

1.0 – Introduction – South Nepean Secondary Plan for Area 8

This Secondary Plan for Area 8 in South Nepean provides detailed policies and an approach to guide the future development of the subject lands. The Secondary Plan provides a strategy for housing, employment, recreation, environmental conservation and the provision of infrastructure in this part of South Nepean. The policies arising from this Secondary Plan form part of the Ottawa Official Plan and should be read in conjunction with the policies of the Official Plan.

2.0 Location

The area affected by this Secondary Plan is defined by the realigned Strandherd Drive on the north, the Jock River on the south, Cedarview Road on the west and the existing Kennedy-Burnett Stormwater facility to the east and are generally described as:

- Those Parts of Lots 13, 14 and 15, Concession 3, Rideau Front as identified on Schedules A5 and B5 attached hereto.

3.0 Goals and Objectives

Development of Area 8 shall be based on the following general goals and objectives and development proposals shall be consistent with them:

1. To provide a land use pattern which complements land uses proposed for Planning Areas 9 & 10 and the Activity Centre.
2. To provide a mix of primarily residential uses as well as employment uses to build on and complement the locational opportunities of the Strandherd Drive corridor which links Highway #416 to the Activity Centre.
3. To conserve the Jock River floodplain and utilize the recreation potential that may be available from it.
4. To present a positive image along Strand herd Drive and thereby reinforce its function as a gateway to South Nepean.
5. To present a positive image along the Main Street Arterial, to reinforce its function as the principle entry to the Activity Centre.
6. To provide a transportation network of roads which blends into and integrates with the existing and planned network.
7. To provide for a convenient and safe pedestrian and bicycle network.
8. To enable the provision of an efficient local transit service and to recognize and protect for the long term provision of a rapid transit corridor.
9. To provide a cost effective and flexible strategy for the provision of infrastructure.

4.0 Development Policies

The following policies have been established to guide the future development of Area 8:

4.1 Population and Employment

It is intended that the time of buildout of the subject lands, the residential areas identified on Schedule A5 shall consist of 700 residential units accommodating approximately 1700 residents. The overall employment in Area 8 shall achieve a minimum of 350 jobs, the majority of which will be located within the industrial and commercial areas shown on C Schedule A5.

4.2 Structure - Organizing Principles

The geographic area of Area 8, as shown on Schedule A5, is defined by Strandherd Drive to the north and the Jock River to the south. The eastern boundary is generally defined by an existing Storm Water facility and the western boundary by Cedarview Road. Within these boundaries the structure of Area 8 shall, where possible, be based on a modified ; urban grid road pattern, and on the following organizing principles:

1. Main Street: as shown on Schedule A5, the Main Street axis will serve to integrate ;1 and connect abutting planning areas from Strandherd Drive to the Activity Centre. Main Street shall also be the focus for transit within Area 8.
2. Jock River: the Jock River floodplain generally divides the building intensive and land intensive categories of land use.

4.3 Land Use and Densities

In accordance with Schedule A5 land in Area 8 shall be divided into the following broad land use designations:

- Residential
- Prestige Business Park
- Local Commercial
- Commercial Recreational Area
- Conservation Area
- Storm Water Management

These designations are intended to show general areas of land use in accordance with the provisions of the text. The boundaries are not to be scaled or strictly interpreted and may vary without amendment to this plan, provided the general intent and policies of the plan are upheld.

The provisions governing the use of land within these designations are described as follows:

4.3.1 Residential

4.3.1.1 Location

1. Development permitted in this designation shall be located as shown on Schedule A5.

4.3.1.2 Function

1. To accommodate a mixture and diversity of housing types.
2. To accommodate land uses which directly support and service the immediate residential area.

4.3.1.3 Uses and Densities

1. Areas designated residential shall permit a variety of housing types including single detached, semi-detached, row house, stacked townhouses and low rise apartment units.
2. The two residential areas shown on Schedule A5 shall be developed with the following targets for units and population estimates:

1	340 units	625 pop.
2	360 units	1075 pop.
TOTAL	700 units	1700 pop.

3. The residential area closest to the Activity Centre (area 1 on A5) shall primarily consist of medium to high density residential uses. The western residential area (area 2 on A5) shall primarily consist of low to medium residential uses.
4. Accessory apartments, garden suites and home-based businesses shall be permitted in all Residential areas subject to the general policies of the Official Plan and the Zoning By-law.
5. Public parks and institutional uses such as schools, child care facilities, places of worship and funeral parlours are permitted in all Residential areas provided that the scale and level of activity of these uses is compatible with and maintains the overall residential character.

