

RURAL RESIDENTIAL LAND **Survey**

2015-2016
Update

City of Ottawa
Planning, Infrastructure, and Economic Development
May 2017

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RURAL RESIDENTIAL LAND SURVEY

2015-2016 Update



City of Ottawa
Planning and Infrastructure

Planning, Infrastructure and
Economic Development
Department

Economic Development Services

May 2017

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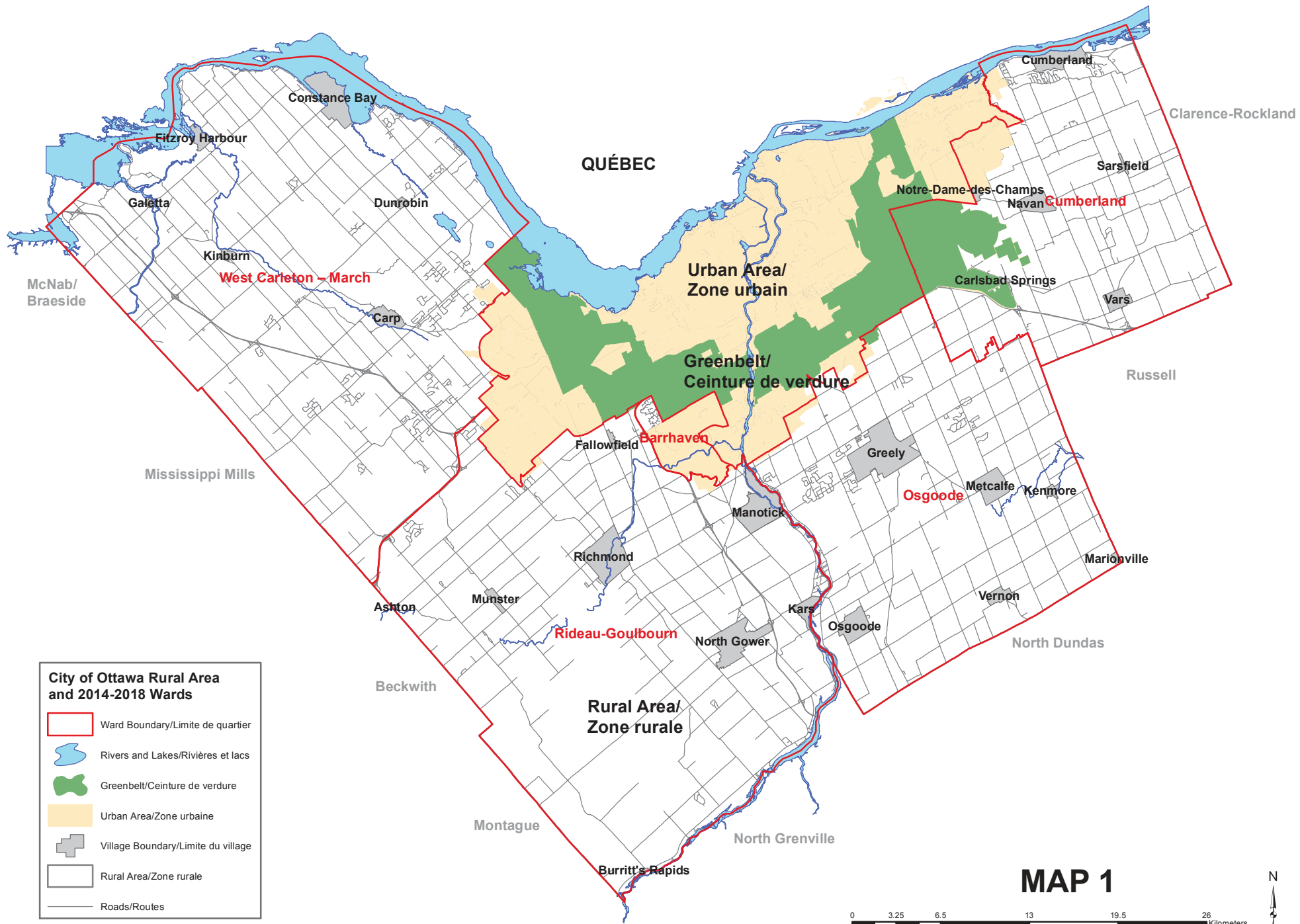
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City of Ottawa Rural Area and 2014-2018 Wards

- Ward Boundary/Limite de quartier
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- Urban Area/Zone urbaine
- Village Boundary/Limite du village
- Rural Area/Zone rurale
- Roads/Routes

MAP 1



Produced by: Planning Infrastructure and Economic Development Department



RURAL RESIDENTIAL LAND SURVEY, 2015-2016 UPDATE

INTRODUCTION

The Rural Residential Land Survey is a biennial report that monitors lot creation, residential development, and future housing potential in villages and the rural area of the city of Ottawa.

PURPOSE OF THIS REPORT

This report:

- Monitors the number and type of rural lots created and their geographic distribution.
- Monitors housing starts in villages and other rural areas.
- Monitors rural residential development potential.
- Estimates unit supply on rural land.

The rural area is defined as all of the land outside the outer limit of the Greenbelt, excluding lands designated Urban Area, as defined on Schedule A of the Official Plan. The rural area comprised 222,300 hectares at the end of 2016, almost 80% of the total land area of Ottawa, and includes 26 villages.

PART 1: RURAL LOT CREATION BY VILLAGE AND WARD

The city monitors the amount of rural residential lot creation, the types of lots being created and their geographic distribution as one means of tracking the land division process in the rural area.

Lots may be created in one of two ways; by plan of subdivision or by severance.

Plan of Subdivision

The creation of more than three lots on a site is usually by a plan of subdivision. The province has delegated to City Council the authority to approve subdivisions.

Severance

A land severance, commonly known as a consent (a consent to sever), is required to create a new lot where the subdivision process is not appropriate. On average, all farm-related lots and about one-fifth of non-farm residential lots have been created by severance. If several severances are intended in the same area, a plan of subdivision is usually more appropriate. Committee of Adjustment administers severances.

Annual lot creation data for the 1975-2016 period are provided in Appendices A and B for each ward containing rural land. Non-urban lands in Innes, Gloucester-Southgate, Bay, College and Knoxdale-Merivale wards are omitted because they are within the Greenbelt. For each ward there is:

- A summary table of lot creation by lot type (Appendix A, Tables A1 to A5).
- A summary table of subdivision activity (Appendix B, Tables B1 to B5).

DEFINITIONS

a) Lot Type: Rural lots are broken down into two basic categories, described below.

Non-Farm Lots

Country Lot: Usually 0.8 hectares or more in size, located in a plan of subdivision outside of villages.

Village Lot: A lot within a village as defined on Schedule A of the Official Plan.

Infill Lot: A lot created in a hamlet or between houses within an existing strip of houses.

Lots in Areas of Poor Land: Not permitted since 2004.

Farm-Related Lots

Surplus Building:

- A lot with a farmhouse which has become surplus through farm consolidation.
- Where two or more houses exist on a property and the second dwelling is unnecessary for the housing needs of the landowner.

Retirement Lot: A lot intended to be occupied by a farmer who is retiring.

Farm Help Lot: A lot intended to be occupied by a person actively engaged in the farming operation.

The only lots that may be permitted by the Provincial Policy Statement for land in the Agricultural Resource Area must be for 'agricultural uses,' 'agricultural-related uses' and a 'residence surplus to a farming operation.'

b) Year of Lot Creation

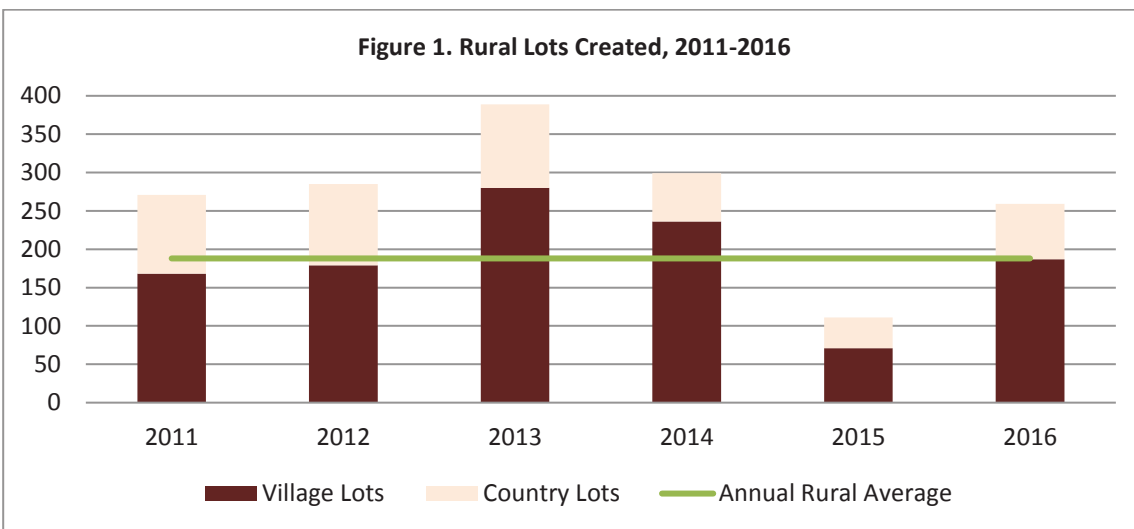
Subdivisions: Based on the registration date of the subdivision.

Severances: Based on year of application because Committee of Adjustment files severance applications by date received. Only severances approved by the Committee are included. Severances for which approval has lapsed, which is rare, are not counted.

Rural Village and Country Lots

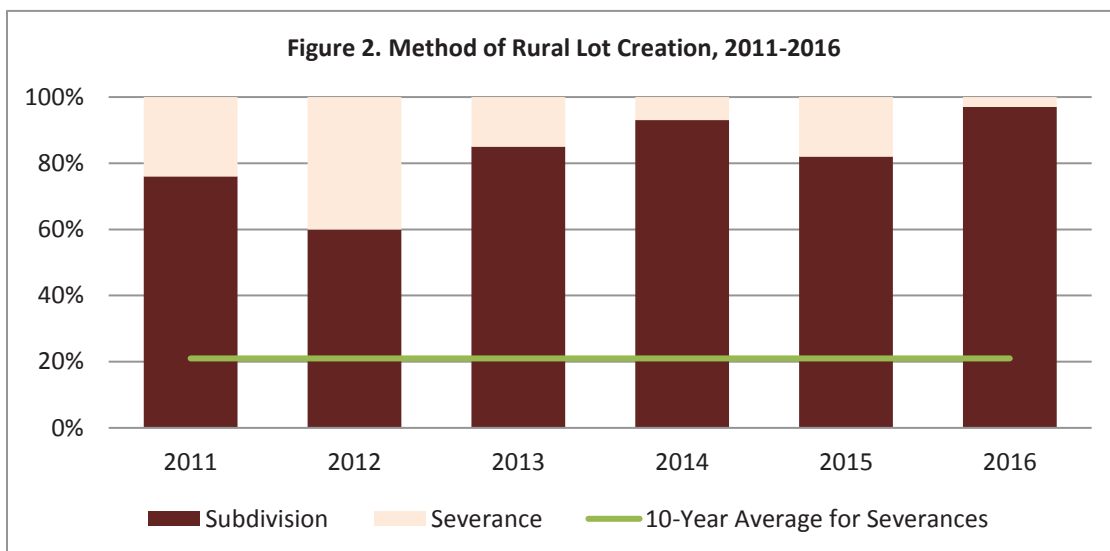
In 2015, 116 rural housing lots were created, rising to 260 in 2016 for an average of 188 annually. The increase in 2016 was due to a rise in country lot and village subdivisions. In villages, 71 lots were created in 2015 and 187 lots in 2016 (Appendix C).

Since 2011, lots created in the villages have outpaced country lots created outside of the villages. The number of lots created in the rural area outside of villages has been on the decline and fell from a high of 109 in 2013 and stood at 72 in 2016. Lots created in villages peaked in 2013 at 280, and stood at 187 in 2016 (Figure 1). The ward that had the most country lots created in 2015-2016 was West Carleton-March ward (Map 1).



The share of lots created via severance dropped from 18 per cent in 2015 to 3 per cent in 2016, below the 21 per cent average of the past decade (Figure 2).

A total of 5 farm-related lots were created in 2015-2016. No farm help lots were created, consistent with provincial policy.



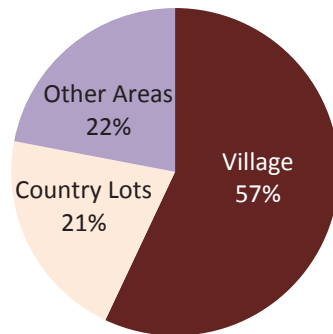
PART 2: HOUSING STARTS IN RURAL AREAS AND VILLAGES

To provide additional monitoring and analysis of development trends in the rural area, this report assesses housing construction in the rural area.

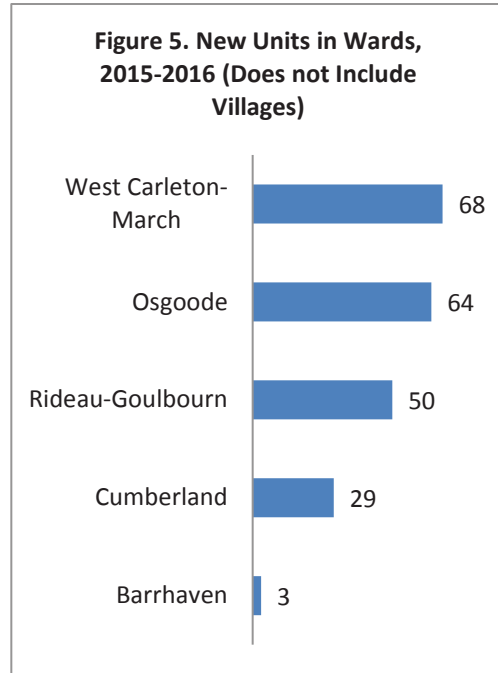
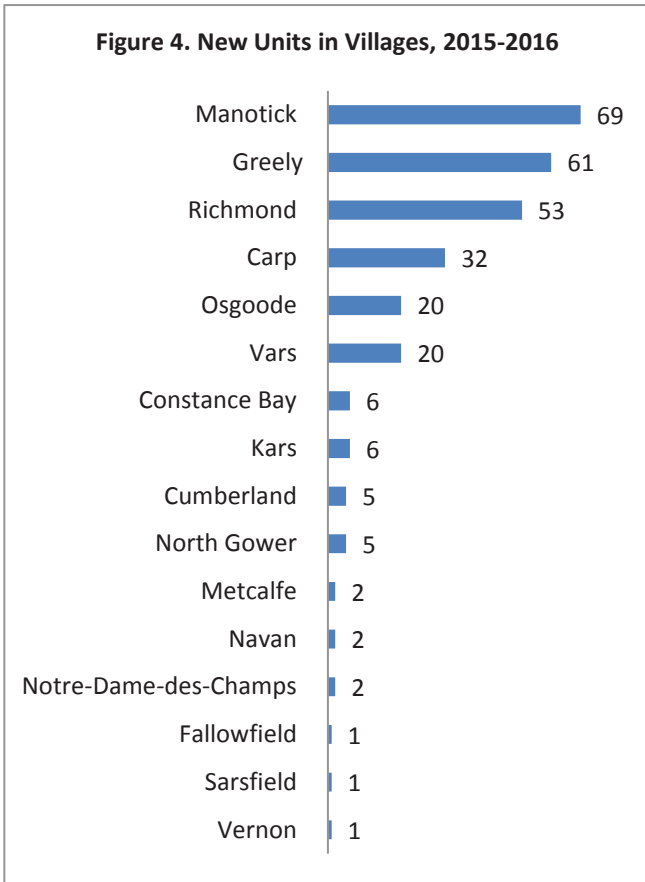
Over the past two years, there were 500 housing starts in rural Ottawa (Appendix D); down from the 533 starts in 2014-15.

New construction was distributed between villages (57 per cent of units, slightly less than in 2013-2014), country lot subdivisions (21 per cent) and 22 per cent in other areas. The latter includes severances, scattered vacant lots, and farms (Figure 3).

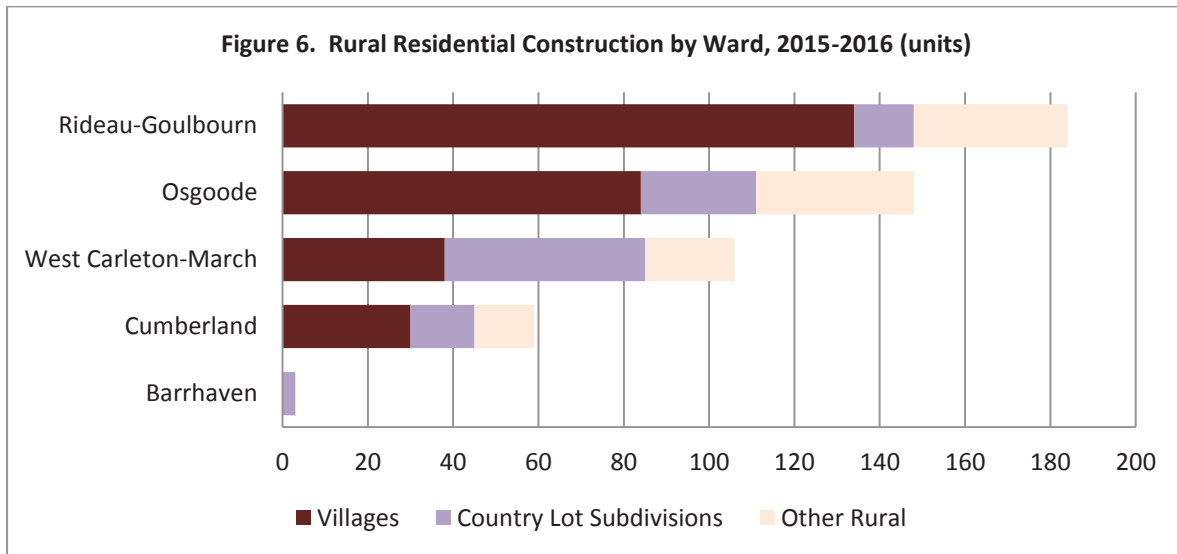
Figure 3. Rural Residential Construction by Area, 2015-2016



Manotick (69 units) and Greely (61) were the two most active villages for new construction. Richmond (53) was third, then Carp (32). Osgoode and Vars both had 20 units (Figure 4). Outside of villages, West Carleton-March (68 units) and Osgoode (64) had the most units built. This was followed by Rideau-Goulbourn (50), Cumberland (29) and Barrhaven (3) (Appendix E) (Figure 5).



When the villages are included in their respective wards, Rideau-Goulbourn ward had the greatest number of new units constructed in 2015-2016, with 184 dwellings or 37 per cent of the rural total. Next was Osgoode at 148 units, followed by West Carleton-March with 106, Cumberland at 59 and 3 units in Barrhaven (Figure 6).

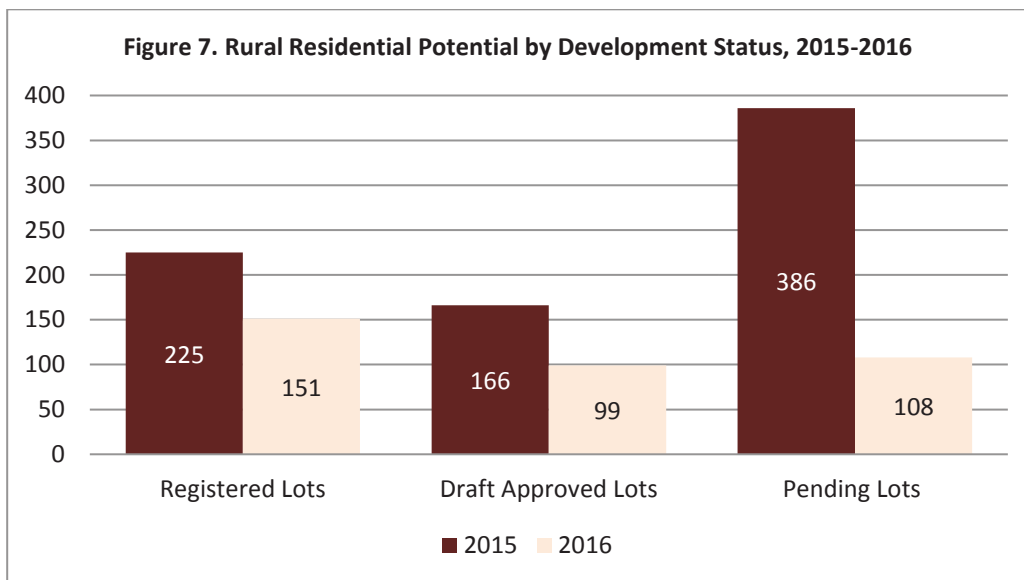


PART 3: RURAL RESIDENTIAL DEVELOPMENT POTENTIAL

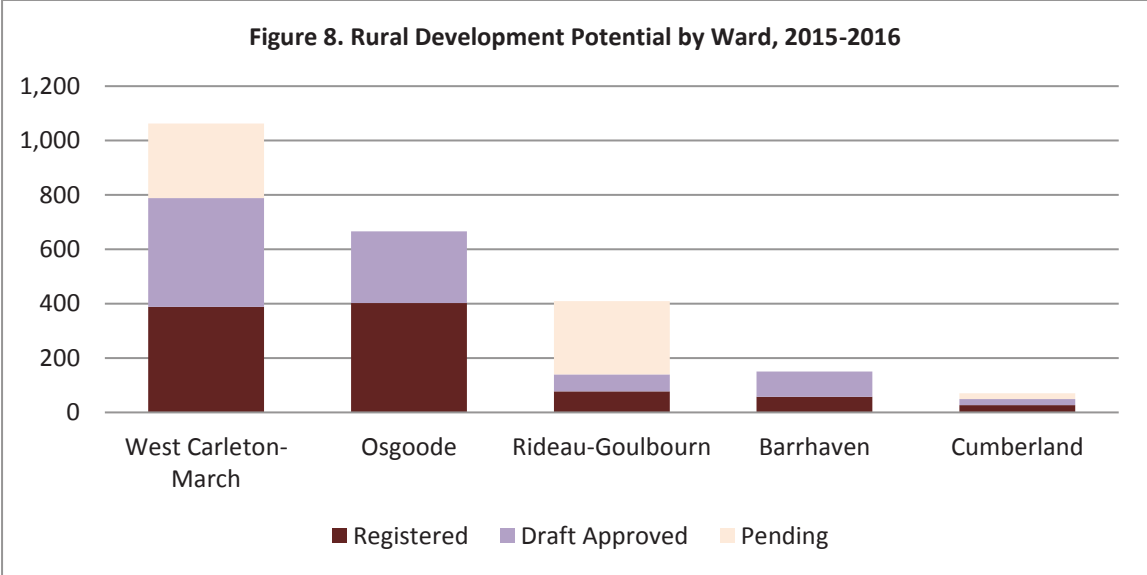
There are four categories of land supply and planning status of vacant parcels:

- Registered subdivision plans: final plan approval (building permits can be issued).
- Draft approved plans: provisional plan approval (subject to clearance of conditions).
- Pending applications: plan submitted but no approval given.
- No Plan: no application submitted.

