the Village Core.

c. **Permitted Community Service and Institutional Uses**

Community service and institutional uses that may locate in residential areas include schools, community centres, places of worship, senior citizen and day care centres. Community service and institutional uses that may locate in the Village Core include special needs care facilities, government offices and facilities, and those uses permitted in residential areas.

d. **School Sites**

Council shall ensure that there are an adequate number of school sites dedicated to accommodate facilities to serve the students generated by the development of new residential areas within the Village of Manotick.

### 3.7.2.8 Village Open Space and Recreational Areas

#### 1. Objectives:

The planning objectives for Open Space and Recreational Areas in the Village that are derived from the Community's Vision for Manotick and the Plan Objectives are:

a. **Cycling Network**

To provide a network of cycling and pedestrian paths throughout the Village.\

- b. **Safe and Convenient**  
To create a safe and convenient cycling and pedestrian environment.
- c. **Open Spaces - Maintain & Expand**  
To maintain and expand upon open spaces and recreational areas.

## 2. Policies:

To achieve the planning objectives for Open Space and Recreational Areas, the following are Council's policies:

- a. **Pedestrian and Cycling Network**  
The pedestrian and cycling network as conceptually identified on Schedule A shall consist of continuous pathway linkages throughout the residential areas that link these areas to the Village Core, major recreational facilities and other open spaces.
- b. **Dedication of Open Space**  
In newly developing residential areas, Council shall require adequate dedication for the development of parks, open spaces and pathways through the subdivision and site plan processes.
- c. **Applying Section 5.8 of Rideau Official Plan**  
Council shall ensure, in addition to Ottawa Official Plan Section 2.4.5, that the following policies shall apply:
  - i. **Natural Environment Area**  
Lands identified on Schedule B shall be retained as Natural Environment Area.  
[Amendment 81, ordered by OMB File No. PL080373 issued on April 8, 2009]
  - ii. **Providing Neighbourhood Parks.**  
An eastern and western open space node shall be developed in the area located south of the Potter Drive residential area as indicated on Schedule A, the intended function of which are neighbourhood parks and shared open spaces with possible future school sites;
  - iii. **Long Island as Public Open Space.**  
As recommended by the Riverbends Study of the Rideau Valley Conservation Authority, the northern limit of Long Island shall be reserved and designated as public open space once acquired by a public authority to connect the Parks Canada lands on Nicholl's Island with the existing open space area.
  - iv. **Boat Launch Facilities.**  
The existing boat launch facilities at Bridge Street and the existing private open space located south of Bridge Street adjacent the west channel of the Rideau River shall be designated and preserved for open space. These facilities may continue their current operations, with redevelopment and improvement permitted as required, subject to all necessary approvals. The shape and size of this open space area shall be determined in the long-term redevelopment of this area.
- d. **Natural Environment Area**  
The site designated Natural Environment Area in the Manotick Secondary Plan is subject to all of the policies of Section 3.2.2 and 5.2.1 of the Official Plan, including the need for an Environmental Impact Statement (EIS) within 30 metres of the boundary of the Natural Environment Area;

- The City and the developer enter into negotiations for the City to secure the property and retain it in its natural state;
- By 2011, the City and the developer have not reached agreement on securing the property, the developer will complete and EIS of development within the Natural Environment Area to demonstrate that development that could occur and still meet the test of the Provincial Policy Statement. The City will amend the Manotick Secondary Plan to change the designation of the Natural Environment Area based on the outcome of the EIS.
- Any development potential (over and above the 1,400 dwelling units permitted in Phases 1 to 5) arising from the approval of an EIS will be added to the “Future Development Area”. [Amendment 81, ordered by OMB File No. PL080373 issued on April 8, 2009]

e. **Neighbourhood Amenity:**

A small area of natural greenspace will be retained around the pond as a neighbourhood amenity and seasonal wildlife habitat. The permitted uses in this land use category include trails and pathways. The location and design of any trails or pathways will need to be approved by the City and the Rideau Valley Conservation Authority.

[Amendment 81, ordered by OMB File No. PL080373 issued on April 8, 2009]

### 3.7.2.9 Village Utilities and Servicing

The Manotick Servicing Options Study 1997 and the Amendment to the Servicing Options Study 2000 prepared by Robinson Consultants Inc. indicated that there are a number of alternatives to supply treated water to the Village, and to dispose of the Village's wastewater.

Alternative, long term solutions for water supply include a communal well system, extension of the central system, a water treatment plant in Manotick, a reservoir and pump station, and individual private wells. The study indicated that the option chosen will vary with the area in the Village served, and that a combination of private individual wells, small communal systems and connections to the central supply system are possibilities.