4.3.1.4 Development Requirements

1. The maximum building height for ground oriented residential development shall not exceed 10.7 metres.
2. Direct access to Strandherd Drive for any residential development is not permitted.
3. The neighbourhood park identified on Schedule A5 shall be designed to be a focal point of the residential area and should be surrounded by public streets on all sides.
4. Set backs next to Main Street shall be minimized.
5. No rear lotting of development shall be permitted along the Main Street Arterial identified on Schedule A5.
6. Residential subdivisions next to the Jock River floodplain shall accommodate public and/or private linkages to the Jock River.
7. No single detached or semi-detached uses shall front on to Strandherd Drive or Main Street. Uses fronting on these streets shall be limited to medium or high density uses or non-residential uses in accordance with the provisions of Subsection 4.3.1.3.

4.3.2 Prestige Business Park Area

4.3.2.1 Location

1. Development permitted in this designation shall be concentrated along Strandherd Drive, to the west of Cedarview Road as shown on Schedule A5.

4.3.2.2 Function

1. To provide for employment opportunities typically characterized by low to mid level industrial buildings, typical of business park developments.

4.3.2.3 Uses and Densities

1. Development shall primarily consist of traditional business park uses.
2. Permitted uses shall include research and development facilities, advanced technology industries and services, light manufacturing and production facilities, offices, banks, and a limited amount of small scale support services (e.g. restaurants) that are intended to serve the Prestige Business Park.
3. Employment at buildout shall achieve a minimum of 350 jobs.

4.3.2.4 Development Requirements

1. Building height next to Strand herd Drive is limited to 18.0 metres maximum.
2. Designated areas located within the existing Jock River floodplain shall only be permitted subject of the approval of the Rideau Valley Conservation Authority

3. Front yard setbacks for development next to Strandherd Drive shall be minimized.
4. The minimum lot area should be generally 1.0 ha and the maximum lot coverage should be 50% of the lot area. Substantial landscaped areas next to public streets will be conditions of site plan approval for all development within this designation.
5. Support services noted in 4.3.2.3(2) shall not be located next to Strandherd Road.

4.3.3 Local Commercial

4.3.3.1 Location

1. Development permitted in this designation is identified at the south west corner of Strandherd Drive and Main Street as shown on Schedule A5.
2. Alternatively, the local commercial site may be more centrally situated along the Main Street arterial, between Strandherd Drive and the Storm Water facility, without amendment required to this Secondary Plan.

4.3.3.2 Function

1. To accommodate a local neighbourhood level of retail and shopping uses primarily intended to service area residents.

4.3.3.3 Uses and Densities

1. Local Commercial is intended to service the immediate residential area and permits uses such as retail, personal service, restaurant and office type uses. Local commercial shall not permit fast food or drive-thru type uses, or any automotive uses such as a gas station or gas bar.

4.3.3.4 Development Requirements

1. Retail uses shall be restricted in implementing by-laws to permit a maximum of 550 square metres of space
2. The visibility of parking areas next to the Main Street Arterial shall be minimized

4.3.4 Commercial Recreational Area

4.3.4.1 Location

1. Areas to be used for Commercial Recreation are shown symbolically within the Jock River floodplain on Schedule A5. The actual size, shape, boundaries shall be subject to further studies and approvals from the Rideau Valley Conservation Authority.

4.3.4.2 Function

1. To provide for land intensive recreational opportunities to service the greater South Nepean area.

4.3.4.3 Uses and Densities

1. Uses contemplated include golf courses, public or private sports fields, equestrian uses, outdoor skating rinks and similar type uses.
2. Recreational uses with motorized vehicles such as go-kart tracks or uses which are building intensive are specifically not permitted.
3. Buildings and structures required for any permitted uses shall be small in scale, limited in function, and compatible with the rural landscape.

4.3.4.4 Development Requirements

1. No development of Commercial Recreation uses shall be permitted until the required studies noted in Subsection 4.3.4.1 have been completed to the satisfaction of the City of Ottawa and the Rideau Valley Conservation Authority. Such studies will include the mapping of a Two Zone floodplain system for the Jock River, with Commercial Recreational uses permitted, if any, only on appropriate portions of the flood fringe.

2. floodplain management regime (wherein the floodway is defined as the entire floodplain) shall apply.
3. Buildings and structures within the Jock River floodplain require the approval of the Rideau Valley Conservation Authority.

4.3.5 Conservation Area

4.3.5.1 Location

1. Conservation lands are shown symbolically on Schedule A5. The detailed location of the Conservation lands would consist of the areas of land remaining following any utilization of the Jock River floodplain for purposes such as contemplated in Subsections 4.3.4.
2. It is intended that in the event of future floodplain mapping to define the Two Zone System to the Jock River floodplain, that the area designated Conservation lands shall include the entire floodway (inner zone) which is subject to the greatest level of restrictions.