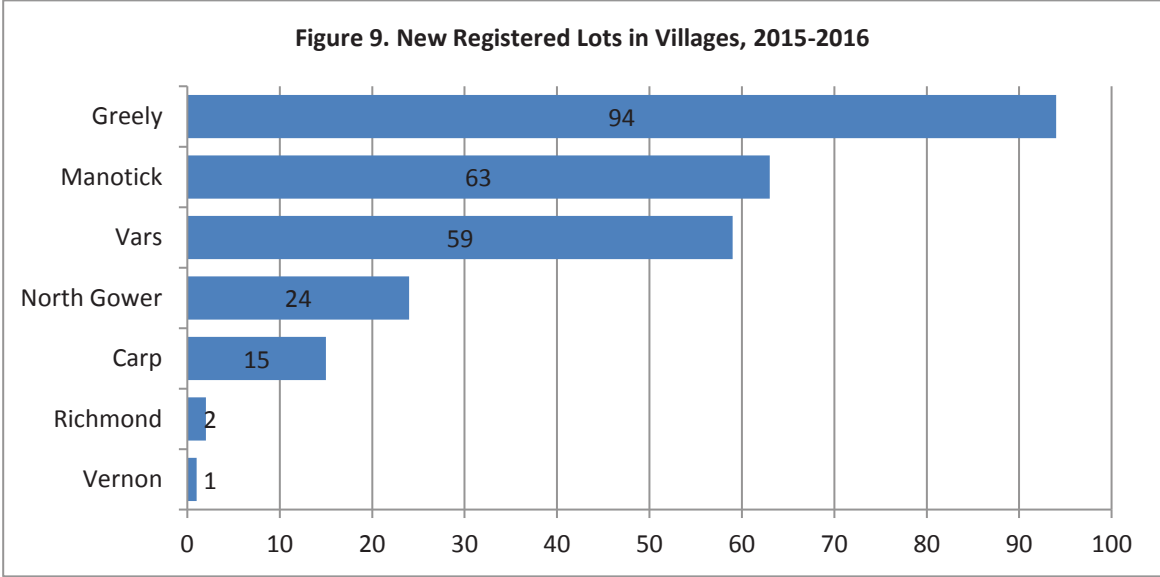
In 2015-2016, rural residential approval activity produced a unit potential of 376 registered lots, 265 draft approved lots and 494 lots pending draft approval (Figure 7).

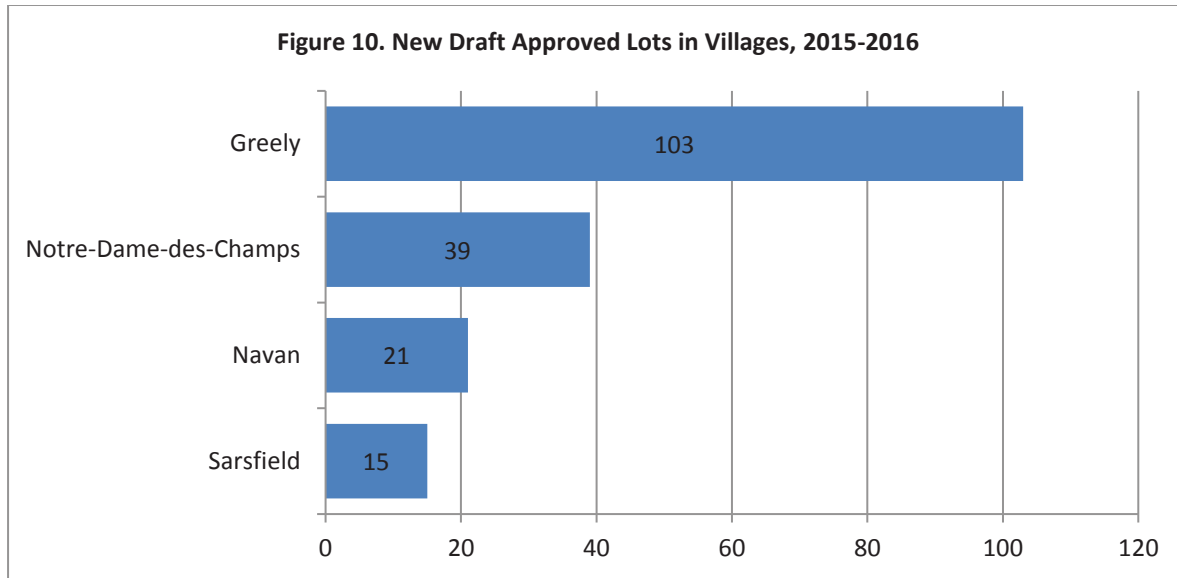


In rural areas outside of villages, there were 952 registered lots, 841 draft approved lots and 565 lots in pending status. The wards with the largest number of registered lots were Osgoode (402 units) and West Carleton-March (388 units) followed by Rideau-Goulbourn (77 units), Barrhaven (58 units) and 27 units in Cumberland. Forty-eight per cent of draft approved lots were in West Carleton-March ward (400 units). There were 264 draft approved units in Osgoode ward, 92 units in Barrhaven, Rideau-Goulbourn (63 units) and 22 units in Cumberland. West Carleton-March (275 units) and Rideau-Goulbourn (269 units) had the greatest number of pending units in 2015-2016. There were 21 units pending in Cumberland and no pending units in Osgoode and Barrhaven wards (Figure 8).



Only ten villages recorded new registered or draft approved lots in 2015-16. Registered lots in villages were in Greely (94), Manotick (63), Vars (59), North Gower (24), Carp (15), Richmond (2) and Vernon (1) (Figure 9). Draft approvals were focussed on village lots in Greely (103), Notre-Dame-des-Champs (39), Navan (21), and Sarsfield (15) (Figure 10). Only 21 of these lots were draft approved in 2016. The remaining 157 were registered in 2015.





Potential Outside of Villages, 2015-2016

Lands identified as having residential potential in rural areas outside of villages included only registered, draft approved and pending lots in subdivisions. This was to be consistent with Council’s policy (Policy 8 of S. 3.7.2 of the Official Plan as amended by OPA 150) not to accept new applications after the end of 2009. At the end of 2016, there were 2,358 potential units in approved country lot subdivisions and in pending applications (Table 1) (Appendix F). Note: this estimate does not include any potential on the five exception areas listed in the above Policy 8.¹

Table 1. Residential Unit Potential Outside of Villages by Development Status, 2015-16				
Ward Outside of Villages	Units			
	Registered	Draft Approved	Pending	Total
Barrhaven Ward	58	92	0	150
Cumberland Ward	27	22	21	70
Osgoode Ward	402	264	0	666
Rideau-Goulbourn Ward	77	63	269	409
West Carleton-March Ward	388	400	275	1,063
Total Wards, Outside Villages	952	841	565	2,358

There is additional lot potential from severances on land outside villages, but the survey does not include estimates of the number of lots that could be created from this source. Over the past decade an average of 54 lots annually have been created through severances outside of villages. Changes to severance policies in OPA 150 may result in a modest increase in the number of new severance lots created.

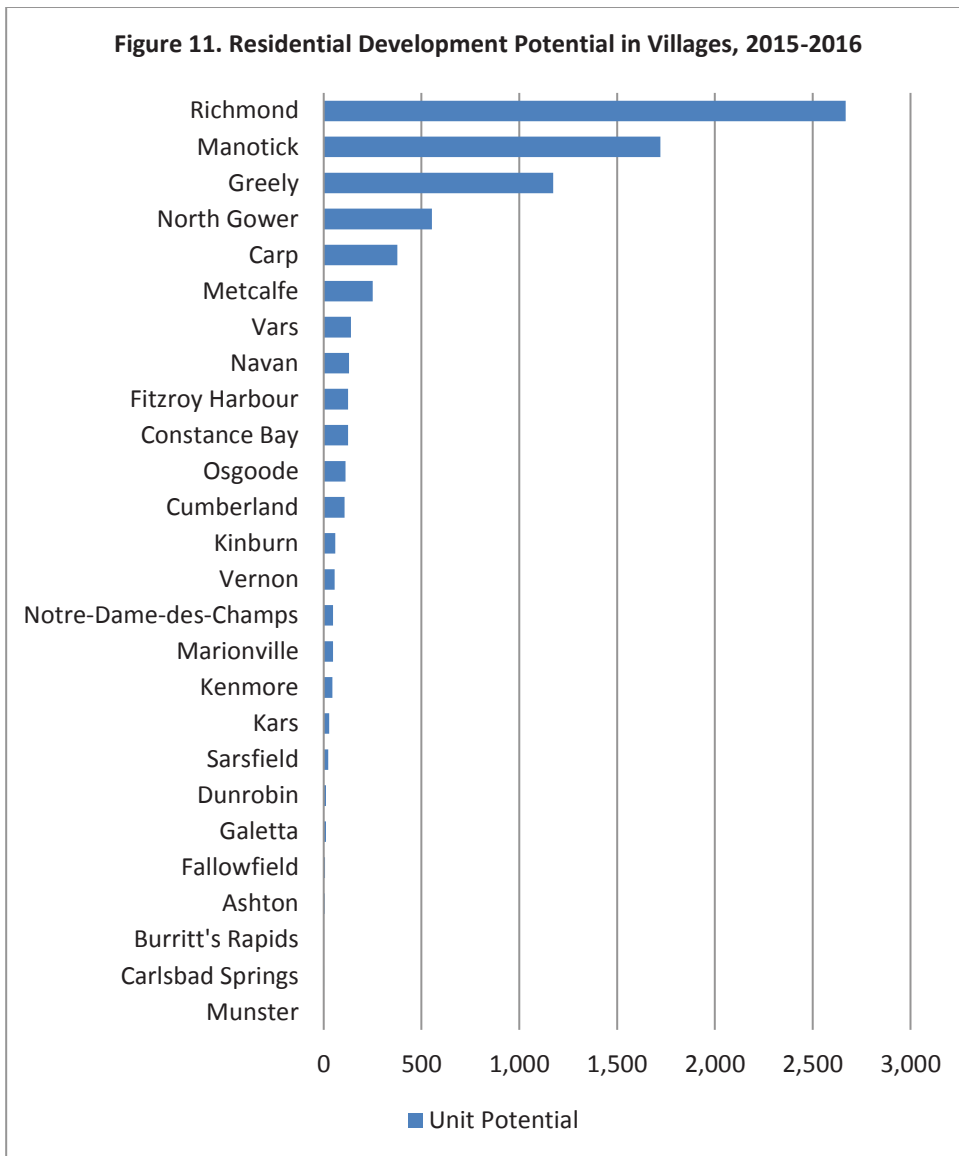
¹ Lands identified by Parcel Identification Numbers: 04446-1995, 04446-0636, 04446-1670, 04438-0313 and 04438-0314.

Potential in Villages, 2015-2016

The analysis of unit potential in villages is based on information from a range of sources, including land use maps, community design plans, village plans and zoning by-laws to determine the area of vacant land in each village with residential development potential. Based on analysis of recent development patterns, a deduction of 22 per cent was made from the identified areas to allow for future road rights-of-way and open space. Only 20 per cent was removed if the parcel was 4 hectares (ha) or less. No deduction was made if it was determined the remaining developable land did not require additional roads. The net area remaining on 'No Plan' land (where no application had been made) was in most cases assumed to develop at a minimum lot size of 0.4 ha set out in the Official Plan.

Prior to the implementation of OPA 150, the average lot size in villages was determined based on the average observed in each specific village over the past 5 years. After OPA 150 came into effect in 2016, the 0.4 ha average lot size stated in the Official Plan was applied for villages that did not have a recommended lot size outlined in a CDP or other official planning document.

In four villages, Carp, Constance Bay, North Gower and Richmond an average lot size consistent with the recommendations of the current Community Design Plans (CDP) was applied. In the village of Manotick, the average lot size was based on policies set out in the local concept plan for the Mahogany development lands and on the updated Manotick Secondary Plan. The average lot size in Vars was based on the 1995 Vars Village Development Plan. Villages with the most potential are Richmond (2,998 units), Manotick (1,721) and Greely (1,174) (Figure 11). Together these three villages account for 75 per cent of total unit potential in villages.



Based on these calculations, there was an overall estimated potential for 7,824 units on 1,245 net hectares in villages at the end of 2016. These totals include some development planned on partial or full services, which allows for higher densities.

At the end of 2016 vacant land with residential potential in villages and the General Rural Area could accommodate an estimated 10,182 units providing for 38 years of supply.

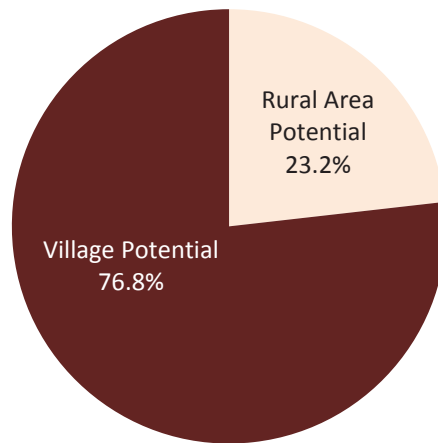
PART 4: RURAL RESIDENTIAL SUPPLY

Rural Growth Directed Towards Villages

Policy 7 Section 2.2.1 of the City of Ottawa Official Plan requires that at least 50% of rural growth be accommodated in the villages. In addition, Policy 8 of Section 2.2.1 requires that the villages are supplied with sufficient land for a 10-year requirement for housing, employment and other purposes. On the basis of these policies, this report provides a further analysis of supply in the villages based on the village breakdown delineated in the Official Plan.

The overall rural potential of 10,182 units is comprised of 2,358 units in the rural area outside of the villages and 7,824 within the villages. The potential currently within the villages provides for roughly 76.8% of the future rural growth compared to 23.2% outside the villages. This is well above the requirement stated in the Official Plan for an accommodation of 50% growth to take place in the villages (Figure 12).

Figure 12. Proportion of Village Potential in the Rural Area and Villages, 2015-2016



Estimation of Rural Residential Unit Supply

To determine the total unit supply in the rural area outside and inside the villages, the rates of residential development over the past five years in these areas was monitored. For the areas outside the villages, this rate was determined to be 115 units per year (Table 2) while inside the villages the rate was 155 units per year (Table 3).

Table 2. Average Units Built in Villages, 2012-2016	
Year	Units Built
2012	176
2013	134
2014	178
2015	119
2016	167
Average Units Built	155

Table 3. Average Units Built Outside of Villages, 2012-2016	
Year	Units Built
2012	141
2013	132
2014	89
2015	111
2016	103
Average Units Built	115

Using the historical five-year average of 115 units per year over the past five years, this potential would allow for a unit supply of roughly 21 years in the rural area outside of the villages. The 155-unit per year average built in the villages would permit a unit supply of 51 years.

Supply Between Village Groups

Policy 8 of Section 2.2.1 of the Official Plan requires that there be a 10-year supply of land in the rural villages for housing, employment and other purposes. Policy 10 of this Section calls for a monitoring and assessment of these lands according to the size and rates of growth of the villages. The villages are delineated into three groups: the three villages with the highest levels of development, medium-sized villages and smaller villages not included in the first two categories.

In the three largest and fastest growing villages of Manotick, Greely and Richmond, there is a 54-year supply based on unit potential. Within the mid-sized villages of Carp, North Gower, Metcalfe, Cumberland, Vars, Osgoode, Navan, Munster and Constance Bay there is a 42-year supply based on unit potential. (Both of these village groups surpassed the 10-year supply of land required to meet future land needs in the villages outlined in Policy 10a) and 10b) of Section 2.2.1 of the Official Plan). For the remainder of the villages not mentioned in Policy 10, there is a 59-year supply (Table 4).

Supply determined by units built was calculated based for the most part on the minimum average lot size of (0.4 ha) indicated in Policy 10 of Section 3.7.1 of the Official Plan. There were six villages: Carp, Constance Bay, North Gower, Richmond, Vars and Manotick whose supply was based on an average lot size that was derived from pre-existing plans and studies. This information is further discussed in Appendix G.

The average lot size developed in the three largest villages based on units built was 0.20 ha. In the mid-sized villages this figure was 0.36 ha and in the smaller villages it was 0.40 ha.

Table 4. Supply in Villages Based on Unit Potential, 2015-2016					
Village Groups	Developable Residential Land (ha)	5-Year Average - Average Lot Size	5-Year Average - Units Built	Unit Potential	Years Supply - Unit Potential
Top Three Villages	530.0	0.20	104	5,563	54
Mid- Sized Villages	668.9	0.36	43	1,793	42
Smaller Villages	197.6	0.40	8	468	59
Total	1,396.5	0.32	155	7,824	51

Note: Village Groups as outlined in Section 2.2.1 of the City of Ottawa Official Plan:

Top Three Villages: Manotick, Greely and Richmond.

Medium-Sized Villages: Carp, North Gower, Metcalfe, Cumberland, Vars, Osgoode, Navan, Munster and Constance Bay.

Smaller Villages: Ashton, Burritt's Rapids, Carlsbad Springs, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Kars, Kenmore, Kinburn, Marionville, Notre-Dame-des-Champs, Sarsfield and Vernon.

CONCLUSION

This report provides an estimate of the potential for future residential development in the rural areas and villages of Ottawa as of December 2016. The City will continue to monitor development potential in the rural area in order to track consumption of land and to update estimates of future housing potential.

Based on Council's decision not to accept new applications for country lot subdivisions, in 2015-16 there were 2,358 estimated potential units in the rural area outside of the villages. With rates of development of 115 units per year over the past five years, this would yield supply for approximately 21 years outside the villages.

In 2015-16 there was an estimated unit potential of 7,824 in the villages. Based on rates of development of 155 units per year over the past five years, this potential would yield a unit supply for roughly 51 years in rural villages.

Overall there is an estimated potential for approximately 10,182 units in rural Ottawa at the end of 2016. At rates of development observed over the last five years (270 units per year), this supply could be sufficient for about 38 years.