The Study's preferred option for the long term, given the Village's anticipated growth, is to supplement the connection to the central system that currently serves the core and Hillside Gardens, so that the whole Village, over time, can be provided with treated water from the central system.

The wastewater disposal options examined included subsurface disposal systems (e.g., private septic systems), a communal system with subsurface disposal, and the pumping of wastewater to the central system for treatment and disposal. Continued use of private individual treatment units for new development was not considered an option for the plans proposed for Manotick. It was recognized, however, that many of the existing systems are performing reasonably well, particularly on large lots, and can be expected to do so for a significant period of time.

The study concluded that the only realistic alternative for the disposal of wastewater from Manotick is to pump it to the central system.

Priority areas within the Village as identified by the Study for connection to central systems, both treated water and wastewater, were the Village Core and Hillside Gardens (north portion of Long Island). The Study confirmed significant problems from malfunctioning private systems in the core area of Manotick. Significant problems were also noted in the Hillside Gardens area which has resulted in very high bacteriological loading to surface waters. Further septic system failures in the Core and Hillside Gardens, the Study noted, may result from increased water consumption as a result of the recent servicing of these areas by the central water supply system.

Subject to detailed terrain analysis and hydrogeology investigation the study concluded that because it is isolated from the rest of the village, the area West of Mud Creek could be permitted to develop on estate lots, on private services with a minimum lot size that will clearly distinguish this area from the remainder of the village designated for central water and sewage.

The following objectives and policies constitute the Village of Manotick Servicing Strategy.

## **A. General**

### **1. Objectives:**

- a. **Transition to Central Infrastructure**  
To provide for a gradual transition from private individual services, including wells and wastewater disposal systems, to a central water supply, and a wastewater treatment and disposal system.
- b. **Surface Drainage**  
Concurrently with the transition to central systems for the supply of water, and the disposal of wastewater, to undergo a gradual change from surface drainage to a managed stormwater system.
- c. **New Development Areas**  
To require areas designated New Development Area to be on the basis of central water supply, and a wastewater treatment and disposal system and managed stormwater system.

### **2. Policies:**

- a. **Connection to Wastewater Disposal & Treatment**  
Council shall make every effort to secure the immediate connection of priority areas within the Village (i.e., the Village Core and Hillside Gardens [north portion of Long Island]) to the central wastewater treatment and disposal system to complement the existing central water supply serving Manotick.
- b. **Council's Position on Funding Priority Areas**  
Council's position in securing the immediate connection of the priority areas within the Village to the central water and wastewater treatment and disposal system is that:
  - i. **Central System Connection**  
The connection of the Village to the central water and wastewater treatment and disposal system is to be funded through on a proportional basis by the City, for existing development and through Development Charges for new development; and,
  - ii. **Individual Lot Connections**  
The connection of each lot within the priority areas to the central system will be on a cost recovery basis, except in cases of an identified public health and environmental need where funding assistance may be provided by the City and/or senior levels of government, or where special funding assistance may be available through a senior government capital grant program.
- c. **Extension & Funding of to Non-Priority Areas**  
Council's position concerning the extension of the central wastewater treatment and disposal system, and the central water supply to existing lots within the Village, outside the priority areas,



and undeveloped areas as designated on Schedule A, is that:

i. **Existing Lots**

For existing lots outside the priority areas, the connection of each lot to the central systems will be implemented on a cost recovery basis, and where sufficient demand by potential users warrants, except in cases of an identified public health and/or environmental need where funding assistance may be provided by the City and/or senior levels of government, or where special funding assistance may be available through a senior government capital grant program.

ii. **New Development Areas**

For New Development Areas designated on Schedule A, the connection of each new lot to the central system will be required as a condition of subdivision approval, the cost the design and installation of which is to be financed in full by the developer of the proposed subdivision.

d. **Use of Existing Private or Communal Systems**

The continued use of existing private individual, or communal water and wastewater disposal systems shall be monitored to determine the implications of the continued use of these systems on:

**Criteria**

- i. The public health and safety of Village residents;
- ii. The conservation and protection of the natural environment; and,
- iii. The ability of the municipality to fully implement the Village of Manotick's servicing strategy.

e. **Council Action**

Where it is determined that there is a negative consequence to the continued use of existing private individual, or communal water and wastewater disposal systems, Council may take whatever action is deemed appropriate to secure the immediate connection of the areas within the Village for which there is a concern, to the central wastewater treatment and disposal system, or central water supply system, in accordance with Policy 3.7.2.9 A.2 b) ii) above.