4.3.5.2 Function

1. To serve as a naturalized area which is prohibited from urban development and to help protect the Jock River and its floodplain.

4.3.5.3 Uses and Densities

1. Uses permitted shall include agriculture, nature conservancy uses, passive open space and recreation uses.

4.3.5.4 Development Requirements

1. No buildings and structures shall be permitted and the policies of Ottawa Official Plan Section 4.8 uses shall apply.

4.3.6 Storm Water Management

4.3.6.1 Location

1. The Storm Water Management facility is shown on Schedule A5. Subject to detailed studies, this facility may have to be expanded, without amendment required to the Secondary Plan.

4.3.6.2 Function

1. To function as a storm water retention and settlement facility for urban portions of South Nepean.

4.3.6.3 Development Requirements

1. The specific size, design and location of the expanded facility is subject to the Environmental Assessment process.

5.0 Transportation Policies

The major components of the transportation system are illustrated on Schedule A5. The system is designed to complement planned service for all of South Nepean as well as Area 8. The system is also intended to serve all modes of movement in a safe, efficient, and convenient manner suitable to each travel mode.

5.1 Road Network

1. The network of existing and proposed Arterials is shown on Schedule A5 and the policies of Ottawa Official Plan, Sections 2.3 and 4.3 shall apply to all roads within the Secondary Plan.

2. As shown on Schedule A5, Area 8 is intended to be bound by either existing or proposed Arterial Roads on the north and west sides. A new Arterial road, referred to as Mainstreet, shall also be provided as shown on the Schedule.
3. Within the framework established in (2), a modified urban grid pattern of local roads will be encouraged.
4. As Mainstreet is intended to accommodate the future rapid transit corridor, special design characteristics will apply and are detailed in Subsection 5.2.

5.2 Transit

1. Local transit service will be provided in accordance with growth in the Secondary Planning area. Local service should be provided on the basis of a maximum walking distance of 400 metres, with the grid network of streets facilitating pedestrian accessibility.
2. The extension of the Rapid Transit System into Area 8 will result in high transit accessibility to all of the Urban Transit Area and will encourage high transit usage.
3. As shown on Schedule A5, the Mainstreet Arterial is intended to accommodate the long term desire for a rapid transit corridor to extend west into Area 8 and beyond. Mainstreet shall be designed to accommodate two lanes of traffic in each direction with on-street parking. In the median of Mainstreet, future rapid transit facilities shall be provided, initially at grade with provision to grade separate in the future. Prior to the introduction of rapid transit facilities, Mainstreet will function as a two or four lane road with a landscaped median and on-street parking. Mainstreet shall meet the following requirements:
 - o a right-of-way width maximum of 40 metres, and reduction in right-of-way width shall be approved by the City;
 - o interim landscaping measures and uses in the Mainstreet median shall be compatible with the long term landscaping requirements and the introduction of the rapid transit facilities, subject to City approval;
 - o only one Local Road 4 way intersection with Mainstreet shall permit full turning movements, other roads shall be limited to right turn movements only;
 - o buildings fronting on Mainstreet shall be serviced by utility laterals that do not cross the transitway portion of the Mainstreet right-of-way;

5.3 Pedestrians and Bicycles

1. The road network shall be designed to encourage alternate modes of transportation including cycling and walking.
2. Pedestrian sidewalks shall be provided on at least one side of all Local Roads and both sides of the Main Street Arterial.
3. Notwithstanding Policy 2 of this subsection, there shall be no sidewalk required on the south side of Madrid Avenue, the north side of Waterlilly Way and the east side of Kenton Avenue.[Amendment #107, August 8, 2012]

6.0 Urban Design

Urban design in Area 8 is important to the success of urban design of all of South Nepean due to its location adjacent to the future Activity Centre, the amount of frontage on Strandherd Drive, and its proximity to the Jock River and its floodplain. The following guidelines shall be considered during the development approval process:

6.1 Urban Design Guidelines

1. Developments adjacent to Strand herd Drive and Main Street shall contain architectural facades that present a positive image for South Nepean. Building heights adjacent to these streets shall be low profile and generally limited to three storeys, with the exception of the Prestige Business Park which may be higher as permitted by Subsection 4.3.2. 2.
2. Where possible, existing stands of trees and vegetated areas should be integrated within the landscaping of new developments.
3. The Main Street shown in Area 8 provides an opportunity for the creation of a streetscape theme and identity that contributes to a sense of place and linkage to the Activity Centre. Streetscaping lighting, signage as well as built form issues are to be treated consistently along this important street.
4. The future design of storm water management facilities shall provide for pedestrian and cycling paths that connect to the adjacent areas and to the Jock River. Whenever the storm water facilities are reconstructed or new facilities are built, their design should have a more natural shoreline and vegetation than existing facilities.
5. The rural landscape of the Jock River floodplain should be conserved.
6. The intersections of Strand herd Drive with Main Street and with Cedarview Road are to have special treatments through signage, lighting, street furniture and landscaping.
7. Large open parking areas next to Strand herd or to the Main Street shall be discouraged.
8. For additional direction on the streets cape design next to Strand herd Drive, reference should be made to the design guidelines for Areas 9 & 10.

6.2 Design Studies

In circumstances where the urban design issues associated with a development proposal are particularly significant, or require detailed consideration of matters beyond the content of the design guidelines, Council may require the preparation of specific design studies in support of the proposal.

7.0 Infrastructure Policies

The provision of infrastructure to Area 8 is designed to be consistent with the following principles:

- Conformity with the City of Ottawa Infrastructure Master Plan.
- Conformity to the South Nepean Master Drainage Plan and Master Servicing Plans
- Maximize utilisation of existing infrastructure.
- Extensions of existing infrastructure should follow a logical and orderly pattern.
- Additional interim infrastructure should not prejudice the long term planned system and be provided at no cost to any public authority.
- Minimize costs of future infrastructure.
- Apply a flexible approach to the development of infrastructure.

The following policies shall apply:

7.1 Stormwater Management

All development shall be undertaken in accordance with the City of Nepean Master Drainage Plan. Area 8 shall drain to ponds identified in the South Nepean Master Servicing Study. Stormwater will be collected by storm sewers with outfalls in these ponds. Treatment of stormwater within these ponds will be based on the best management practises prevailing at the time of construction. As a condition of development approval, the Regulatory Floodplain through which any water course flows including the establishment of a buffer strip adjacent to the top of bank (or stable top of bank) will be dedicated to the municipality. Dedication of these lands will not be considered park land dedication requirements of the Planning Act.

7.2 Sanitary Sewers

Sanitary sewer service in the short term to mid-term, will be provided through extensions of existing systems provided that sufficient capacity is available and that the long term strategy is not prejudiced.

Long term sanitary sewer service will be provided in accordance with the preferred concepts arising from the City of Ottawa Infrastructure Master Plan and the South Nepean Master Drainage Plan and Master Servicing Plan.

7.3 Water Supply

Water supply shall be provided in accordance with the City of Ottawa Infrastructure Master Plan and the South Nepean Master Servicing Plan.

Short term supply may be obtained from residual capacity available from existing areas and facilities.

7.4 Utilities

Utilities will be expanded to keep pace with planned growth. In order to provide every possible advantage to both future residents and workers, future telecommunications facilities installed in the area should be based on the latest available technology and have the ability to be easily expanded and upgraded.

8.0 Implementation

This Secondary Plan shall be implemented by the powers conferred upon the municipality by the Planning Act, the Municipal Act and other applicable statutes and in accordance with the applicable policies of the Ottawa Official Plan in addition to the following policies.

8.1 Monitoring

The urban design principles within this Secondary Plan will require the provision of a different standard of urban infrastructure in order to achieve its objectives. In particular, a greater emphasis will be placed on the use of sidewalks, streetlights, landscape design in the road right-of-way and the development of smaller urban parks or parkettes. Achievement of the objective of a compact urban form with the related residential and employment targets is necessary to financially support this level of infrastructure. Ongoing monitoring of development activity in relation to achieving growth targets will be a key component in determining the success of this Plan and in ensuring the long term financial health of the community.

8.2 Phasing

Development shall be phased to provide for the continuous, orderly extension of the Community and to ensure the most efficient and economical use of existing and proposed infrastructure. The following phasing criteria shall be considered in the review of all development applications:

- The development contributes to, or can be appropriately integrated within the logical sequence of construction of all required sewer, water, stormwater and transportation facilities.
- The development satisfies all requirements regarding the provision of parkland and other facilities.

Notwithstanding any other provisions of the Official Plan, as a condition of the approval of development:

- the requirement for a Development Agreement shall be satisfied; and,
- an agreement to implement any relevant findings of the studies required by this Plan.

Development shall be deemed to have occurred upon the registration of a plan of subdivision and/or the approval of a zoning by-law which permits development.

Occupancy and use of lands shall be deemed to have occurred upon approval of an application for building permit.