APPENDIX A - Lot Creation by Ward, 1975-2016

BARRHAVEN (WARD 3)

Table A1

YEAR	75-79	80-84	85-89	90-95	96-99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	TOTAL
VILLAGE																							
SEVERANCE	1	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
SUBDIVISION	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68
SUBTOTAL	1	70	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73
COUNTRY LOT																							
SEVERANCE	1	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	4
SUBDIVISION	0	218	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	34	0	0	0	279
SUBTOTAL	1	219	4	0	0	0	0	0	0	0	0	0	2	0	0	0	0	23	34	0	0	0	283
INFILL SEVERANCES	0	5	4	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	11
AREAS OF POOR LAND	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL NON-FARM RESIDENTIAL	2	294	9	0	1	0	0	0	2	0	0	0	2	0	0	0	0	23	34	0	0	0	367
FARM RELATED SEVERANCES																							
SURPLUS BUILDING	0	0	4	1	7	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	13
RETIREMENT	2	6	7	13	4	1	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	36
FARM HELP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL FARM RELATED	2	6	11	14	11	1	1	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	49
TOTAL LOTS CREATED	4	300	20	14	12	1	1	0	3	0	2	0	2	0	0	0	0	23	34	0	0	0	416

APPENDIX A - Lot Creation by Ward, 1975-2016

CUMBERLAND (WARD 19)

Table A2

YEAR	75-79	80-84	85-89	90-95	96-99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	TOTAL
VILLAGE																							
SEVERANCE	43	23	33	10	19	9	0	0	5	4	4	0	0	1	3	0	1	7	2	0	1	0	165
SUBDIVISION	51	208	388	76	0	0	75	0	0	9	22	0	0	0	22	0	11	0	0	0	30	28	920
SUBTOTAL	94	231	421	86	19	9	75	0	5	13	26	0	0	1	25	0	12	7	2	0	31	28	1,085
COUNTRY LOT																							
SEVERANCE	45	52	90	43	34	37	37	33	13	21	17	6	6	6	2	9	13	16	6	4	3	0	493
SUBDIVISION	141	137	126	48	0	0	0	0	9	0	0	22	0	0	0	19	0	0	0	19	0	0	521
SUBTOTAL	186	189	216	91	34	37	37	33	22	21	17	28	6	6	2	28	13	16	6	23	3	0	1,014
INFILL SEVERANCES	17	16	13	7	3	1	1	8	4	0	9	0	1	0	0	2	0	1	3	0	0	0	86
AREAS OF POOR LAND	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
TOTAL NON-FARM RESIDENTIAL	297	436	650	186	56	47	113	41	31	34	52	28	7	7	27	30	25	24	11	23	34	28	2,187
FARM RELATED SEVERANCES																							
SURPLUS BUILDING	8	3	14	1	3	1	1	0	1	0	2	1	0	1	1	7	4	1	1	0	0	0	50
RETIREMENT	36	23	89	35	6	0	2	2	0	0	3	1	0	0	0	0	0	0	0	0	0	0	197
FARM HELP	37	8	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
TOTAL FARM RELATED	81	34	108	36	9	1	3	2	1	0	5	2	0	1	1	7	4	1	1	0	0	0	297
TOTAL LOTS CREATED	378	470	758	222	65	48	116	43	32	34	57	30	7	8	28	37	29	25	12	23	34	28	2,484

APPENDIX A - Lot Creation by Ward, 1975-2016

OSGOODE (WARD 20)

Table A3

YEAR	75-79	80-84	85-89	90-95	96-99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	TOTAL
VILLAGE																							
SEVERANCE	36	25	30	43	9	15	2	0	2	1	0	6	2	4	7	7	3	3	1	0	0	1	197
SUBDIVISION	302	245	824	404	206	11	162	35	0	50	26	129	14	16	66	35	53	95	79	117	40	54	2,963
SUBTOTAL	338	270	854	447	215	26	164	35	2	51	26	135	16	20	73	42	56	98	80	117	40	55	3,160
COUNTRY LOT																							
SEVERANCE	35	64	146	82	37	37	2	10	8	20	4	8	5	6	8	6	6	8	2	2	1	0	497
SUBDIVISION	0	73	414	364	153	0	0	17	49	68	117	37	234	0	0	42	0	0	0	0	0	0	1,568
SUBTOTAL	35	137	560	446	190	37	2	27	57	88	121	45	239	6	8	48	6	8	2	2	1	0	2,065
INFILL SEVERANCES	44	82	39	19	16	0	2	3	3	5	12	5	0	0	0	0	1	0	0	0	0	0	231
AREAS OF POOR LAND	0	0	0	3	8	7	3	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	25
TOTAL NON-FARM RESIDENTIAL	417	489	1453	915	429	70	171	67	62	146	159	185	255	26	81	90	63	106	82	119	41	55	5,481
FARM RELATED SEVERANCES																							
SURPLUS BUILDING	11	15	15	11	13	5	2	0	3	0	0	1	0	1	1	6	2	6	1	1	2	0	96
RETIREMENT	42	30	56	34	20	6	2	0	0	4	1	1	0	0	0	0	0	0	0	0	0	1	197
FARM HELP	39	17	21	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88
TOTAL FARM RELATED	92	62	92	56	33	11	4	0	3	4	1	2	0	1	1	6	2	6	1	1	2	1	381
TOTAL LOTS CREATED	509	551	1545	971	462	81	175	67	65	150	160	187	255	27	82	96	65	112	83	120	43	56	5,862

APPENDIX A - Lot Creation by Ward, 1975-2016

RIDEAU-GOULBOURN (WARD 21)

Table A4

YEAR	75-79	80-84	85-89	90-95	96-99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	TOTAL
VILLAGE																							
SEVERANCE	65	38	50	47	13	10	4	0	7	1	1	0	1	2	2	1	2	3	3	0	0	2	252
SUBDIVISION	165	376	510	300	0	0	83	232	111	0	0	11	53	37	0	91	49	40	91	119	0	87	2,355
SUBTOTAL	230	414	560	347	13	10	87	232	118	1	1	11	54	39	2	92	51	43	94	119	0	89	2,607
COUNTRY LOT																							
SEVERANCE	73	46	94	128	42	44	41	37	20	21	10	8	5	7	12	18	10	18	7	5	4	3	653
SUBDIVISION	80	77	226	143	0	6	8	22	22	32	0	0	0	27	0	0	0	0	40	0	0	0	683
SUBTOTAL	153	123	320	271	42	50	49	59	42	53	10	8	5	34	12	18	10	18	47	5	4	3	1,336
INFILL SEVERANCES	16	21	19	18	7	8	7	2	2	3	3	3	0	0	0	0	1	0	3	1	0	0	114
AREAS OF POOR LAND	0	0	0	0	1	2	10	3	4	2	0	0	0	0	0	0	0	0	0	0	0	0	22
TOTAL NON-FARM RESIDENTIAL	399	558	899	636	63	70	153	296	166	59	14	22	59	73	14	110	62	61	144	125	4	92	4,079
FARM RELATED SEVERANCES																							
SURPLUS BUILDING	8	14	21	16	25	4	4	0	2	1	4	4	0	7	8	4	1	4	2	5	1	0	135
RETIREMENT	48	30	40	45	6	15	3	2	3	2	5	1	0	0	1	0	0	0	0	0	0	0	201
FARM HELP	25	12	35	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92
TOTAL FARM RELATED	81	56	96	81	31	19	7	2	5	3	9	5	0	7	9	4	1	4	2	5	1	0	428
TOTAL LOTS CREATED	480	614	995	717	94	89	160	298	171	62	23	27	59	80	23	114	63	65	146	130	5	92	4,507

APPENDIX A - Lot Creation by Ward, 1975-2016

WEST CARLETON-MARCH (WARD 5)

Table A5

YEAR	75-79	80-84	85-89	90-95	96-99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	TOTAL
VILLAGE																							
SEVERANCE	13	8	23	16	12	6	9	0	0	1	0	0	4	0	3	4	3	31	15	0	0	0	148
SUBDIVISION	62	74	162	161	68	0	38	54	0	0	0	78	0	0	0	14	46	0	89	0	0	15	861
SUBTOTAL	75	82	185	177	80	6	47	54	0	1	0	78	4	0	3	18	49	31	104	0	0	15	1,009
COUNTRY LOT																							
SEVERANCE	43	335	315	128	79	45	27	24	19	35	24	16	7	16	11	22	17	20	9	2	7	1	1,202
SUBDIVISION	139	234	567	428	104	47	92	109	113	115	171	77	15	4	41	42	57	21	11	31	25	68	2,511
SUBTOTAL	182	569	882	556	183	92	119	133	132	150	195	93	22	20	52	64	74	41	20	33	32	69	3,713
INFILL SEVERANCES	10	32	26	17	6	1	0	5	4	8	5	1	0	0	0	0	2	1	4	0	1	0	123
AREAS OF POOR LAND	0	0	0	14	4	9	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	29
TOTAL NON-FARM RESIDENTIAL	267	683	1093	764	273	108	166	192	138	159	200	172	26	20	55	82	125	73	128	33	33	84	4,874
FARM RELATED SEVERANCES																							
SURPLUS BUILDING	6	16	13	16	16	3	4	2	2	0	2	1	0	1	0	1	4	1	2	2	1	0	93
RETIREMENT	27	31	69	60	18	12	5	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	224
FARM HELP	32	14	18	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87
TOTAL FARM RELATED	65	61	100	99	34	15	9	3	2	0	3	1	0	1	0	1	4	1	2	2	1	0	404
TOTAL LOTS CREATED	332	744	1193	863	307	123	175	195	140	159	203	173	26	21	55	83	129	74	130	35	34	84	5,278

APPENDIX B - Lot Creation by Ward by Subdivision Status, 1975-2016

BARRHAVEN (WARD 3)

Table B1

DEVELOPMENT STATUS

<u>COUNTRY LOT SUBDIVISIONS</u>							
LOTS	PENDING		DRAFT APPROVED		REGISTERED		TOTAL 1975-2016
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	
	0	0	0	0	0	0	301
TOTAL	0	0	0	0	0	0	301

APPENDIX B - Lot Creation by Ward by Subdivision Status, 1975-2016

CUMBERLAND (WARD 19)

Table B2

DEVELOPMENT STATUS

<u>VILLAGE DEVELOPMENT</u>							
LOTS	PENDING		DRAFT APPROVED		REGISTERED*		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
CARLSBAD SPRINGS	0	0	0	0	0	0	6
CUMBERLAND	0	0	0	0	0	0	301
NAVAN	0	0	21	0	0	0	343
NOTRE-DAME-DES-CHAMPS	0	0	0	39	0	0	120
SARSFIELD	0	0	0	15	0	0	46
VARS	0	0	0	0	28	31	267
TOTAL	0	0	21	54	28	31	1,083

* includes lots created by severance

<u>COUNTRY LOT SUBDIVISIONS</u>							
LOTS	PENDING		DRAFT APPROVED		REGISTERED		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
	0	0	0	0	0	0	521
TOTAL	0	0	0	0	0	0	521

APPENDIX B - Lot Creation by Ward by Subdivision Status, 1975-2016

OSGOODE (WARD 20)

Table B3

DEVELOPMENT STATUS

<u>VILLAGE DEVELOPMENT</u>							
LOTS	PENDING		DRAFT APPROVED		REGISTERED*		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
GREELY	0	386	0	103	54	40	1,872
KENMORE	0	0	0	0	0	0	58
MARIONVILLE	0	0	0	0	0	0	2
METCALFE	4	0	0	0	0	0	461
OSGOODE	0	0	0	0	0	0	644
VERNON	0	0	0	0	1	0	157
TOTAL	4	386	0	103	55	40	3,194

* includes lots created by severance

<u>COUNTRY LOT SUBDIVISIONS</u>							
LOTS	PENDING		DRAFT APPROVED		REGISTERED		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
	0	0	0	0	0	0	1,568
TOTAL	0	0	0	0	0	0	1,568

APPENDIX B - Lot Creation by Ward by Subdivision Status, 1975-2016

RIDEAU-GOULBOURN (WARD 21)

Table B4

DEVELOPMENT STATUS

<u>VILLAGE DEVELOPMENT</u>							
LOTS	PENDING		DRAFT APPROVED		REGISTERED*		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
BURRITT'S RAPIDS	0	0	0	0	0	0	0
KARS	0	0	0	0	0	0	149
MANOTICK	84	0	0	0	0	63	1,039
NORTH GOWER	0	0	0	0	0	24	373
FALLOWFIELD	0	0	0	0	0	0	70
ASHTON	0	0	0	0	0	0	1
MUNSTER	0	0	0	0	0	0	13
RICHMOND	54	0	0	0	0	2	956
TOTAL	138	0	0	0	0	89	2,601

* includes lots created by severance

<u>COUNTRY LOT SUBDIVISIONS</u>							
LOTS	PENDING		DRAFT APPROVED		REGISTERED		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
	0	0	0	11	0	0	703
TOTAL	0	0	0	11	0	0	703

APPENDIX B - Lot Creation by Ward by Subdivision Status, 1975-2016

WEST CARLETON-MARCH (WARD 5)

Table B5

DEVELOPMENT STATUS

VILLAGE DEVELOPMENT							
LOTS	PENDING		DRAFT APPROVED		REGISTERED*		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
CARP	0	0	0	0	15	0	445
CONSTANCE BAY	0	0	0	0	0	0	168
DUNROBIN	0	0	0	0	0	0	128
FITZROY HARBOUR	0	0	0	0	0	0	166
GALETTA	0	0	0	0	0	0	2
KINBURN	0	0	0	0	0	0	28
WOODLAWN	0	0	0	0	0	0	6
TOTAL	0	0	0	0	15	0	943

* includes lots created by severance

COUNTRY LOT SUBDIVISIONS							
LOTS	PENDING		DRAFT APPROVED		REGISTERED		
	IN 2016	IN 2015	IN 2016	IN 2015	IN 2016	IN 2015	TOTAL 1975-2016
	0	0	78	9	68	25	2,511
TOTAL	0	0	78	9	68	25	2,511

APPENDIX C - Total Rural Lots Created, City of Ottawa, 1975-2016

Total Rural Lots Created, City of Ottawa, 1975-2016																							
YEAR	75-79	80-84	85-89	90-95	96-99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	TOTAL
VILLAGE																							
SEVERANCE	158	96	137	116	54	40	15	0	14	7	5	6	7	7	15	12	9	44	21	0	1	3	767
SUBDIVISION	580	971	1,884	941	274	11	358	321	111	59	48	218	67	53	88	140	159	135	259	236	70	184	7,167
SUBTOTAL	738	1067	2,021	1,057	328	51	373	321	125	66	53	224	74	60	103	152	168	179	280	236	71	187	7,934
COUNTRY LOT																							
SEVERANCE	197	498	645	381	192	163	107	104	60	97	55	38	25	35	33	55	46	62	24	13	15	4	2,849
SUBDIVISION	360	739	1,337	983	257	53	100	148	193	215	288	136	249	31	41	103	57	44	85	50	25	68	5,562
SUBTOTAL	557	1,237	1,982	1,364	449	216	207	252	253	312	343	174	274	66	74	158	103	106	109	63	40	72	8,411
INFILL SEVERANCES	87	156	101	61	32	10	10	18	15	16	29	9	1	0	0	2	4	2	10	1	1	0	565
AREAS OF POOR LAND	0	0	0	19	13	18	13	5	6	4	0	0	0	0	0	0	0	0	0	0	0	0	78
TOTAL NON-FARM RESIDENTIAL	1,382	2,460	4,104	2,501	822	295	603	596	399	398	425	407	349	126	177	312	275	287	399	300	112	259	16,988
FARM RELATED SEVERANCES																							
SURPLUS BUILDING	33	48	67	45	64	13	11	2	8	1	9	7	0	10	10	18	11	12	6	8	4	0	387
RETIREMENT	155	120	261	187	54	34	13	5	4	6	11	3	0	0	1	0	0	0	0	0	0	1	855
FARM HELP	133	51	79	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	317
TOTAL FARM RELATED	321	219	407	286	118	47	24	7	12	7	20	10	0	10	11	18	11	12	6	8	4	1	1,559
TOTAL LOTS CREATED	1,703	2,619	4,511	2,787	940	342	627	603	411	405	445	417	349	136	188	330	286	299	405	308	116	260	18,487
SEVERANCE TOTAL %	763 45%	969 37%	1,290 29%	863 31%	409 44%	278 81%	169 27%	134 22%	107 26%	131 32%	109 24%	63 15%	33 9%	52 38%	59 31%	87 26%	70 24%	120 40%	61 15%	22 7%	21 18%	8 3%	5,818 31%
SUBDIVISION TOTAL %	940 55%	1710 65%	3,221 71%	1924 69%	531 56%	64 19%	458 73%	469 78%	304 74%	274 68%	336 76%	354 85%	316 91%	84 62%	129 69%	243 74%	216 76%	179 60%	344 85%	286 93%	95 82%	252 97%	12,729 69%

APPENDIX D - City of Ottawa, Rural Housing Construction, 2015-16

City of Ottawa, Rural Housing Construction, 2015-16 (Based on Housing Starts Data)				
WARD	Dwelling Units			
	Villages	Country Lot Subdivisions	Other Rural	TOTAL
Barrhaven				
Total Barrhaven	0	3	0	3
Cumberland				
<i>Vars</i>	20			
<i>Navan</i>	2			
<i>Cumberland</i>	5			
<i>Notre-Dame-des-Champs</i>	2			
<i>Carlsbad Springs</i>	0			
<i>Sarsfield</i>	1			
Total Cumberland	30	15	14	59
Osgoode				
<i>Greely</i>	61			
<i>Metcalfe</i>	2			
<i>Osgoode</i>	20			
<i>Vernon</i>	1			
<i>Kenmore</i>	0			
<i>Marionville</i>	0			
Total Osgoode	84	27	37	148
Rideau-Goulbourn				
<i>Manotick</i>	69			
<i>North Gower</i>	5			
<i>Kars</i>	6			
<i>Burritt's Rapids</i>	0			
<i>Fallowfield</i>	1			
<i>Richmond</i>	53			
<i>Munster</i>	0			
<i>Ashton</i>	0			
Total Rideau-Goulbourn	134	14	36	184
West Carleton-March				
<i>Carp</i>	32			
<i>Constance Bay</i>	6			
<i>Dunrobin</i>	0			
<i>Fitzroy Harbour</i>	0			
<i>Galetta</i>	0			
<i>Kinburn</i>	0			
Total West Carleton-March	38	47	21	106
TOTAL	286	106	108	500
<i>Percent Share</i>	<i>57%</i>	<i>21%</i>	<i>22%</i>	<i>100%</i>

APPENDIX E - Housing Starts, Land Consumption and Built Density, 2015-16

Housing Starts, Land Consumption and Built Density, 2015-16						
Rural Areas Outside Villages	Units Built	% of Units	Net Ha of Land Consumed	Density (u/net ha)	Average Lot Size (net ha)	% of Built Land
Barrhaven Ward	3	0.6%	1.23	2.44	0.41	0.1%
Cumberland Ward	29	5.8%	284.71	0.10	9.82	23.6%
Osgoode Ward	64	12.8%	183.08	0.35	2.86	15.2%
Rideau-Goulbourn Ward	50	10.0%	433.98	0.12	8.68	36.0%
West Carleton-March Ward	68	13.6%	252.44	0.27	3.71	21.0%
Total Wards, outside villages	214	42.8%	1,155.44	0.19	5.40	96.0%
Villages	Units Built	% Share of Units	Net Ha of Land Consumed	Density (u/net ha)	Average Lot Size (net ha)	% of Total Land
Ashton	0	0.0%	0.00	0.00	0.00	0.0%
Burritt's Rapids	0	0.0%	0.00	0.00	0.00	0.0%
Carlsbad Springs	0	0.0%	0.00	0.00	0.00	0.0%
Carp	32	6.4%	1.92	16.67	0.06	0.2%
Constance Bay	6	1.2%	0.84	7.14	0.14	0.1%
Cumberland	5	1.0%	1.57	3.18	0.31	0.1%
Dunrobin	0	0.0%	0.00	0.00	0.00	0.0%
Fallowfield	1	0.2%	0.43	2.33	0.43	0.0%
Fitzroy Harbour	0	0.0%	0.00	0.00	0.00	0.0%
Galetta	0	0.0%	0.00	0.00	0.00	0.0%
Greely	61	12.2%	14.29	4.27	0.23	1.2%
Kars	6	1.2%	3.94	1.52	0.66	0.3%
Kenmore	0	0.0%	0.00	0.00	0.00	0.0%
Kinburn	0	0.0%	0.00	0.00	0.00	0.0%
Manotick	69	13.8%	7.18	9.61	0.10	0.6%
Marionville	0	0.0%	0.00	0.00	0.00	0.0%
Metcalfe	2	0.4%	0.62	3.23	0.31	0.1%
Munster	0	0.0%	0.00	0.00	0.00	0.0%
Navan	2	0.4%	0.35	5.71	0.18	0.0%
North Gower	5	1.0%	1.22	4.10	0.24	0.1%
Notre-Dame-des-Champs	2	0.4%	0.38	5.26	0.19	0.0%
Osgoode	20	4.0%	5.82	3.44	0.29	0.5%
Richmond	53	10.6%	3.89	13.62	0.07	0.3%
Sarsfield	1	0.2%	0.15	6.67	0.15	0.0%
Vars	20	4.0%	5.69	3.51	0.28	0.5%
Vernon	1	0.2%	0.27	3.70	0.27	0.0%
Total Villages	286	57.2%	48.56	5.89	0.17	4.0%
Total All Areas	500	100.0%	1,204.00	0.42	2.41	100.0%

Figures include lots built within subdivisions, infill and severances.