## **B. Storm Water Management Policies**

a. **Adhering to Master Drainage Plan**

Council shall ensure that the servicing designated New Development Area and Special Design Area: Estate Residential and Open Space effectively implements the current Master Drainage Plan for the Village. In that regard, new development shall be required to construct underground or surface drainage systems as deemed appropriate by the City.

b. **Co-ordinating with Adjacent Government Agencies.**

Council shall coordinate with other government agencies and authorities, in defining servicing solutions required to manage storm water drainage (both water quality and quantity) in Manotick, including temporary storage and holding areas both within and adjacent the Village's boundaries.

## **C. Sanitary Sewage Disposal Policies**

a. **Central System**

A central wastewater disposal and treatment system shall be provided throughout the Village, over time, in accordance with the Village of Manotick servicing strategy.

**b. Existing Private Sanitary Systems.**

Existing private sanitary sewage disposal systems may continue to be used in areas of existing development throughout the Village provided those systems do not jeopardize:

**Criteria**

- i. The public health and safety of Village residents;
- ii. The conservation and protection of the natural environment; and,
- iii. The ability of the municipality to fully implement the Village of Manotick's servicing strategy.

**c. Circumstances Allowing Private Individual Systems**

Council shall not support private individual systems for new development, except in the case of undeveloped infill lots in registered plans of subdivision or individual lots of record which meet the criteria of the applicable approval authorities and do not jeopardize, in the opinion of Council, the ability of the municipality to fully implement the Village of Manotick's servicing strategy. An amendment to the zoning by-law shall be required.

## D. Water Supply Policies

**a. Central System**

A central regional water supply shall be provided throughout the Village, over time, in accordance with the Village of Manotick servicing strategy.

**b. Prioritizing Piped Water Supply**

When prioritizing the construction and installation of a central water supply system in the Village, Council shall refer to the following criteria to assist in setting which area(s) should receive priority:

**Priority Criteria**

- i. The installation is deemed necessary to remedy a public health or safety problem;
- ii. The density of development is greater than 10 units per hectare (4 units per acre);
- iii. The installation is based on an approved Local Improvement Scheme; and,
- iv. The installation is part of an approved capital works program.

### 3.7.2.10 Village Streets, Transportation and Transport

**1. Objectives:****a. Safe, Accessible and Efficient**

To support the Village's character and vision by providing for the safe, accessible and efficient movement of pedestrians and vehicles throughout the community.

**b. Pedestrian Friendly, Transit Accessible**

To promote a pedestrian friendly and transit accessible environment, particularly in the Village Core.

**2. Policies:****a. Section 6 of Official Plan Apply**

Ottawa Official Plan, Section 4.3, applies to the Village of Manotick.

**b. Road Requirements - New Subdivisions.**

Council shall ensure that the development and layout of future local roads in new subdivisions are subject to subdivision and site plan control, and designed using standards which complement the

Village's character.

c. **Providing Pedestrian and Cyclists Links**

Council shall pursue the development of a safe and convenient network of pedestrian and bicycle routes, pathways and linkages throughout the Village as conceptually identified on Schedule A.

d. **Sidewalks**

Where feasible, sidewalks shall be provided on both sides of all regional roads and on one side of collector roads, and where special conditions warrant, sidewalks may be required on one side of local roads.

e. **Transit Services**

Council shall encourage transit services to be extended to Manotick as the Village evolves and demand warrants, and shall ensure the priority area for this service is the Village Core.

f. **Gateways**

The following design guidelines apply to gateways designated on Schedule A:

i. **Village Gateway Design Guidelines.**

Gateways should incorporate landmark features including architectural light standards, Village signage, intensive landscaping, and where operationally feasible, traffic islands; and,

ii. Development adjacent streets that bisect gateways should be oriented toward the street and include extensive landscaping with parking areas hidden from view.

g. **Shoreline Properties - Commercial Parking Restrictions and Special Landscaping Requirements**

Parking lots of commercial developments situated next to the Rideau River, shall not be located adjacent the shoreline frontage of those properties, and where a commercial property abuts or is in close proximity to the Rideau River, special landscaping shall be incorporated into the site plan for the proposed development of that property that mitigates the visual impact of such parking areas as viewed from the Rideau River.

### 3.7.2.11 Village Environmental Management

#### 1. Objectives:

a. **Preserve & Protect**

Preserve and protect the natural resources and areas of environmental significance within the Village.