8.3 Development Agreements

Development Agreements based on the findings of this Secondary Plan and the findings of the Environmental Impact Statements, the Sub-Watershed Master Plan, the Master Servicing Strategy and any other studies deemed necessary by the City, shall be entered into by the benefiting parties and approved by the City as a condition of approval of development applications.

Such agreements shall ensure that the necessary approvals and the required contributions of funds, lands and commitments for services will be in place and operative prior to, or coincident with occupancy and use of land. Items which may be addressed in the Development Agreements include:

- open space and environmental features;
- streetscape features;
- water;
- wastewater collection;
- stormwater management;
- road infrastructure and widenings;
- other utilities

If difficulties or undue delays are encountered with respect to the preparation of the Development Agreements required above, the City may be requested to attempt to resolve such difficulties or delays. Where resolution of such problems is not deemed feasible by the City or is not possible even with the City's intervention, the city may approve alternative mechanisms to satisfy the intent of the applicable policy.

8.4 Requirements for Development Applications

All development applications should be required to provide the information specified in the relevant provisions of Ottawa Official Plan, Section 5. In addition, the City may require further information prior to acceptance of a complete application. Such information may include:

- servicing feasibility studies;
- environmental impact studies;
- sub-watershed studies;
- transportation studies;
- market feasibility and impact studies;
- social impact studies;
- soils and geotechnical studies;
- preliminary noise impact vibration impact analysis report for any proposed development abutting an identified arterial road or where required by the City;
- financial impact studies;
- urban design and architectural studies; and
- other studies as may be required by the City of Ottawa.

8.5 Zoning By-law

This Plan shall be implemented through the enactment of implementing zoning by-laws in conformity with the provisions of this Plan.

The City may designate a holding zone with the prefix "H" and specify the future uses of these lands, that, at the present time, are considered premature or inappropriate for development for any one of more of the following reasons:

- community services and facilities such as sanitary sewers, stormwater management facilities, water supply, parks and schools are insufficient to serve the proposed development;
- transportation facilities are inadequate or inappropriate based on anticipated traffic;
- the number and location of access points to the site are inadequate and incapable of functioning safely and efficiently;
- where development relies upon other matters occurring first, such as the consolidation of land ownership to ensure the orderly development of the project and/or the securing of funding for infrastructure, services or outstanding application processing fees;
- the need for a site plan agreement;
- supporting studies are required on matters related to traffic, soils, protection of any site features, environmental constraints, design feature, or market impact analysis prior to development approval; and,
- removal of the "H" prefix will depend on meeting the specific City conditions identified by the holding zone by-law.

8.6 Plans of Subdivision/Condominium

Plans of subdivision/condominium shall only be recommended for approval which:

- conform with the policies and designations of this Secondary Plan;
- can be provided with adequate services and facilities as required by the policies of this plan;
- are not premature and are in the best interest of the municipality; and
- comply with the Urban Design Policies of this Plan.

8.7 Consents

Subdivision of land shall generally take place by plan of subdivision. Consents shall only be permitted:

- for technical or legal purposes; or
- where the municipality is satisfied that the consent will not prejudice the ultimate subdivision of land or the principles set out in this Plan.

8.8 Site Plan Control

All development (excluding single and semi-detached dwelling units) located in Planning Area 8 shall be subject to site plan control in accordance with the provisions of the Planning Act.

9.0 Interpretation

This Secondary Plan is a statement of policy. It is intended as a guide to the development of the Amendment Area. Some flexibility in interpretation is permitted, provided the general intent of the policies and principles of this Plan are maintained.

The designations identified on Schedule A5 are intended to show general areas and the boundaries are flexible and may vary without amendment to the Plan, except where designations are established by fixed boundaries such as river valleys and roads or where specifically stated to be fixed in the policies of this Plan.

Where lists or examples of permitted uses are provided, they are intended to illustrate the possible range and type of uses that are to be considered. Specific uses not listed, but considered by the City to be similar to the listed uses and to conform to the general intent of the applicable land use designation may be recognized as a permitted use.

Minor variations from numerical requirements in the Plan may be permitted without an amendment provided that the general intent of the Plan is maintained.

Net density is the measure of the amount of building that can be developed on a given site (either in number of dwelling units or amount of floor space), divided by the net land area of the site. Net land area is calculated following all land takings for public purposes. Public land takings include road rights-of-way, schools, parks, hazard lands, etc.

Development within Area 8 shall be subject to all policies of this Secondary Plan and any applicable policies of the parent Official Plan. However, where there is a conflict between this Secondary Plan and the parent Official Plan, the policies of this Secondary Plan shall apply.