APPENDIX F - Residential Land Supply & Unit Supply by Development Status & Area, December 2016

Residential Land Supply & Unit Potential by Development Status & Area, Dec. 2016										
Ward/Village	Registered		Draft Approved		Pending		No Plan		Total	
	Net Ha	Units	Net Ha	Units	Net Ha	Units	Net Ha	Units	Net Ha	Units
Barrhaven Ward	25.44	58	35.19	92	0.00	0	0.00	0	60.63	150
Cumberland Ward	23.80	27	17.84	22	18.40	21	0.00	0	60.04	70
Osgoode Ward	243.17	402	226.63	264	0.00	0	0.00	0	469.80	666
Rideau-Goulbourn Ward	80.72	77	51.85	63	206.57	269	0.00	0	339.14	409
West Carleton-March Ward	494.67	388	160.21	400	272.86	275	0.00	0	927.74	1,063
Total Wards, outside villages	867.80	952	491.72	841	497.83	565	0.00	0	1,857.35	2,358
Density (u/ha), outside villages	1.10		1.71		1.13		0.00		1.27	
Ashton	0.00	0	0.00	0	0.00	0	1.86	5	1.86	5
Burritt's Rapids	0.00	0	0.00	0	0.00	0	0.95	2	0.95	2
Carlsbad Springs	0.00	0	0.00	0	0.00	0	0.27	1	0.27	1
Carp	4.55	162	0.00	0	0.00	0	19.34	215	23.89	377
Constance Bay	5.76	16	0.00	0	0.00	0	51.10	109	56.86	125
Cumberland	2.57	9	0.00	0	0.00	0	38.68	97	41.25	106
Dunrobin	0.25	1	0.00	0	0.00	0	4.26	11	4.51	12
Fallowfield	1.56	4	0.00	0	0.00	0	1.04	3	2.60	7
Fitzroy Harbour	11.28	47	0.00	0	0.00	0	31.31	78	42.59	125
Galetta	0.00	0	0.00	0	0.00	0	4.55	11	4.55	11
Greely	60.80	258	96.04	436	60.85	431	19.60	49	237.29	1,174
Kars	0.18	1	5.55	13	0.00	0	5.45	14	11.18	28
Kenmore	0.21	1	0.00	0	0.00	0	17.59	44	17.80	45
Kinburn	0.00	0	0.00	0	0.00	0	23.41	59	23.41	59
Manotick	17.97	120	15.19	62	13.07	157	88.83	1,382	135.06	1,721
Marionville	0.00	0	0.00	0	0.00	0	18.72	47	18.72	47
Metcalfe	3.31	8	23.26	63	0.20	4	69.84	175	96.61	250
Munster	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Navan	0.83	4	11.19	21	18.95	33	28.81	72	59.78	130
North Gower	13.01	37	13.55	41	0.00	0	190.12	475	216.68	553
Notre-Dame-des-Champs	0.00	0	8.34	39	0.00	0	3.73	9	12.07	48
Osgoode	18.93	73	0.00	0	0.00	0	15.58	39	34.51	112
Richmond	9.12	201	0.00	0	63.12	1,944	62.79	523	135.03	2,668
Sarsfield	0.00	0	3.14	15	0.00	0	3.35	8	6.49	23
Vars	16.13	47	0.00	0	1.78	12	21.90	81	39.81	140
Vernon	9.61	25	0.00	0	0.00	0	11.95	30	21.56	55
Total Villages	176.07	1,014	176.26	690	157.97	2,581	735.03	3,539	1,245.33	7,824
Density (u/ha), villages	5.76		3.91		16.34		4.81		6.28	
Total	1,043.87	1,966	667.98	1,531	655.80	3,146	735.03	3,539	3,102.68	10,182
Total Density (u/ha)	1.88		2.29		4.80		4.81		3.28	

APPENDIX G - Calculation of Unit Potential in Villages, 2016

Calculation of Unit Potential in Villages, 2016								
Village	Total Area of Village (Ha)	Vacant Hectares (Gross) that Permit Residential Development	Vacant Net Ha on Lands with Plans	Future Potential Units on Lands with Plans	Vacant Net Ha on 'No Plan' Lands with NHS* lands removed	Minimum Lot Size (for vacant lands without plans)	Future Potential Units on 'No Plan' Lands	Total Future Potential Units
Official Plan 0.4 Lot Size								
Ashton	16.03	1.86	0.00	0	1.86	0.40	5	5
Burritt's Rapids	13.35	0.95	0.00	0	0.95	0.40	2	2
Carlsbad Springs	31.23	0.27	0.00	0	0.27	0.40	1	1
Cumberland	423.82	47.89	2.57	9	38.68	0.40	97	106
Dunrobin	51.62	5.71	0.25	1	4.26	0.40	11	12
Fallowfield	71.18	2.60	1.56	4	1.04	0.40	3	7
Fitzroy Harbour	154.81	51.06	11.28	47	31.31	0.40	78	125
Galetta	37.02	6.05	0.00	0	4.55	0.40	11	11
Greely	1,276.05	240.68	217.69	1,125	19.60	0.40	49	1,174
Kars	180.51	11.18	5.73	14	5.45	0.40	14	28
Kenmore	73.33	22.00	0.21	1	17.59	0.40	44	45
Kinburn	69.74	29.42	0.00	0	23.41	0.40	59	59
Marionville	34.83	24.00	0.00	0	18.72	0.40	47	47
Metcalfe	425.11	114.56	26.77	75	69.84	0.40	175	250
Munster	105.24	0.00	0.00	0	0.00	0.40	0	0
Navan	286.55	66.80	30.97	58	28.81	0.40	72	130
Notre-Dame-des-Champs	59.00	12.65	8.34	39	3.73	0.40	9	48
Osgoode	382.79	35.91	18.93	73	15.58	0.40	39	112
Sarsfield	56.50	6.49	3.14	15	3.35	0.40	8	23
Vernon	154.52	23.32	9.61	25	11.95	0.40	30	55
Village and Community Design Plans								
Carp ¹	261.85	27.38	4.55	162	19.34	0.09	215	377
Constance Bay ¹	687.92	68.63	5.76	16	51.10	0.47	109	125
North Gower ¹	736.90	263.50	26.56	78	190.12	0.40	475	553
Richmond ¹	831.22	150.07	72.24	2,145	62.79	0.12	523	2,668
Vars ³	218.89	44.20	17.91	59	21.90	0.27	81	140
Other Plans								
Manotick ²	826.05	139.28	46.23	339	88.83	0.10	1,382	1,721
Total	7,466.06	1,396.46	510.30	4,285	735.03		3,539	7,824

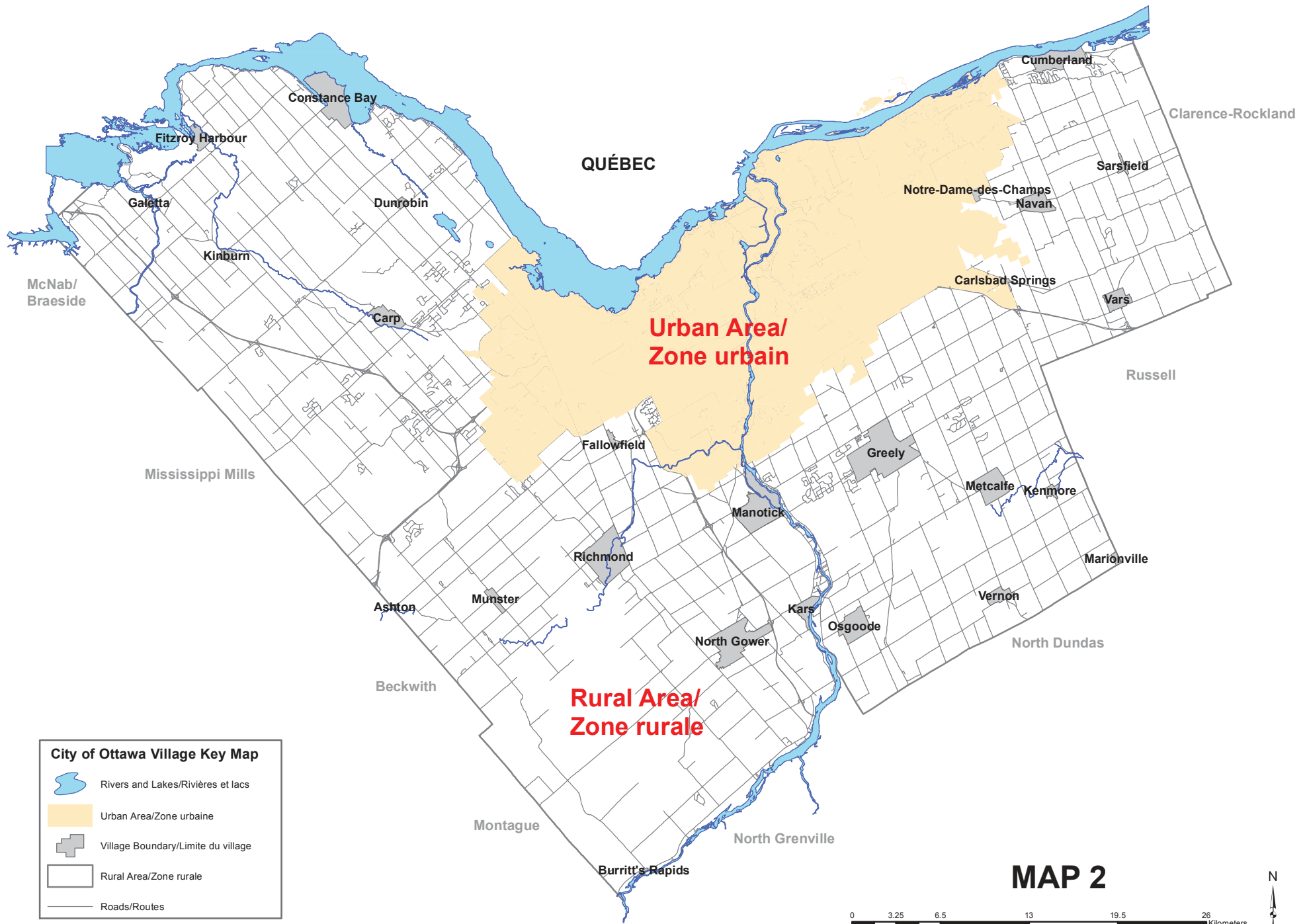
Note: Potential units on 'no plan' lands are based on the sum of units that can be accommodated on each parcel and may not equal the number of units obtained by applying the calculation to the area of all lots combined.

* The estimated lot yield in Table 6 above does not include land identified as Natural Heritage System Overlay on Schedules L1-L3 of Official Plan Amendment 150, which requires the completion of an Environmental Impact Statement (EIS) prior to development. Should an EIS permit development within the Natural Heritage System, lot yields in the relevant village may be higher than stated in this table.






¹Community Design Plans were used to determine the average lot size for the villages of Carp, Constance Bay, North Gower and Richmond.

²Manotick – average lot size based on the prorated average of the units and area of the Special Design Area and the units and area in the Concept Plan for the Mahogany development area.

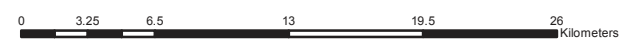
³Vars – average lot size based on the Vars Village Development Plan (1995).



City of Ottawa Village Key Map

-  Rivers and Lakes/Rivières et lacs
-  Urban Area/Zone urbaine
-  Village Boundary/Limite du village
-  Rural Area/Zone rurale
-  Roads/Routes

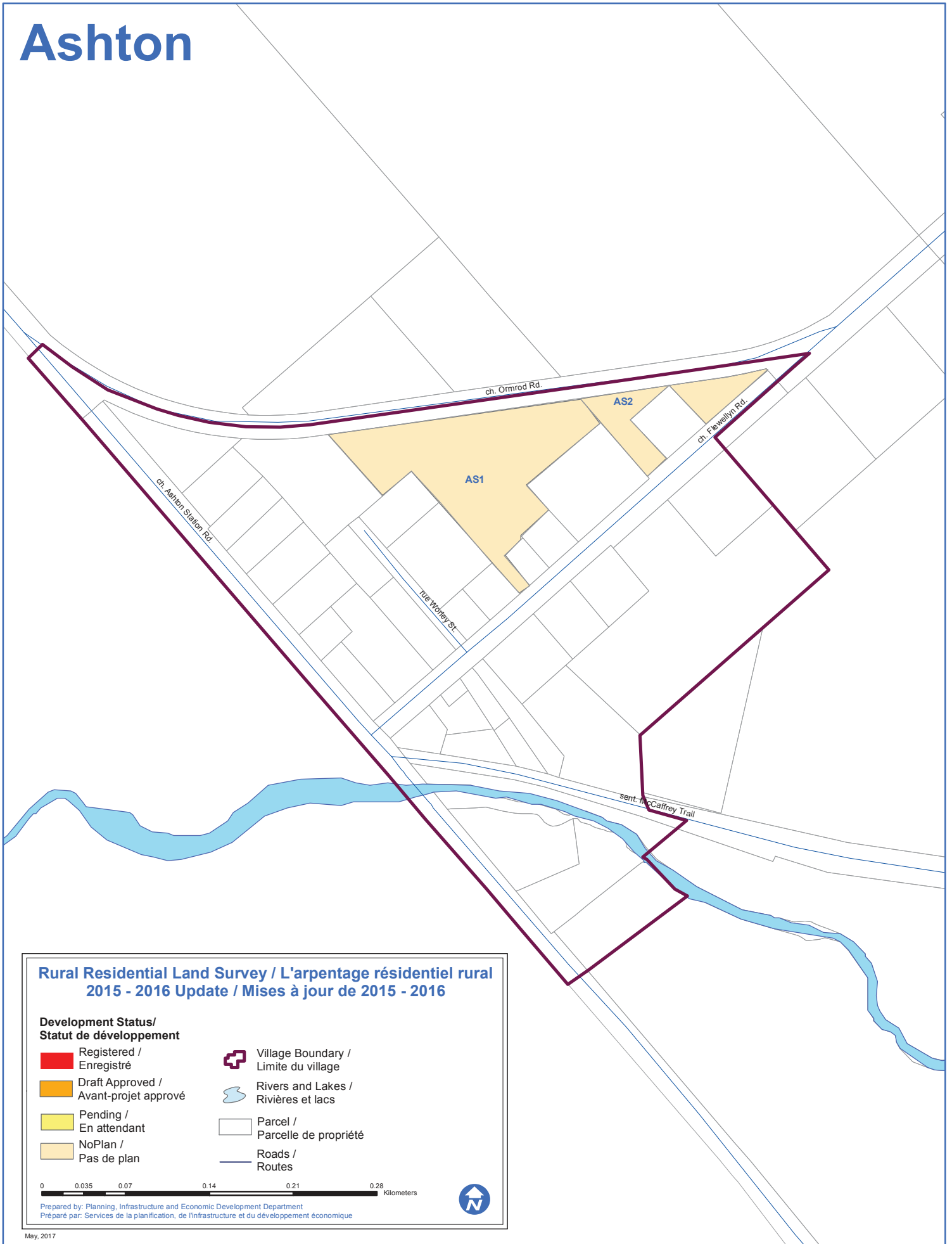
MAP 2



Produced by: Planning Infrastructure and Economic Development Department











Ashton



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Development Status/ Statut de développement

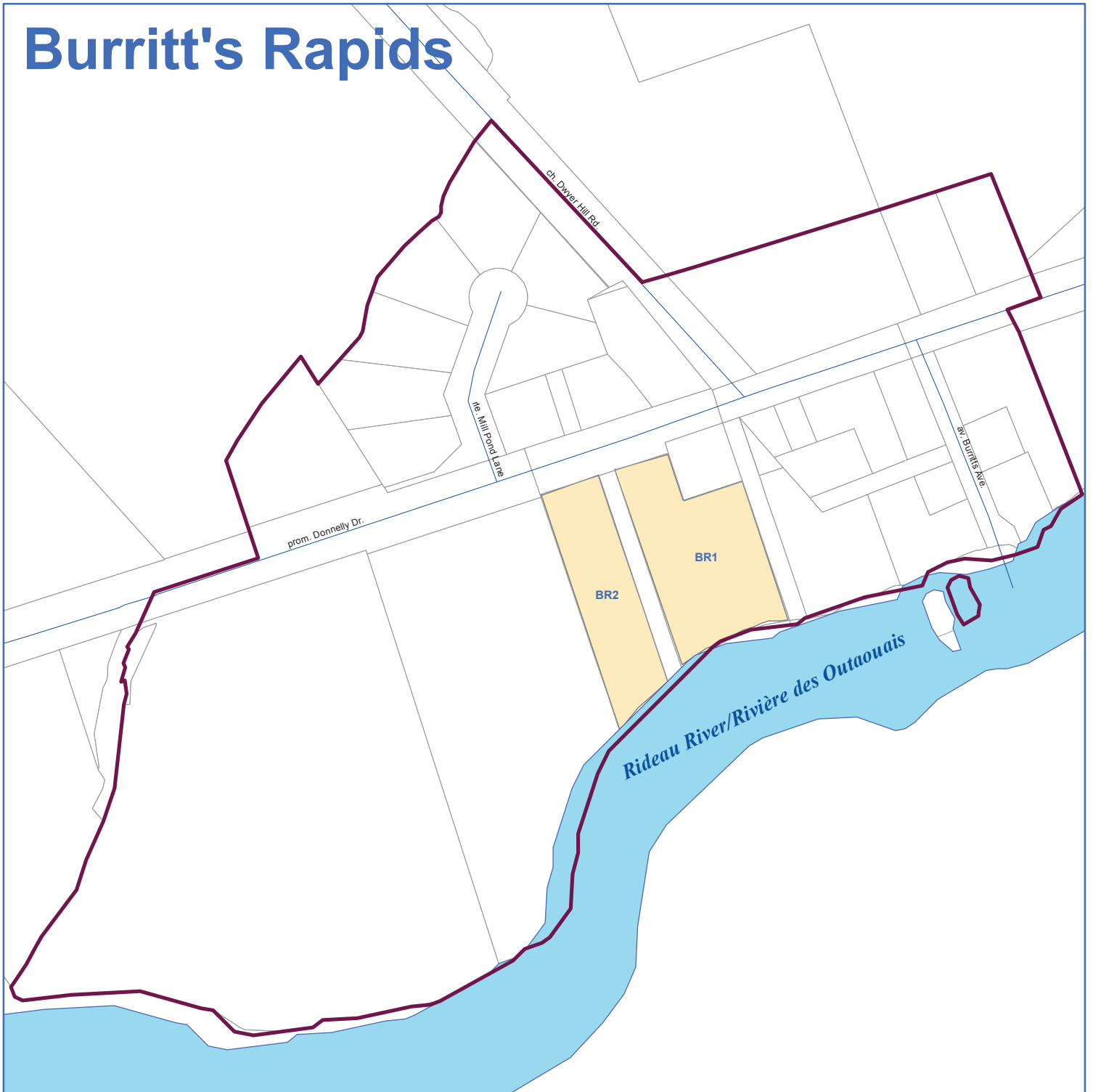
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|---|---|---|---|
|  | Registered /
Enregistré |  | Village Boundary /
Limite du village |
|  | Draft Approved /
Avant-projet approuvé |  | Rivers and Lakes /
Rivières et lacs |
|  | Pending /
En attendant |  | Parcel /
Parcelle de propriété |
|  | NoPlan /
Pas de plan |  | Roads /
Routes |

0 0.035 0.07 0.14 0.21 0.28 Kilometers

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Burritt's Rapids



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Development Status/ Statut de développement

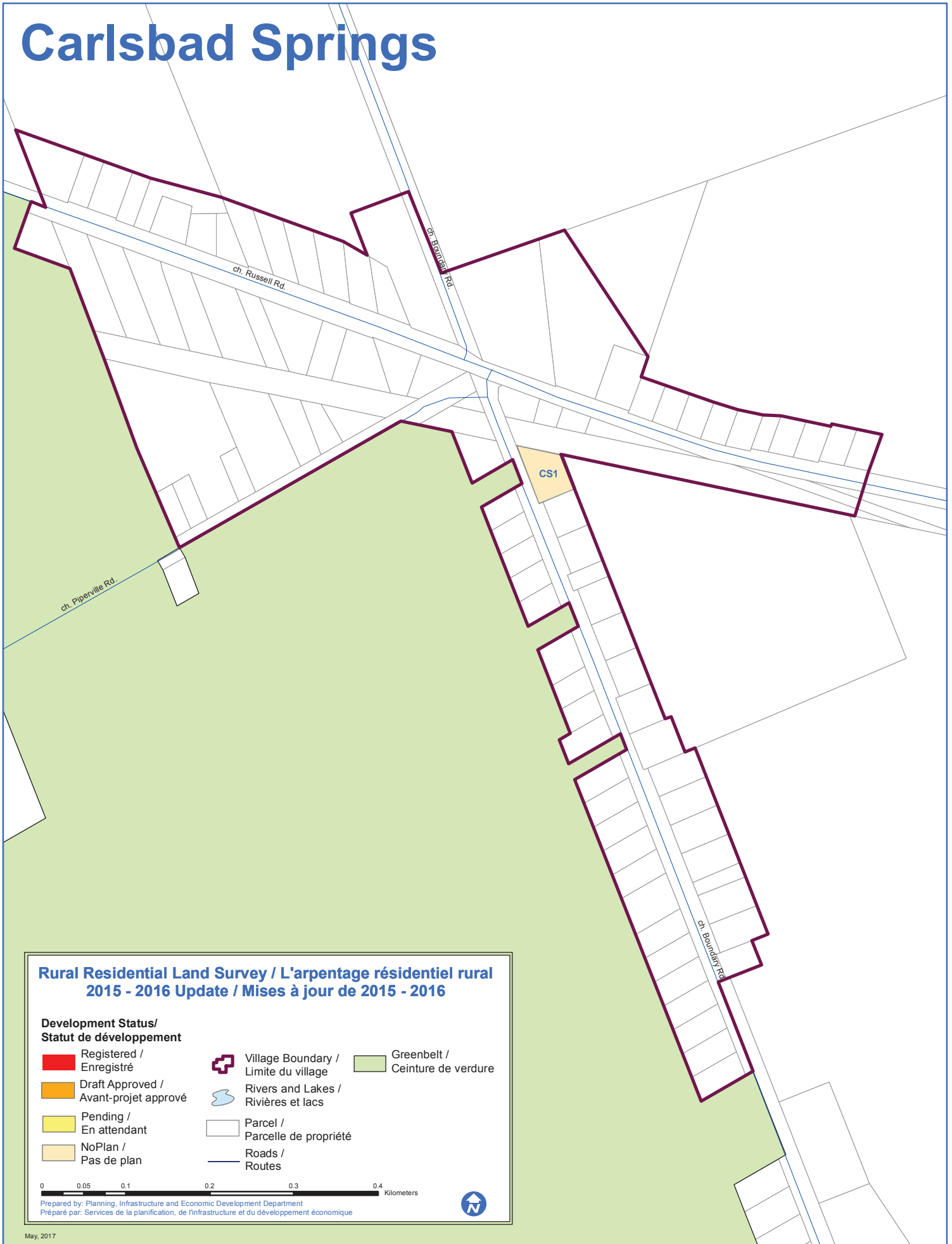
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Avant-projet approuvé |  Rivers and Lakes /
Rivières et lacs |
|  Pending /
En attendant |  Parcel /
Parcelle de propriété |
|  NoPlan /
Pas de plan |  Roads /
Routes |