#### 2. Policies:

a. **Applying Section 5.7 of the Official Plan**

Ottawa Official Plan Sections 4.7 and 4.8 apply to the Village of Manotick.

b. **Environmental Protection Areas**

Environmental Protection Areas, as defined by the Township of Rideau Official Plan and located within the Village, are those lands designated "Development Setback" and "Significant Woodlot" on Schedule A.

c. **Constraint Lands**

Environmental Constraints Areas, as defined in the Ottawa Official Plan, include those lands

adjacent all watercourses, within the area of 100 year flood plains, areas of unstable slopes and other hazard lands within the Village.

### 3.7.2.12 Village Heritage Conservation & Design Guidelines

#### A. Heritage Conservation

##### 1. Objectives:

- a. **Location of Heritage Interest**  
To define the location of heritage interest.
- b. **Protect Heritage Interest**  
To protect the existing built and natural areas of heritage interest.
- c. **Heritage as an Economic Foundation**  
To build on the existing heritage in the Village to create a venue that is attractive and interesting.

##### 2. Policies:

- a. **Applying Existing policies**  
Cultural Heritage Resources policies in Section 4.6 of the Ottawa Official Plan apply in the Village of Manotick.
- b. **Area of Heritage Interest**  
An area of "primary heritage interest" is the area generally defined by The Historic Village and Main Street Character Areas in the Village Core, as identified on Schedule A.
- c. **Creating a Heritage District**  
A study under the Ontario Heritage Act shall be undertaken for the purpose of designating the area of "primary heritage interest" as an heritage district.
- d. **Respect for Architectural Character**  
In the interim, Council shall ensure new development in the area of "primary heritage interest" respects the scale, form and character typical of buildings in the area. Accordingly, Council may develop zoning and other land use regulations and tools that will assist in implementing this policy. This may include incorporating into the Zoning Bylaw such regulations for the Village Core as "build to lines", building envelopes, upper story set backs, signage and other façade and roof treatment provisions.

#### B. Principles of Design & Development

The following principles of design and development apply to future development within the Village of Manotick

1. **Waterfront Access & Views**  
Public access and views to the Rideau River should be conserved and enabled when opportunities arise.
2. **Views from the River**  
Views from the Rideau River to developments along the shoreline, should be enhanced through the application of design and landscaping principles comparable to those principles that apply to the design and landscaping of the frontages of residential properties. Shore land property owners shall be encouraged to naturalize their shore lands in the interests of improving water quality and to re-

establish the natural appearance of the Rideau Canal shore land

**3. Heritage Resources**

Heritage resources should be conserved and enhanced as a building block of the community's economy.

**4. Institutional Landmarks**

The existing character and identity of Manotick, in particular its institutional landmarks, should be conserved and enhanced as the most prominent elements of the Village's skyline.

**5. Transition Zones**

Transition zones, or buffers, should be provided between areas of similar use but markedly different densities, or between different and potentially incompatible uses and areas.

**6. Natural Areas, Land Forms & Watercourses as Defining Elements**

Natural environment areas should be conserved and enhanced, and significant land forms and watercourses should be recognized and incorporated into newly developing areas as defining elements of the Village's urban form and pattern of land use.

### **3.7.2.13 Village Plan Implementation**

**1. Objectives:**

**a. Village Vision**

To assist in the achievement and realization of the Community's Vision for Manotick as outlined in Section 3.7.2.1 of this Plan.

**b. Implement Growth Management**

To advance the implementation of the Plan Objectives as detailed in Section 3.7.2.2 and the associated growth management principles, objectives and policies detailed in Section 3.7.2.3.

**c. Preserve Village Character**

To preserve the unique character and natural setting of the Village.

**2. Policies:**

**a. Phasing of Development**

All new development in areas outside the Village Core, as defined by Schedule A, including the lands north of Bankfield Road designated "Village" on Schedule A of the Ottawa Official Plan shall be phased to respect the Community's Vision for Manotick as stated in Section 3.7.2.1 of this Plan, the Plan Objectives as detailed in 3.7.2.2 and the growth management guidelines, objectives and policies for the Village of Manotick as noted in Section 3.7.2.3. New development within the Village Core shall respect the objectives and policies for the Core's various Character Areas as detailed in Section 3.7.2.4 of this Plan.

**b. Co-ordinated, Natural & Logical Progression**

The basic principle that is to guide the phasing of the Village's growth in areas outside the Village Core, is that any new development shall represent a coordinated, natural and logical progression outward from the Village Core. The intended result of the application of this principle is that new development should be a rational, incremental extension of the existing built form of the Village.