0 0.025 0.05 0.1 0.15 0.2 Kilometers

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Carlsbad Springs



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Development Status/ Statut de développement

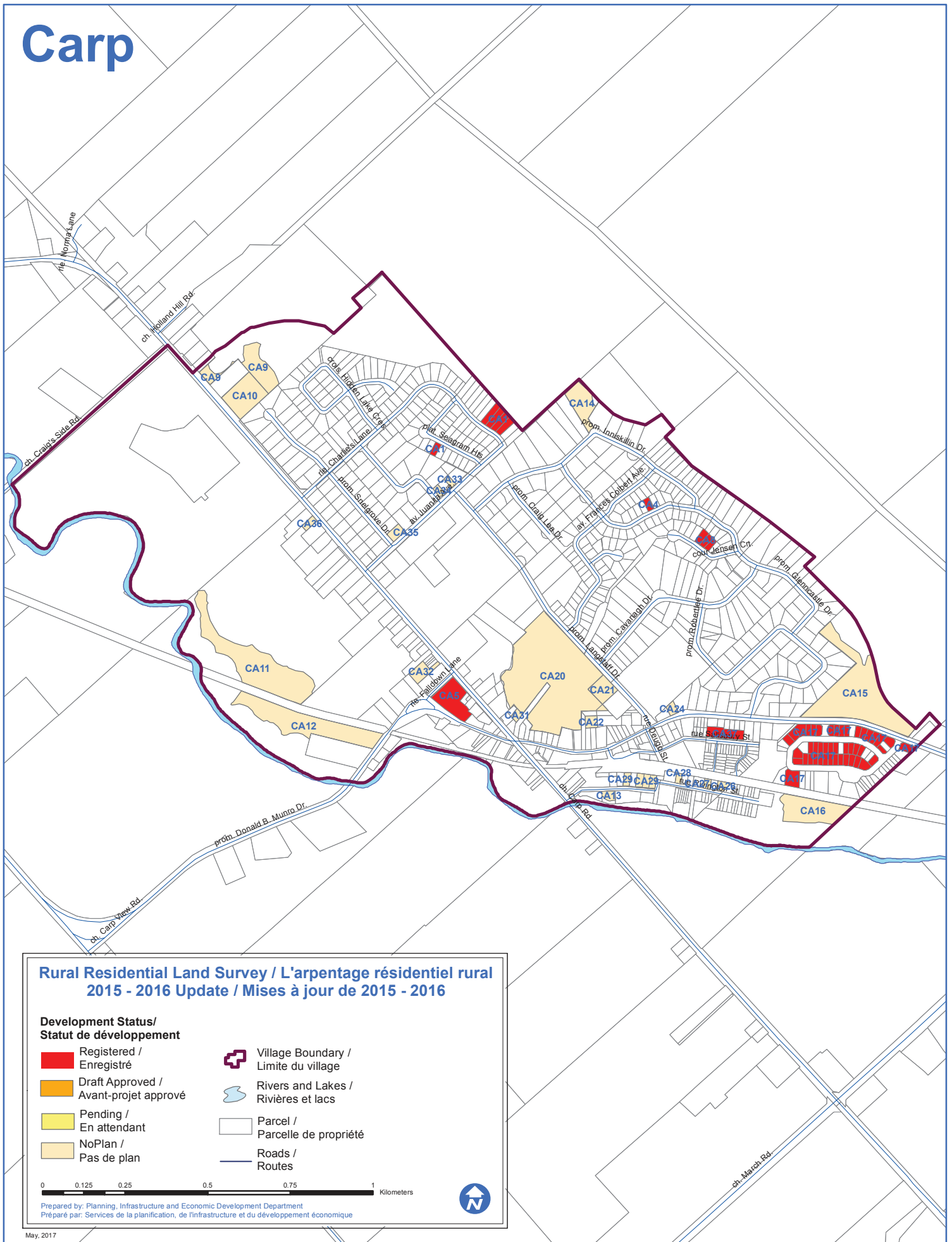
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Limite du village |  Greenbelt /
Ceinture de verdure |
|  Draft Approved /
Avant-projet approuvé |  Rivers and Lakes /
Rivières et lacs | |
|  Pending /
En attendant |  Parcel /
Parcelle de propriété | |
|  NoPlan /
Pas de plan |  Roads /
Routes | |

0 0.05 0.1 0.2 0.3 0.4 Kilometers

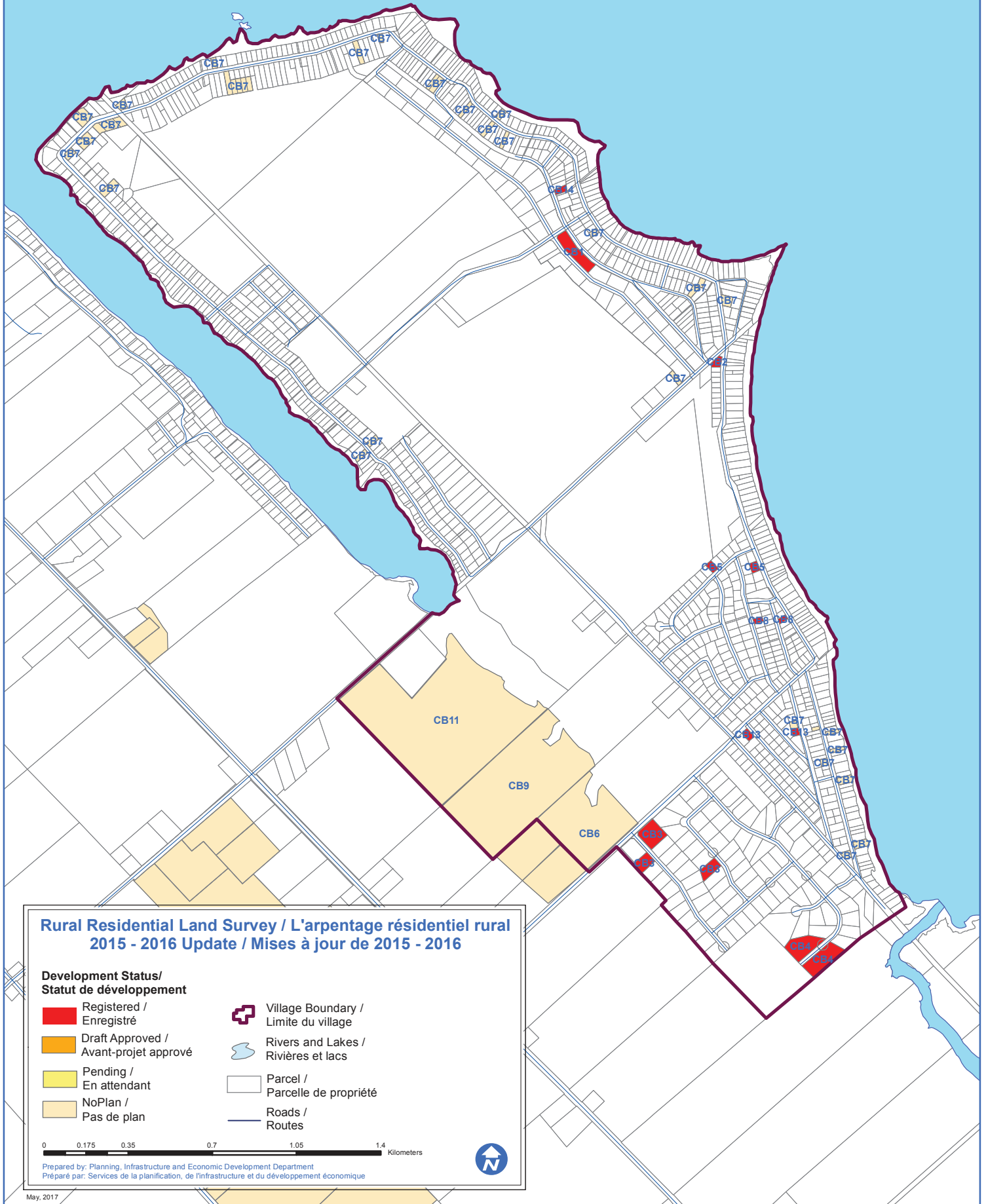
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Carp

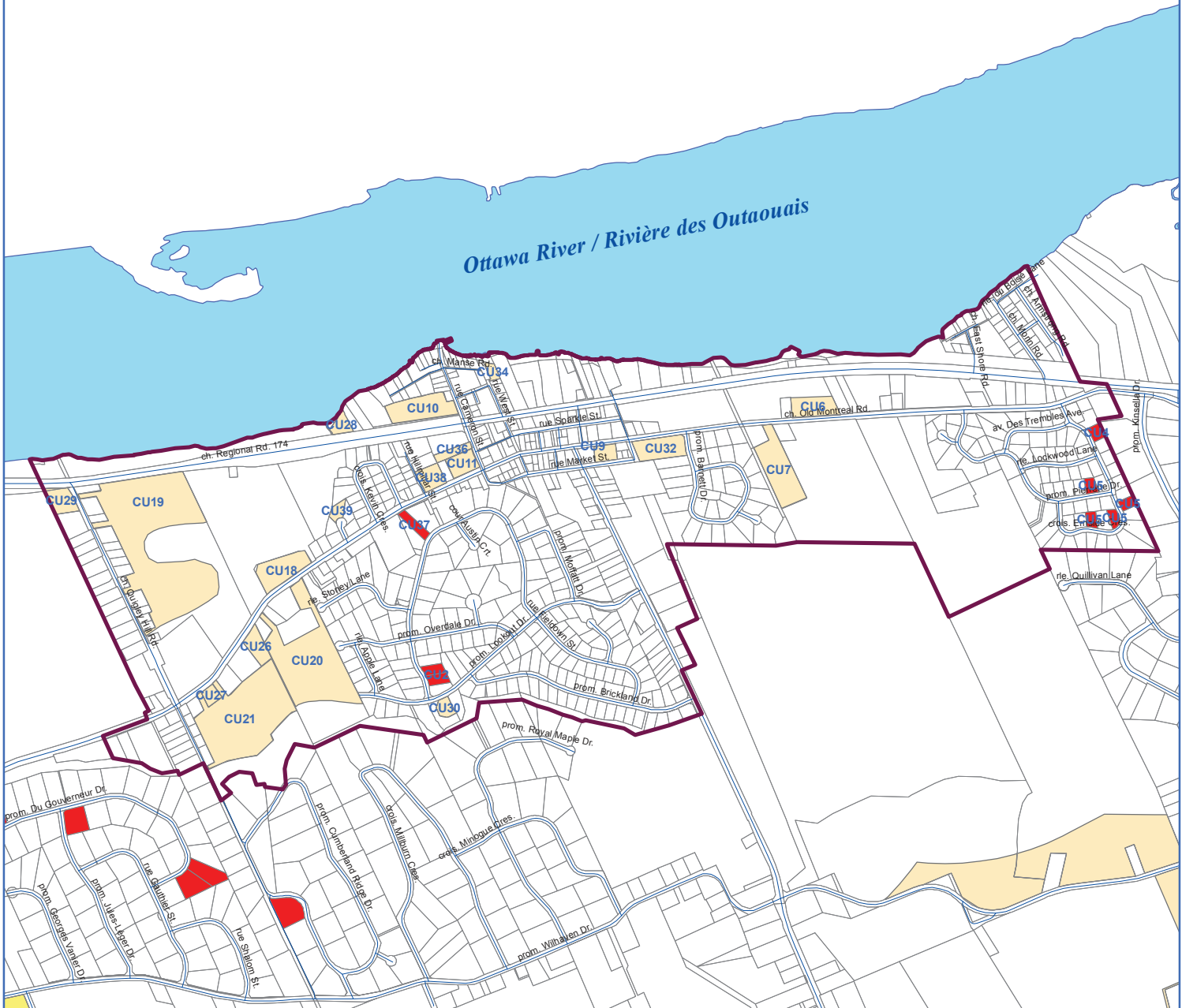


Constance Bay











Cumberland

Ottawa River / Rivière des Outaouais



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Development Status / Statut de développement

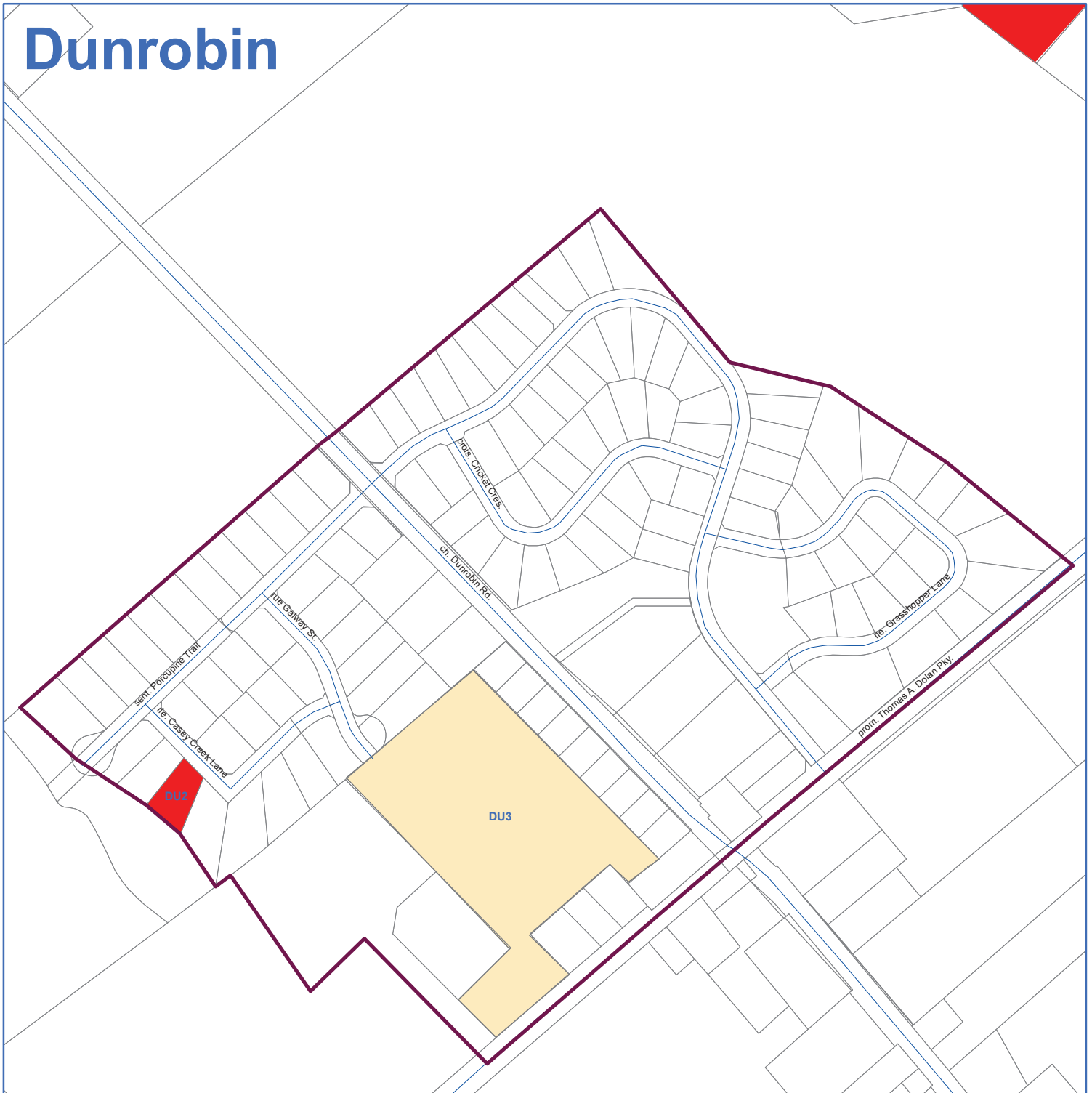
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|  | Pending / En attendant |  | Parcel / Parcelle de propriété |
|  | NoPlan / Pas de plan |  | Roads / Routes |



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Dunrobin



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Development Status/ Statut de développement

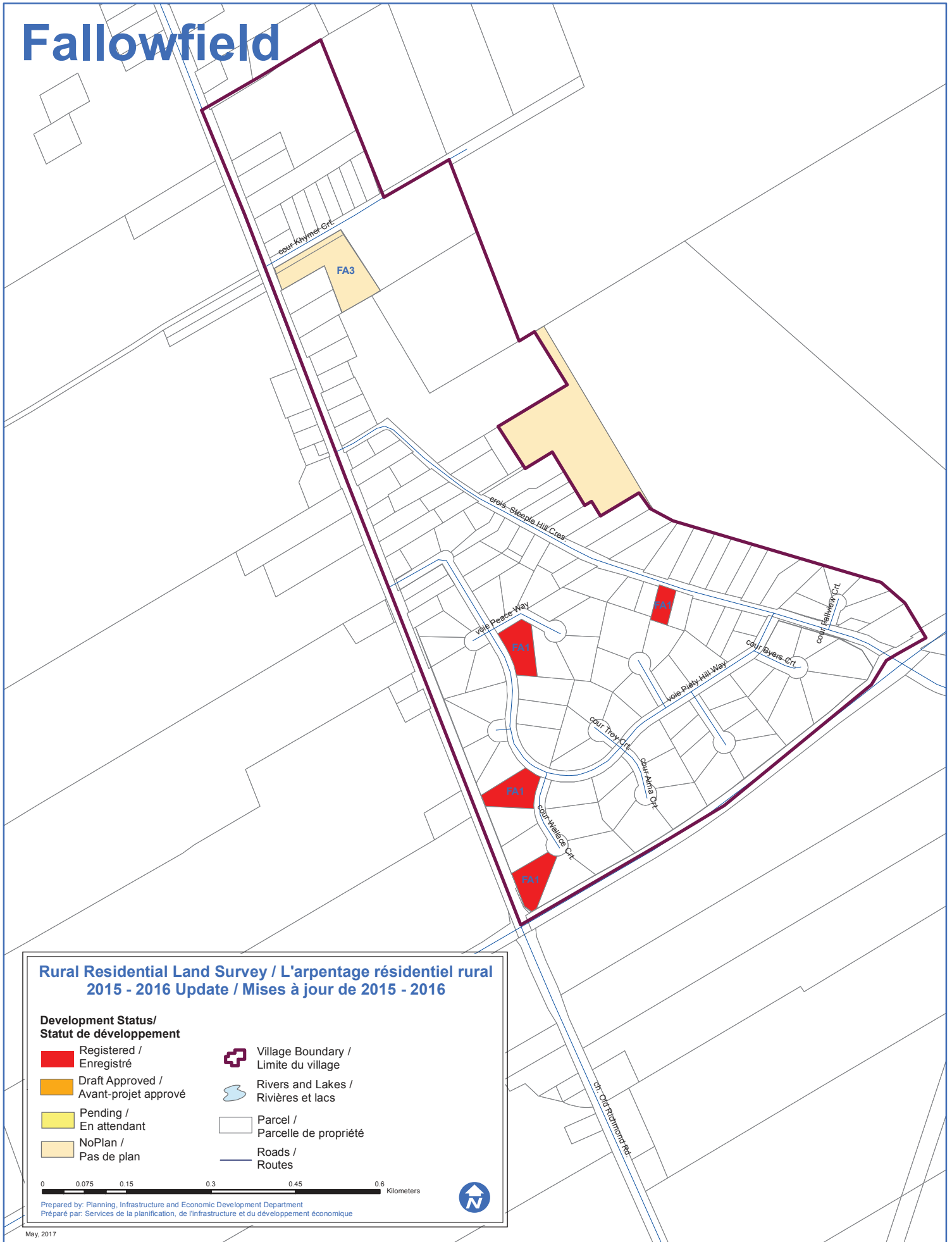
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Limite du village |
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Avant-projet approuvé |  | Rivers and Lakes /
Rivières et lacs |
|  | Pending /
En attendant |  | Parcel /
Parcelle de propriété |
|  | NoPlan /
Pas de plan |  | Roads /
Routes |

0 0.05 0.1 0.2 0.3 0.4 Kilometers

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Fallowfield



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Development Status/ Statut de développement

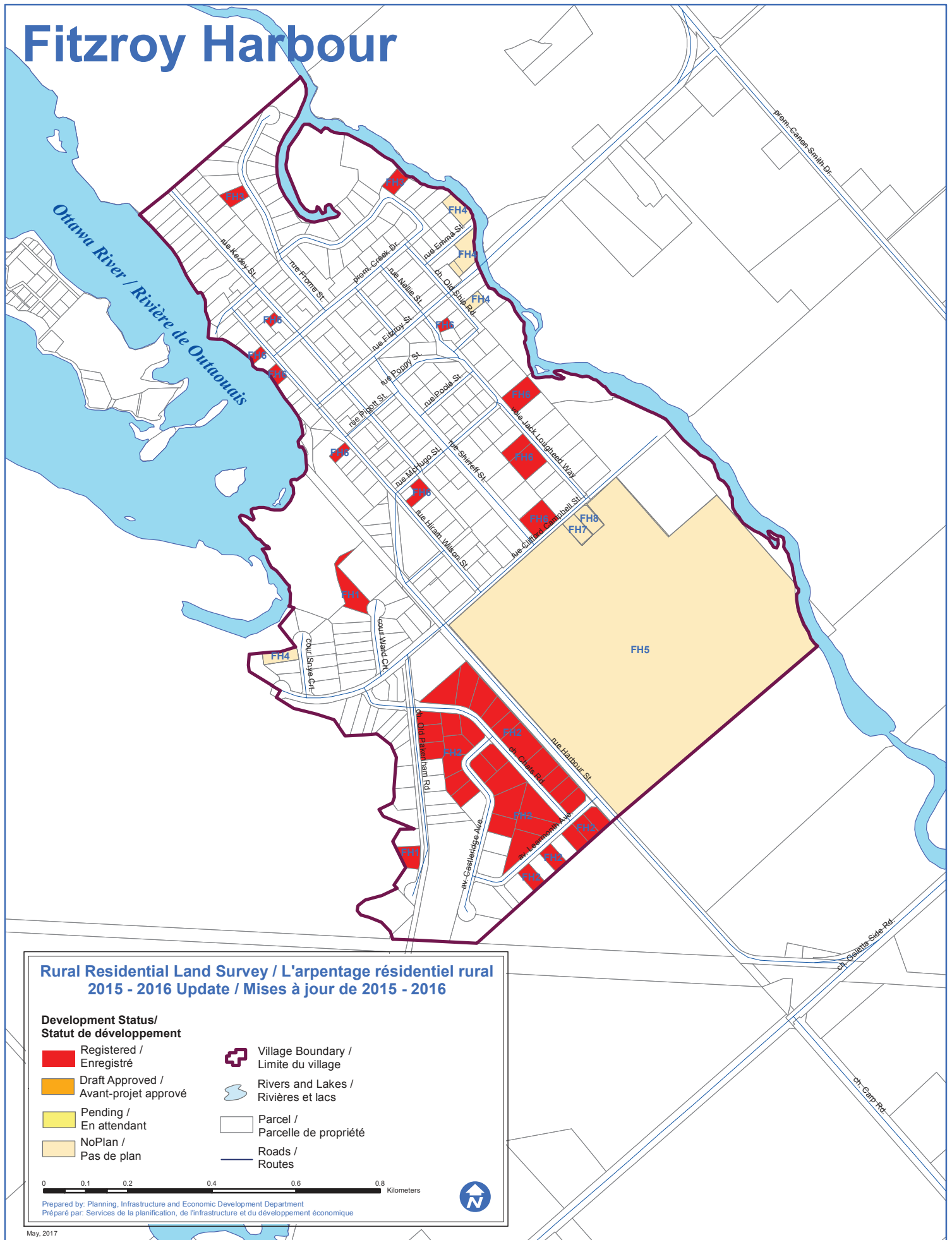
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Rivières et lacs |
|  Pending /
En attendant |  Parcel /
Parcelle de propriété |
|  NoPlan /
Pas de plan |  Roads /
Routes |

0 0.075 0.15 0.3 0.45 0.6 Kilometers

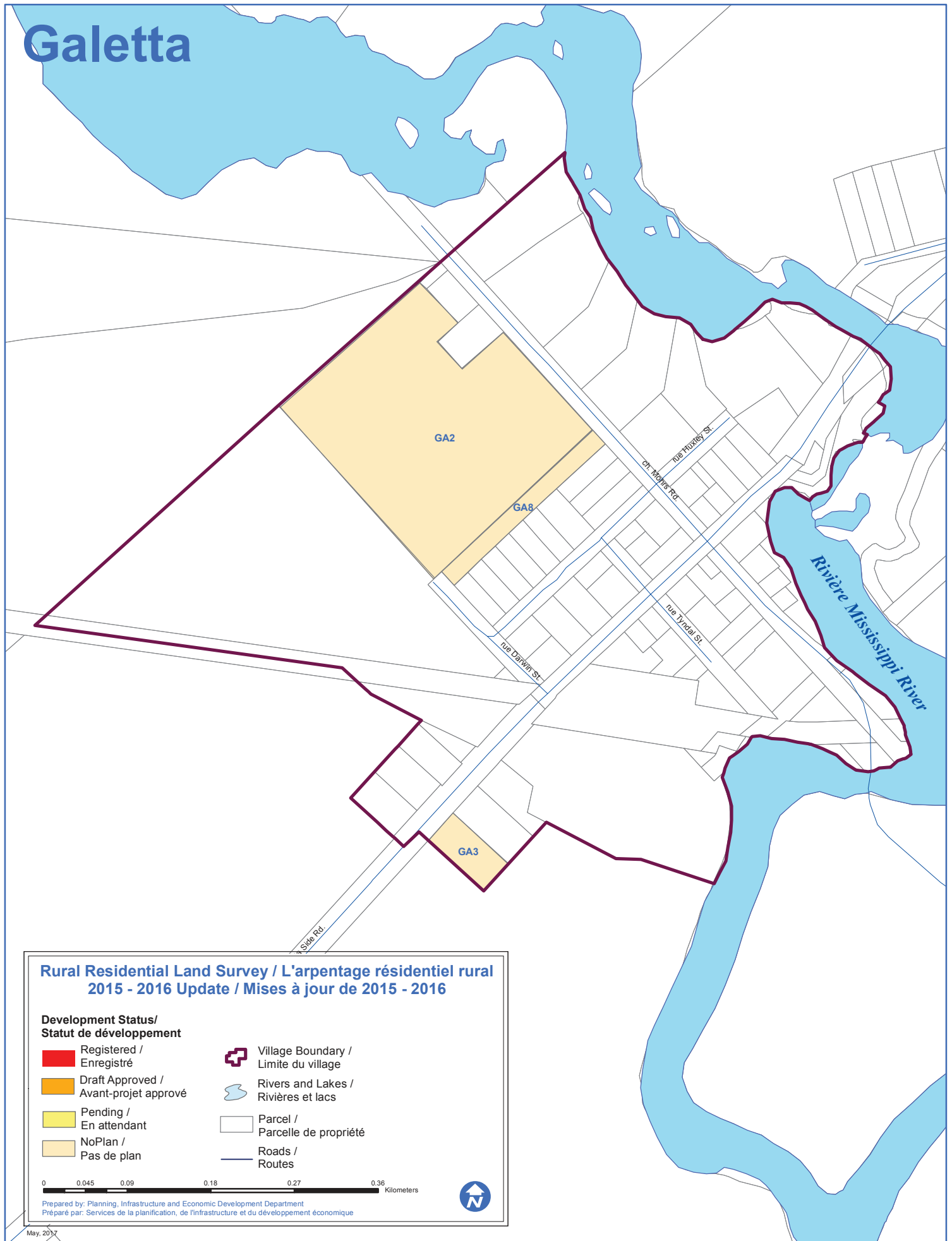
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Fitzroy Harbour











Galetta



Rural Residential Land Survey / L'arpentage résidentiel rural 2015 - 2016 Update / Mises à jour de 2015 - 2016

Development Status/ Statut de développement

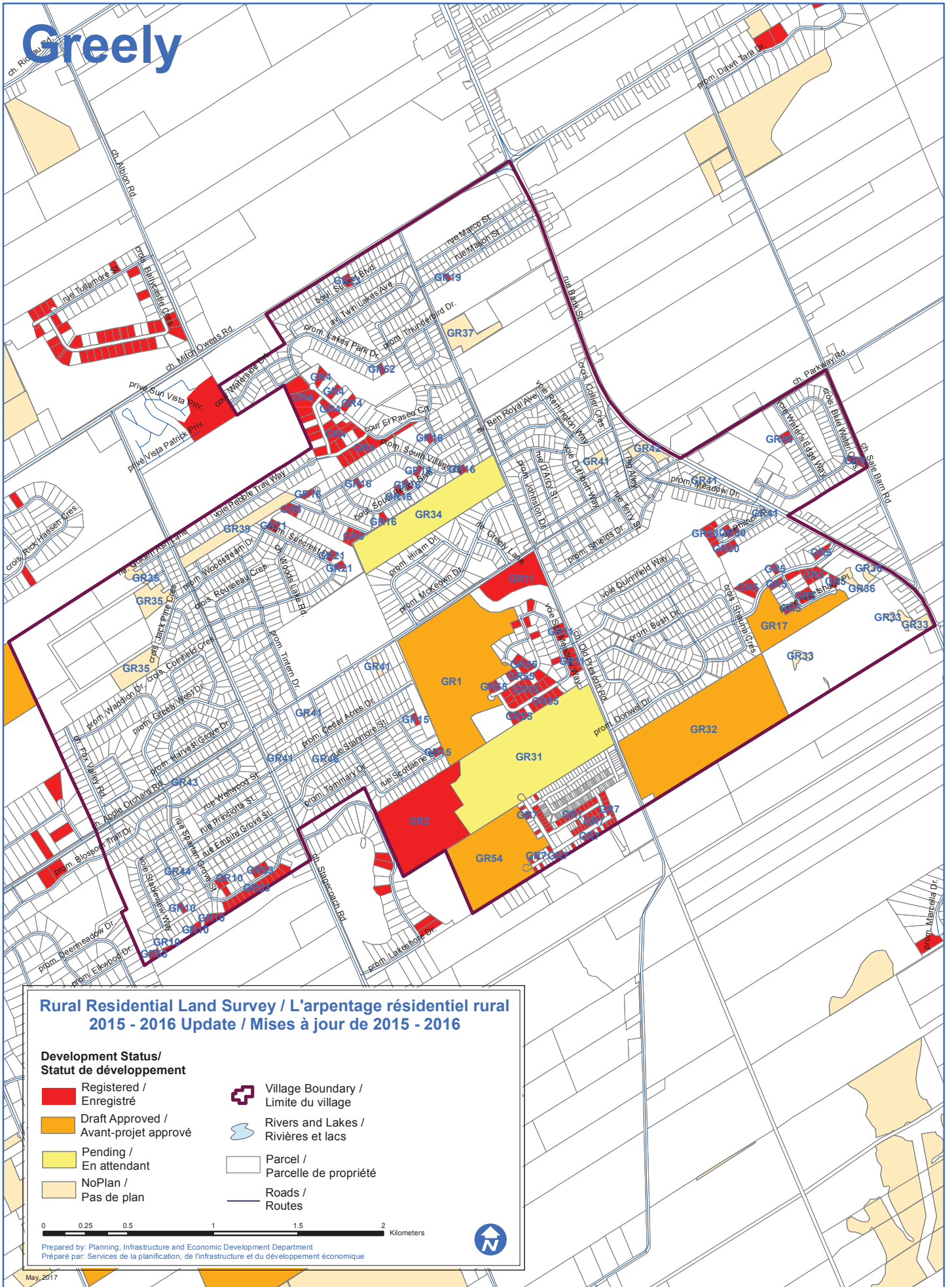
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Rivières et lacs |
|  | Pending /
En attendant |  | Parcel /
Parcelle de propriété |
|  | NoPlan /
Pas de plan |  | Roads /
Routes |

0 0.045 0.09 0.18 0.27 0.36 Kilometers











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Greely



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Development Status/ Statut de développement

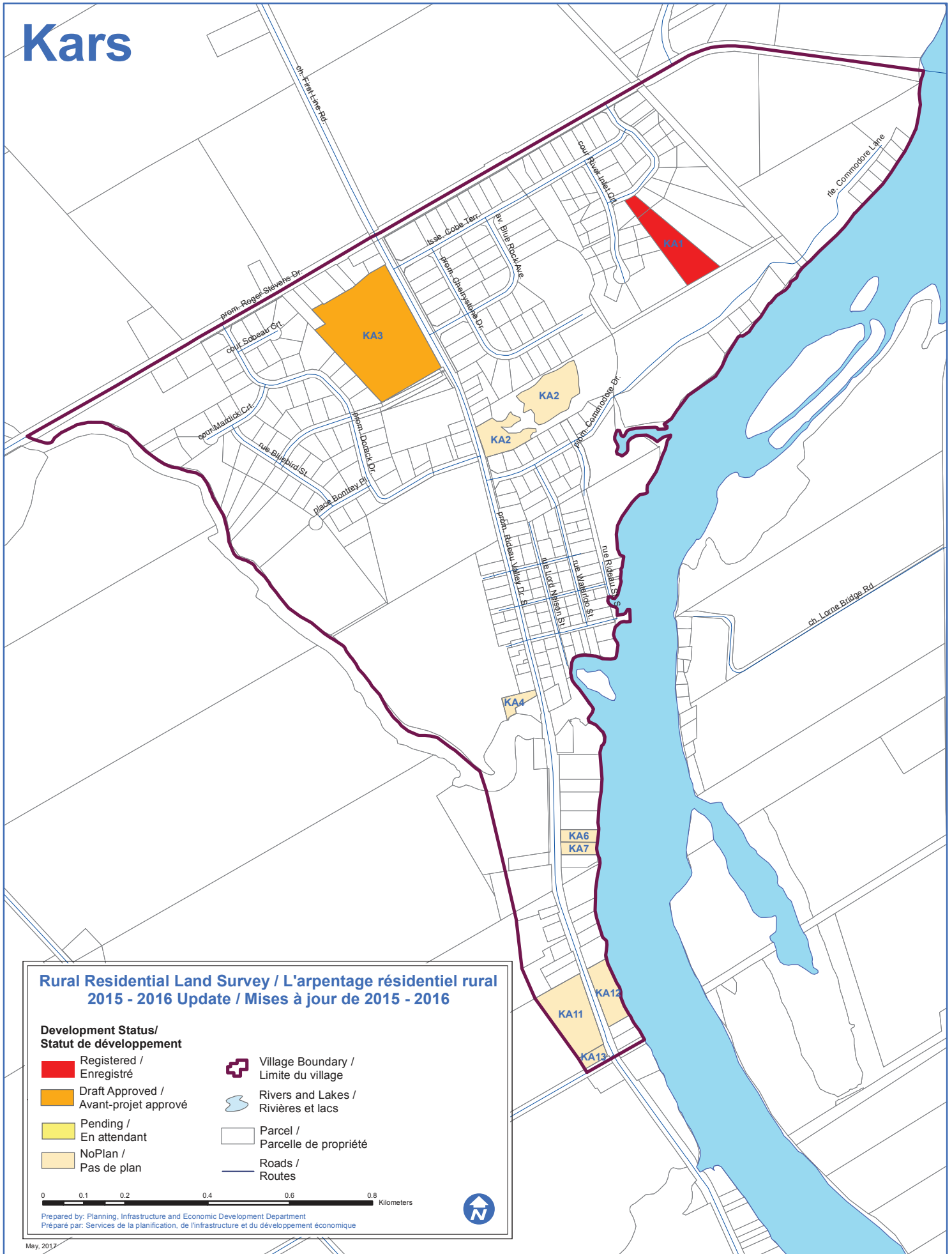
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Parcelle de propriété |
|  NoPlan /
Pas de plan |  Roads /
Routes |



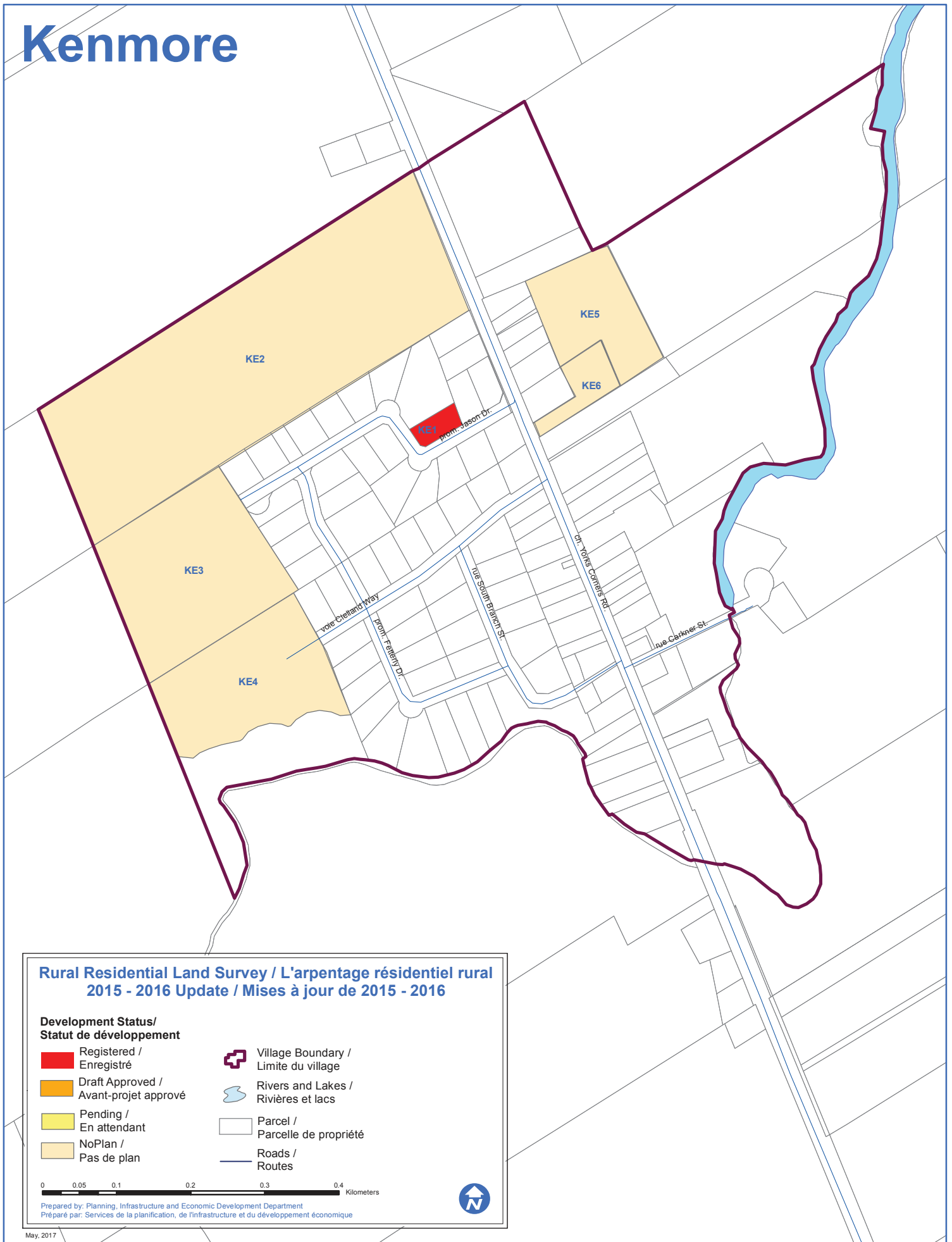
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Kars











Kenmore



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Development Status/ Statut de développement