**c. Monitoring Development**

To ensure the residential growth of the Village can be serviced with existing and new community

facilities that are affordable, and its residents can be integrated into the Village's social fabric, the amount and rate of growth of new residential development will be monitored for its impact on the achievement of the Primary Objective of this Plan. Accordingly, the performance of this Plan will be the subject of a monitoring report prepared for Council's consideration not less frequently than once every five (5) years on the anniversary of the adoption of this Plan and include, as potential indicators:

**Monitoring Criteria**

- i. The rate of growth experienced in the Village over the reporting period;
  - ii. The facilities required to service that growth (e.g., schools, parks and other recreation facilities) and whether or not those facilities have been developed or are planned in the foreseeable future;
  - iii. The capacity of volunteer organizations to meet the needs of new residents (e.g., the provision of recreation programs);
  - iv. The capacity of the road network to accommodate the growth demonstrated through such factors as traffic counts at key Village intersections; and,
  - v. Other indicators as deemed appropriate by Council.
- d. **Servicing Strategy**  
All new development shall be implemented in accordance with the Village of Manotick servicing strategy as detailed in Section 3.7.2.9, Village Utilities and Servicing.
- i. **Adjacent Lands**  
Council shall make every effort to ensure that any development proposed on lands adjacent the Village, respects the Community's Vision for Manotick as stated in Section 3.7.2.1 of this Plan, the Plan Objectives as detailed in Section 3.7.2.2 and the growth management guidelines, objectives and policies for the Village of Manotick as noted in Section 3.7.2.3.
- e. **Sections 3.7.2.5 & 3.7.2.7 Apply**  
The policies of Section 3.7.2.5, Land Use Designations and Section 3.7.2.7, Administration apply to the Village of Manotick.
- f. **Zoning Bylaw**  
The City of Ottawa Zoning Bylaw shall be amended, as required, to implement the policies of this Plan. However, it is intended that the performance standards and permitted uses of the zoning regulations applicable to the existing residential areas shall generally remain unchanged.
- g. **Holding Zones**  
Council may consider the use of Holding Zone by-laws to pre-designate the future use of lands, including all lands designated on Schedule A for the future residential development. In addition to Ottawa Official Plan 5.2.3 the removal of the holding zones may be subject to one or more of the following:
- h. **Criteria**
- i. **The approval of a plan of subdivision;**
    - i. The provision of adequate park and school land dedication and facilities to serve the proposed area;
    - ii. The provision of adequate transportation services for the proposed area;
    - iii. The approval of a site plan control application and a site plan agreement;
    - iv. The provision of adequate services in accordance with the Village of Manotick servicing strategy as detailed in Section 3.7.2.9, Village Utilities and Servicing; and/ or,
    - v. Such other matters as may be required by Council.

**j. Development Application Review**

In addition to the provisions of Section 3.7.2.3, Planning Policies and Processes, of the Township of Rideau Official Plan, Council may require any of the following prior to the acceptance of an application for development in the Village including:

**k. Studies**

- i. Environmental impact study;
- ii. Servicing feasibility study;
- iii. Hydrogeology study;
- iv. Soils and geotechnical study;
- v. Noise impact and attenuation study;
- vi. Transportation and traffic study;
- vii. Market feasibility and impact analysis study;
- viii. Financial impact study;
- ix. Urban design study and architectural guidelines;
- x. Social impact study; and/or
- xi. Other studies as may be deemed required by Council.

**l. Conditions of Development Approval**

In addition to the provision of 3.7.2.3, Planning Policies and Processes, of the Township of Rideau Official Plan, in the case of applications for development outside of the existing built up areas of the Village, the following special conditions shall apply:

**i. Conserve Environmental Features**

The developer and all successor owners shall incorporate and conserve existing woodland areas and watercourses into their development including those not specifically designated on Schedule A; and,

**ii. Cost Sharing Agreements**

The developer and all successor owners of the development shall enter into a cost sharing agreement with the City with respect to the provision of infrastructure, community and recreation facilities, and transportation improvements required to serve the proposed development area.

**m. Subdivision Approvals and Consents**

In addition to the of Section 3.7.2.3, Planning Policies and Processes, development of properties in the Village shall generally be implemented by plans of subdivision.

**n. Site Plan Control Approval**

In addition to the provision of Section 3.7.2.3, Planning Policies and Processes, developments that are subject to Site Plan Control Approval shall have regard to the principles of design and development of this Plan detailed in Section 3.7.2.12. B.

**o. Special Studies**

Where deemed necessary, Council shall require additional special studies and allocate additional resources to assist with the implementation of this Plan.