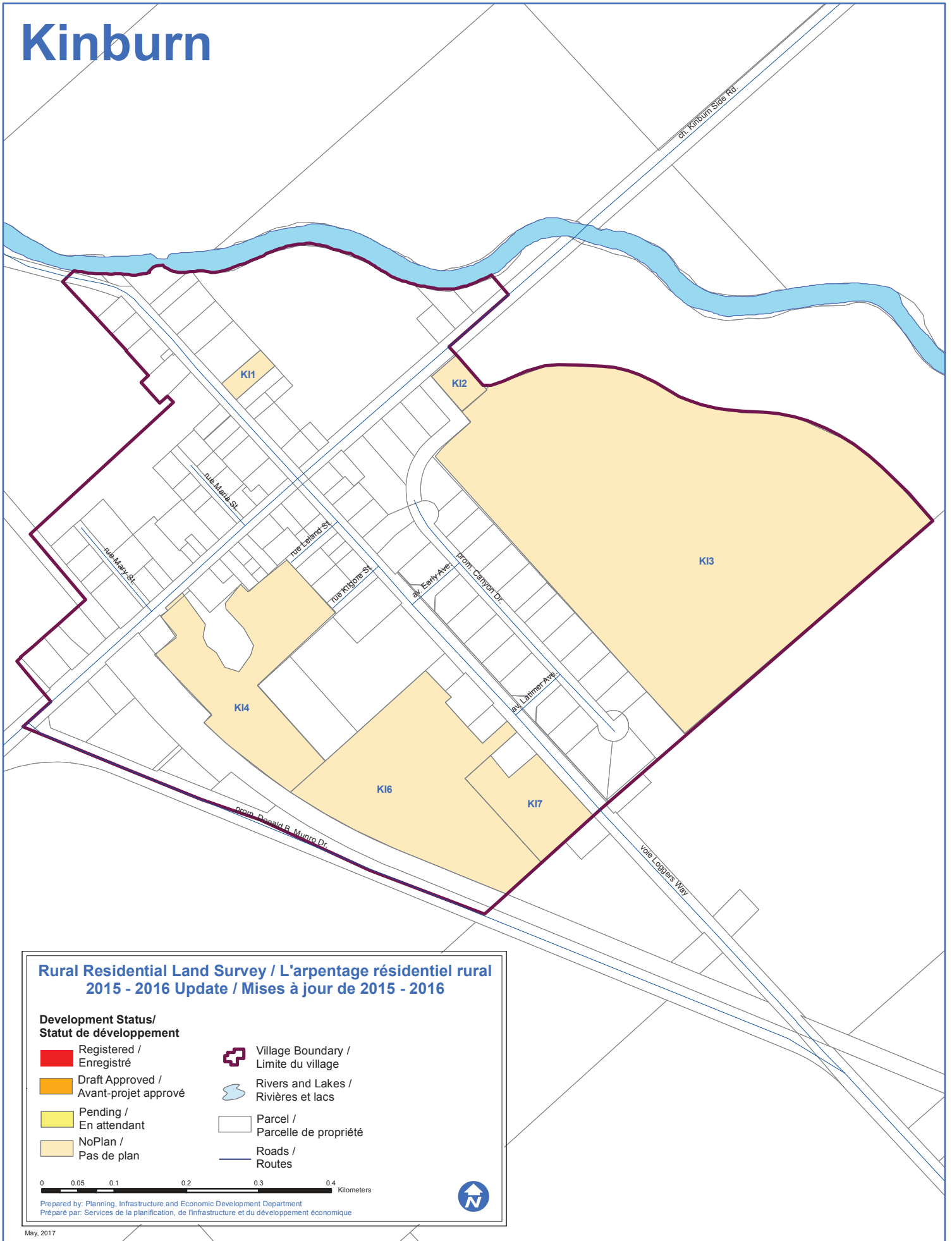
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En attendant |  Parcel /
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Routes |

0 0.05 0.1 0.2 0.3 0.4 Kilometers

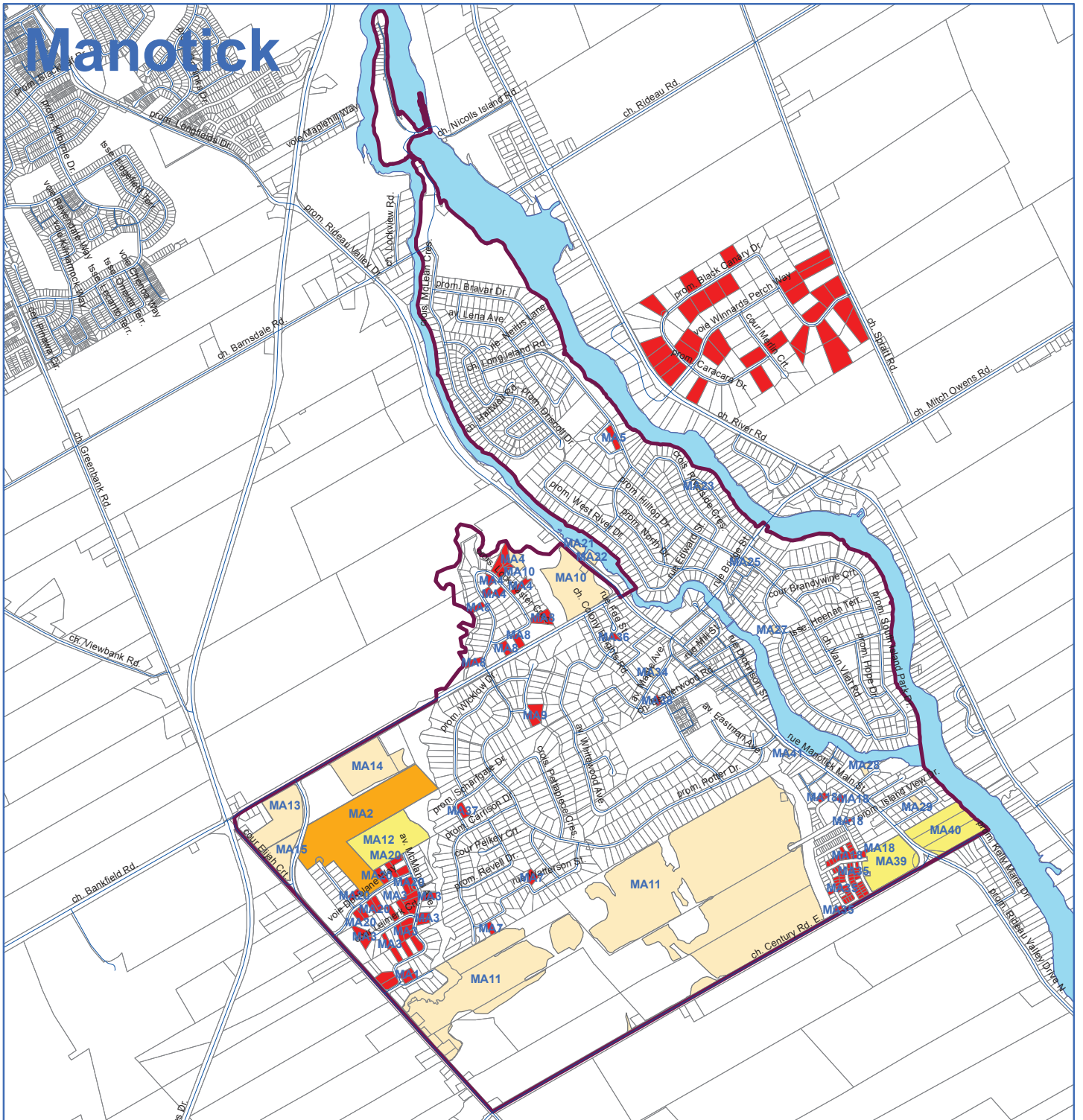
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Kinburn

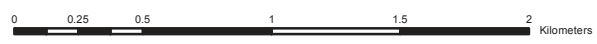


Manotick



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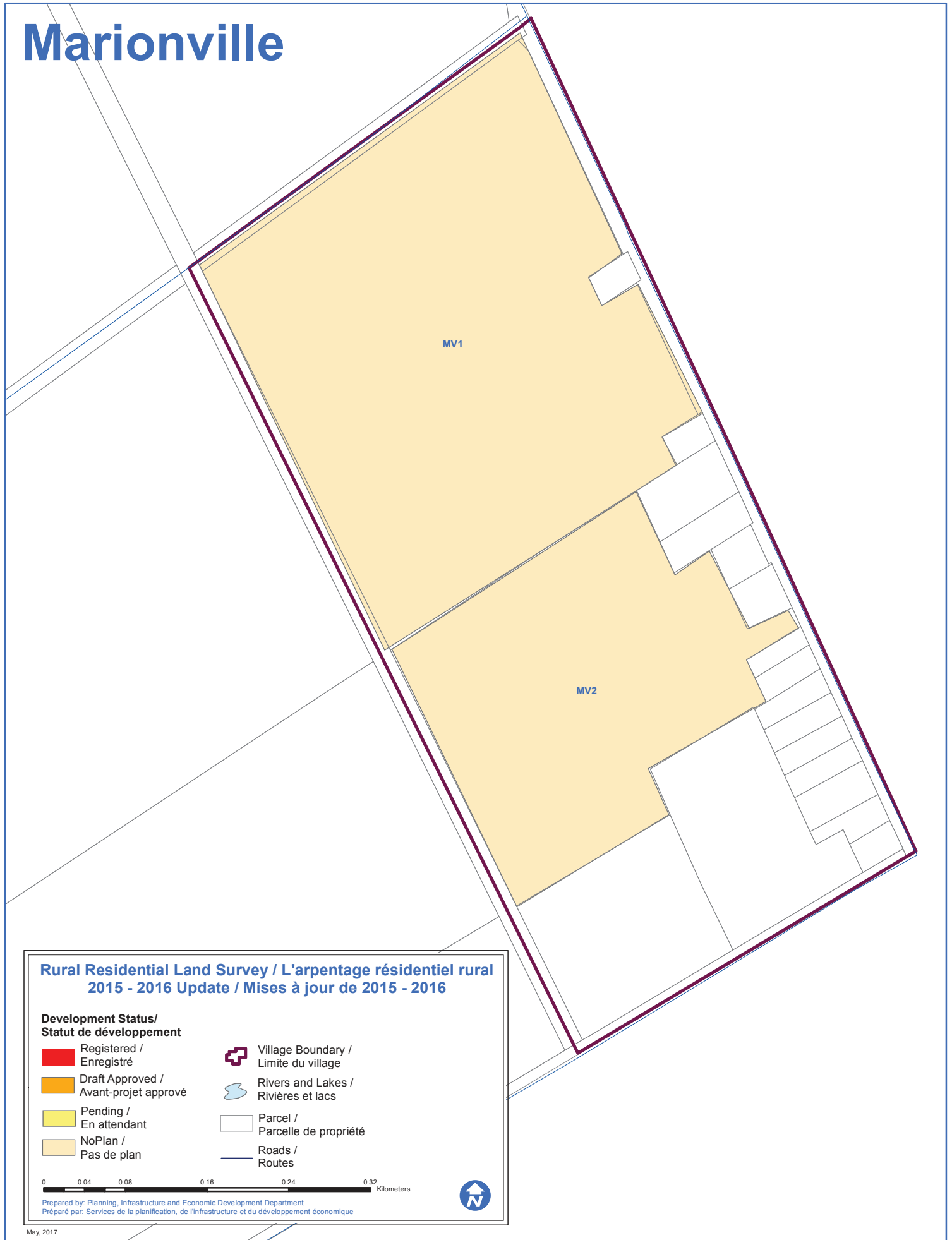
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Parcelle de propriété |
| NoPlan /
Pas de plan | Roads /
Routes |



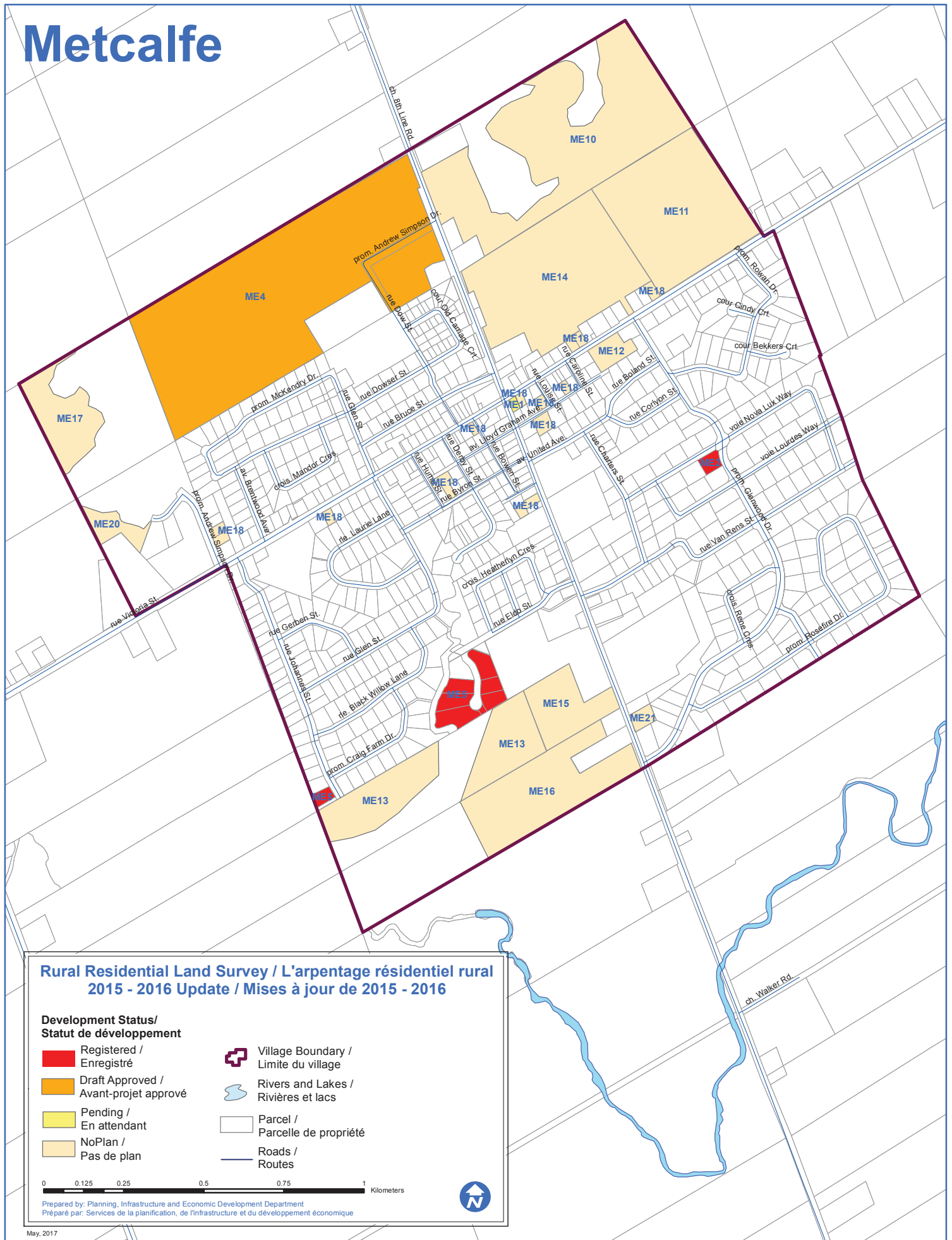
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Marionville











Metcalfe



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Development Status/ Statut de développement

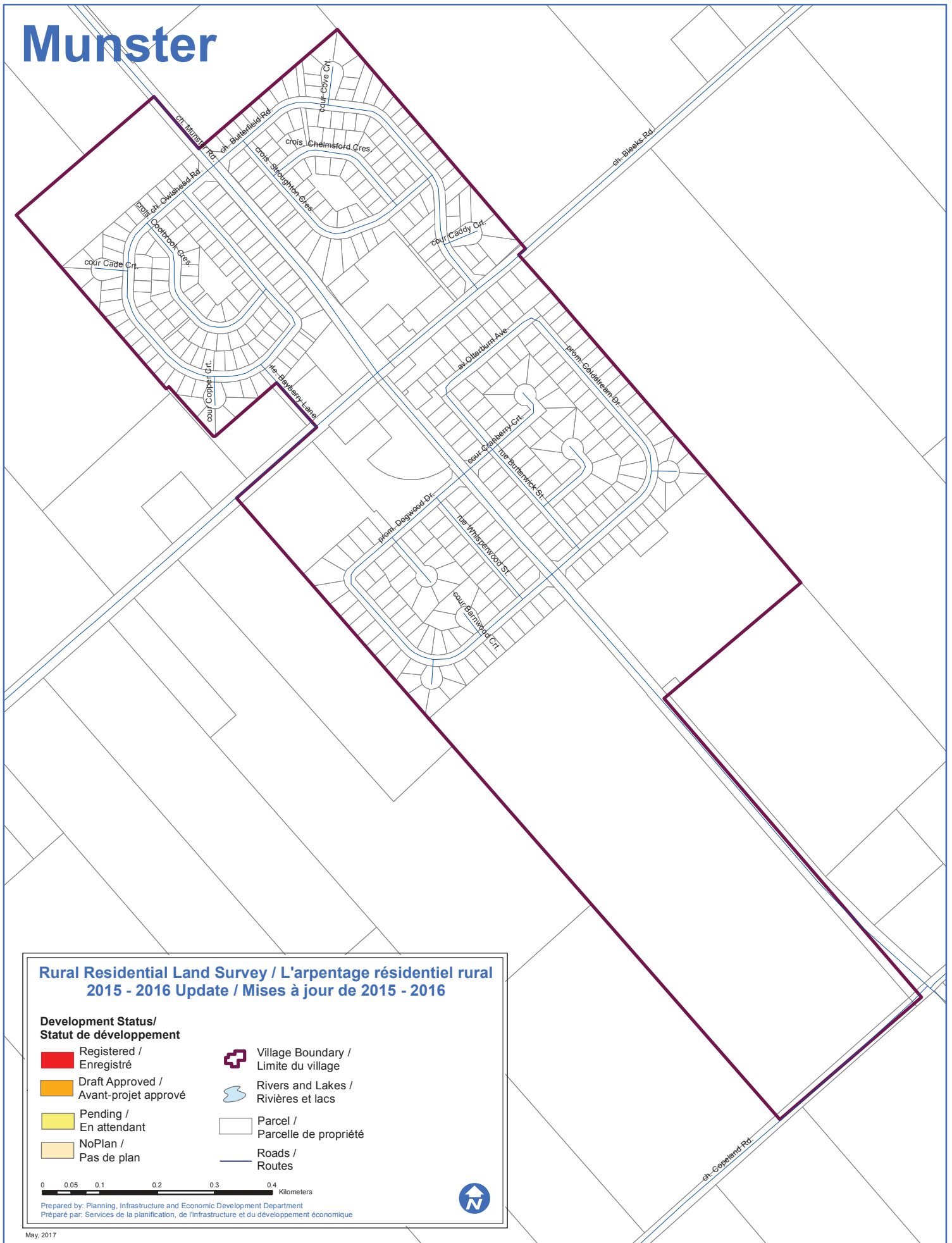
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Rivières et lacs |
|  Pending /
En attendant |  Parcel /
Parcelle de propriété |
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Pas de plan |  Roads /
Routes |

0 0.125 0.25 0.5 0.75 1 Kilometers

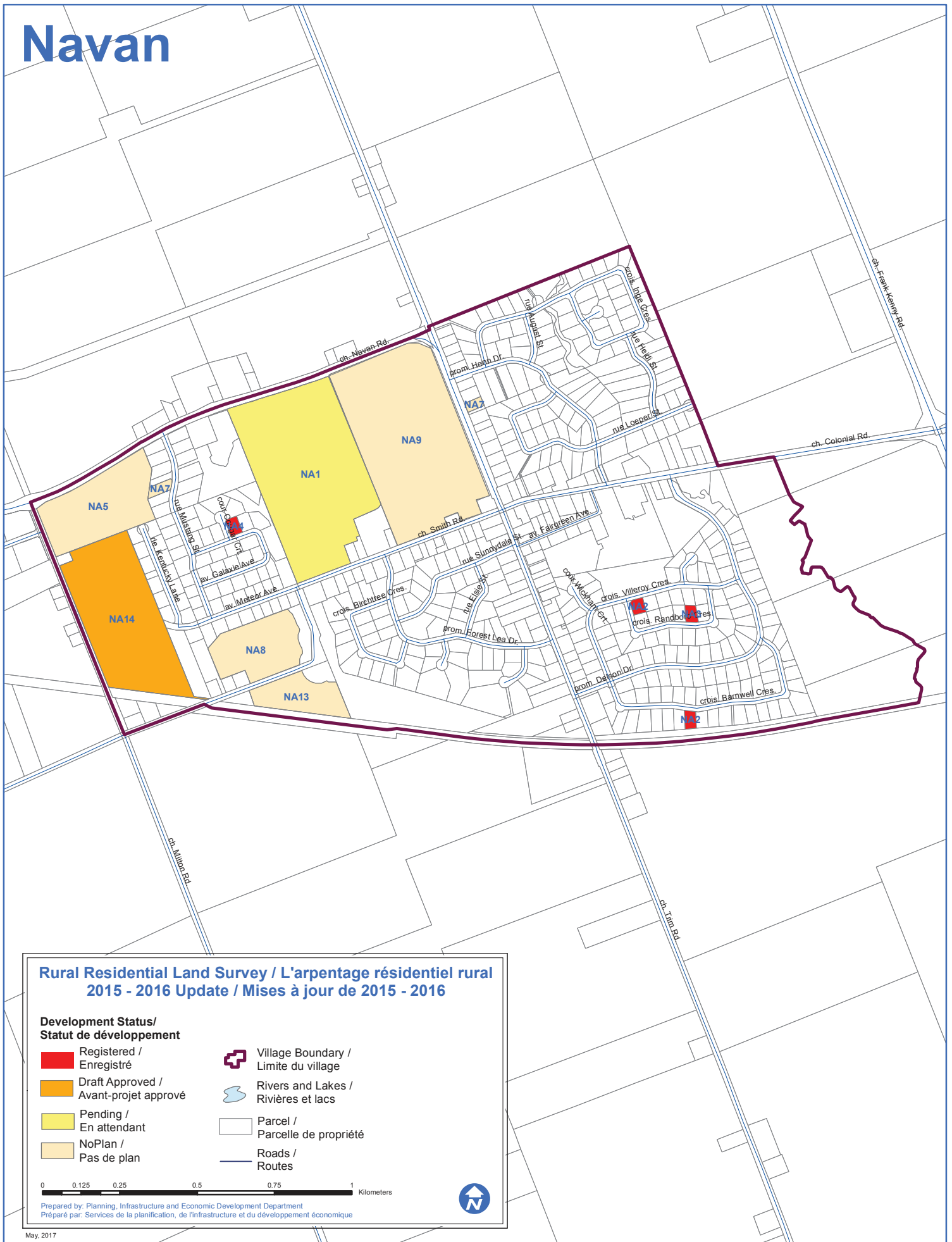
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Munster











Navan



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Development Status/ Statut de développement

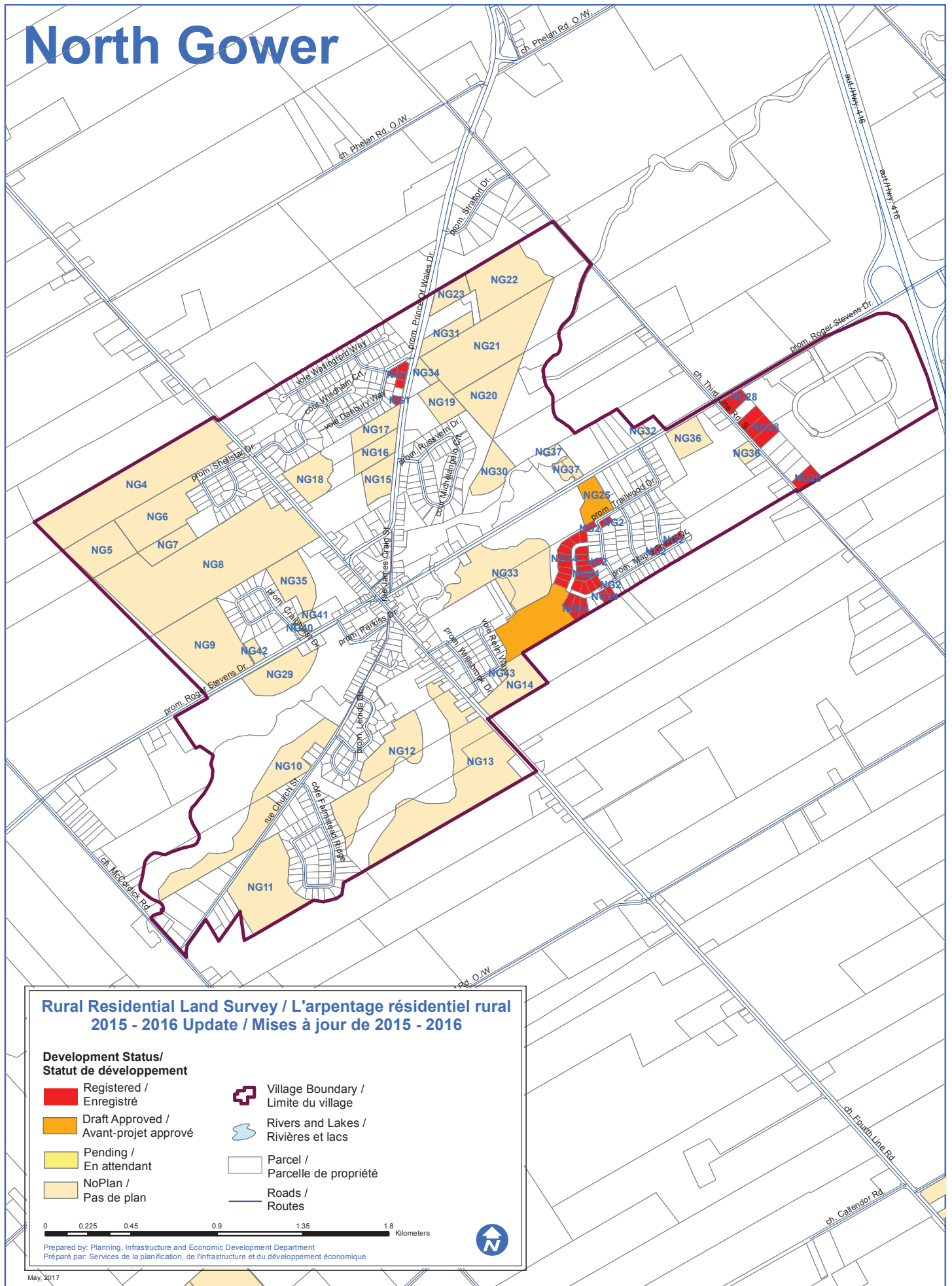
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Rivières et lacs |
|  | Pending /
En attendant |  | Parcel /
Parcelle de propriété |
|  | NoPlan /
Pas de plan |  | Roads /
Routes |

0 0.125 0.25 0.5 0.75 1 Kilometers

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North Gower



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Development Status/ Statut de développement

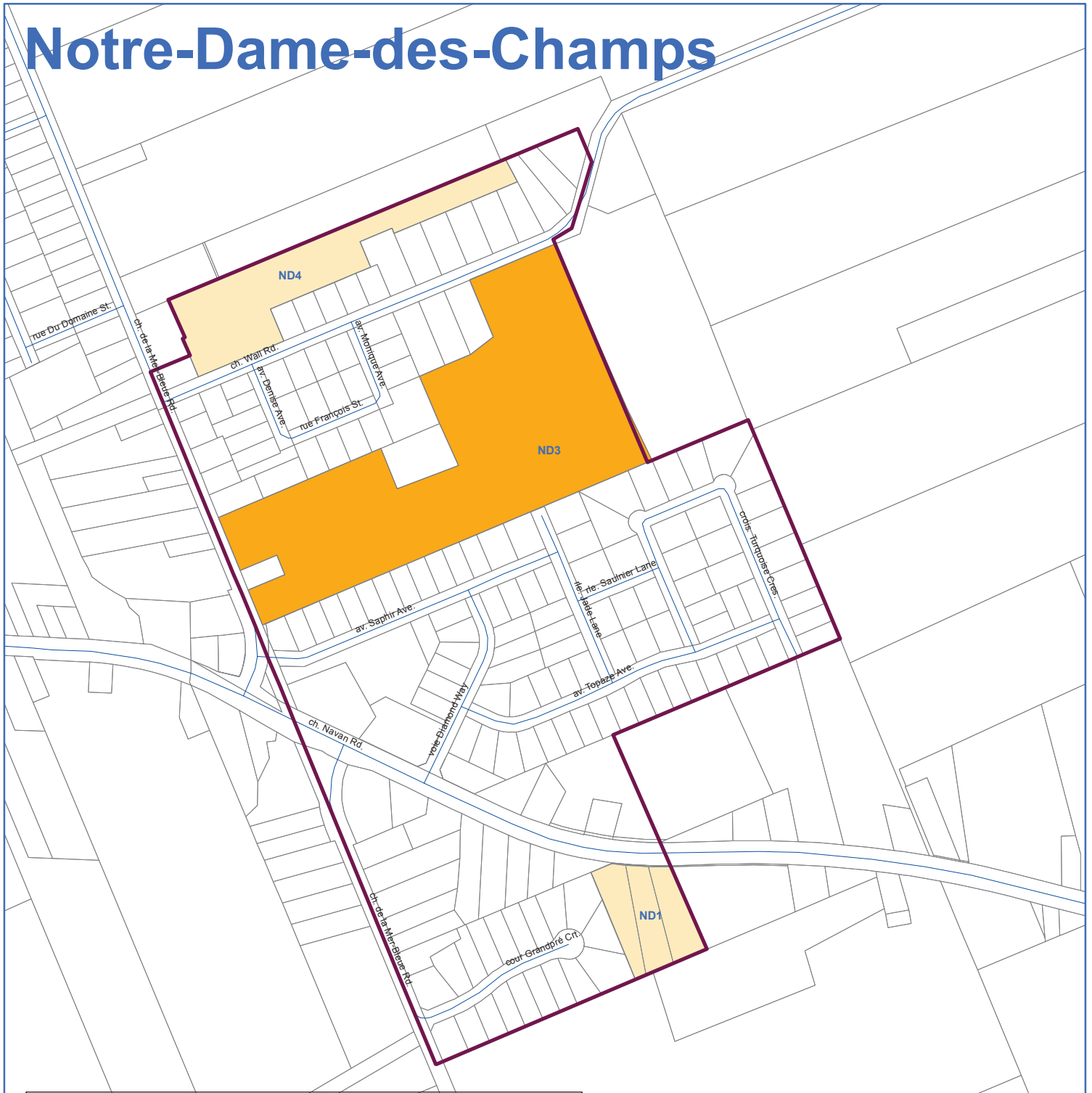
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Rivières et lacs |
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Parcelle de propriété |
|  NoPlan /
Pas de plan |  Roads /
Routes |



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Notre-Dame-des-Champs



Rural Residential Land Survey / L'arpentage résidentiel rural 2015 - 2016 Update / Mises à jour de 2015 - 2016

Development Status/ Statut de développement

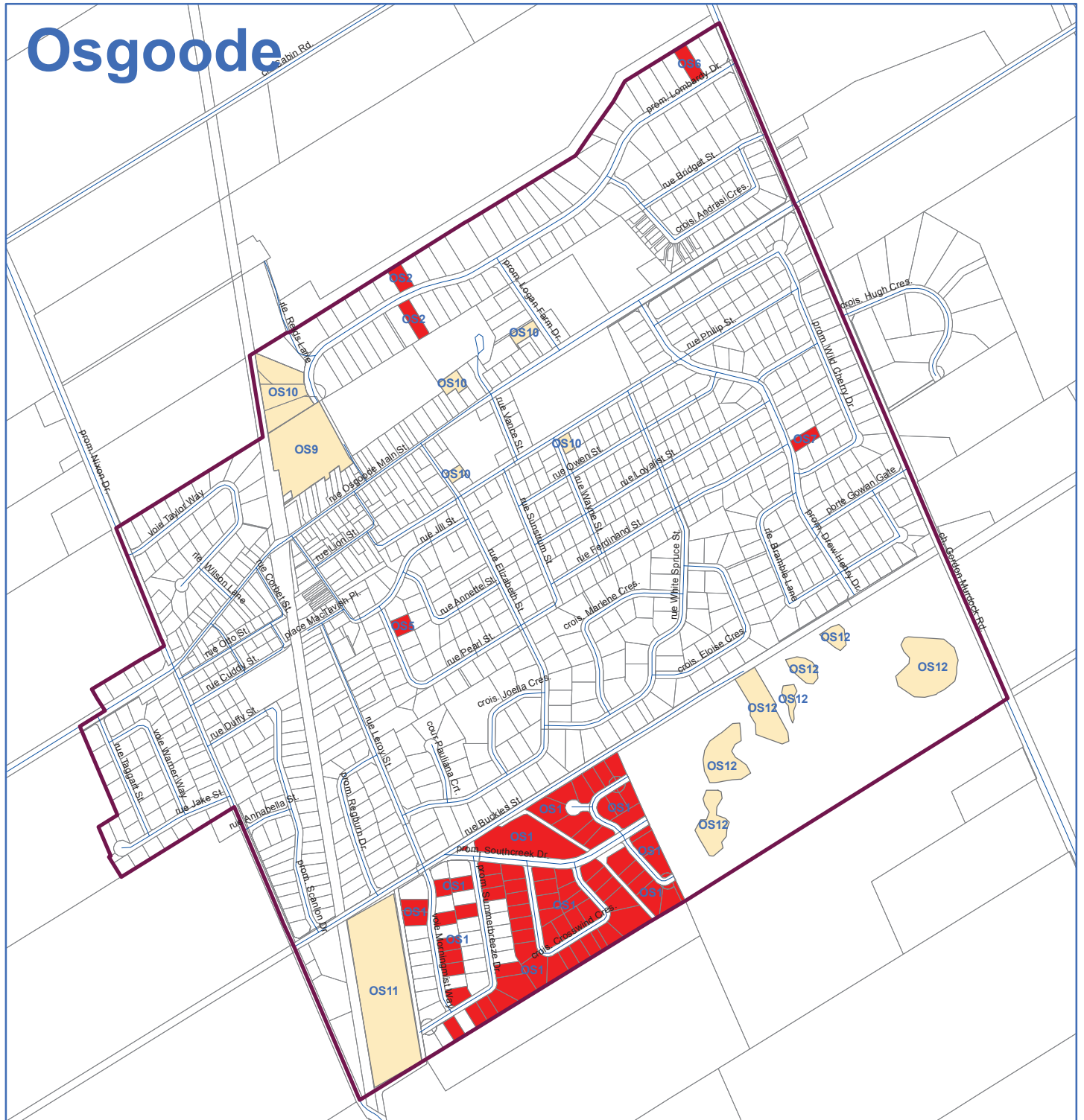
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	Pending / En attendant		Parcel / Parcelle de propriété
	NoPlan / Pas de plan		Roads / Routes

0 0.05 0.1 0.2 0.3 0.4 Kilometers

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Osgoode



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Development Status/ Statut de développement

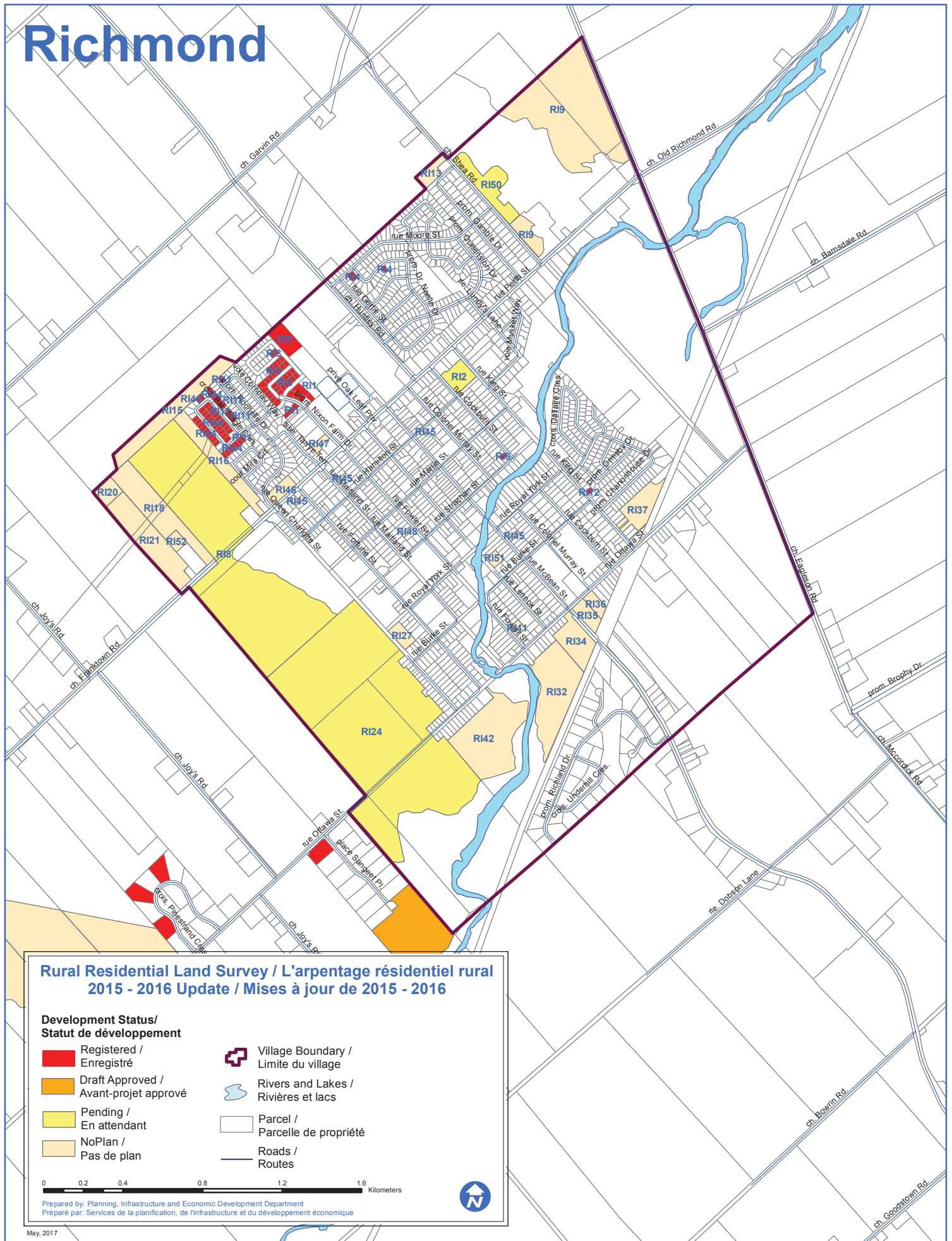
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Limite du village |
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Avant-projet approuvé |  | Rivers and Lakes /
Rivières et lacs |
|  | Pending /
En attendant |  | Parcel /
Parcelle de propriété |
|  | NoPlan /
Pas de plan |  | Roads /
Routes |

0 0.125 0.25 0.5 0.75 1 Kilometers

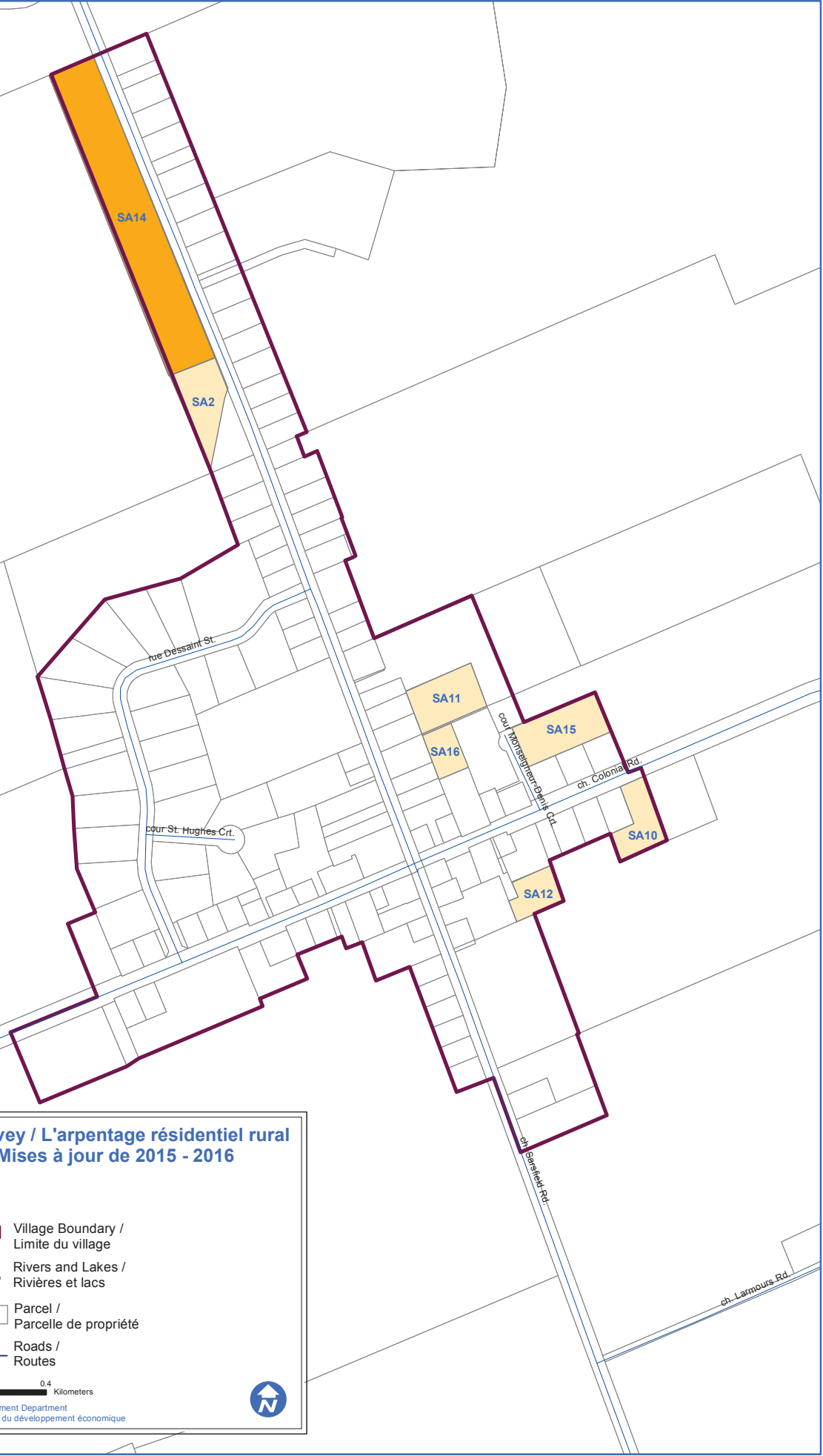


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Richmond











Sarsfield



Rural Residential Land Survey / L'arpentage résidentiel rural 2015 - 2016 Update / Mises à jour de 2015 - 2016

Development Status/ Statut de développement

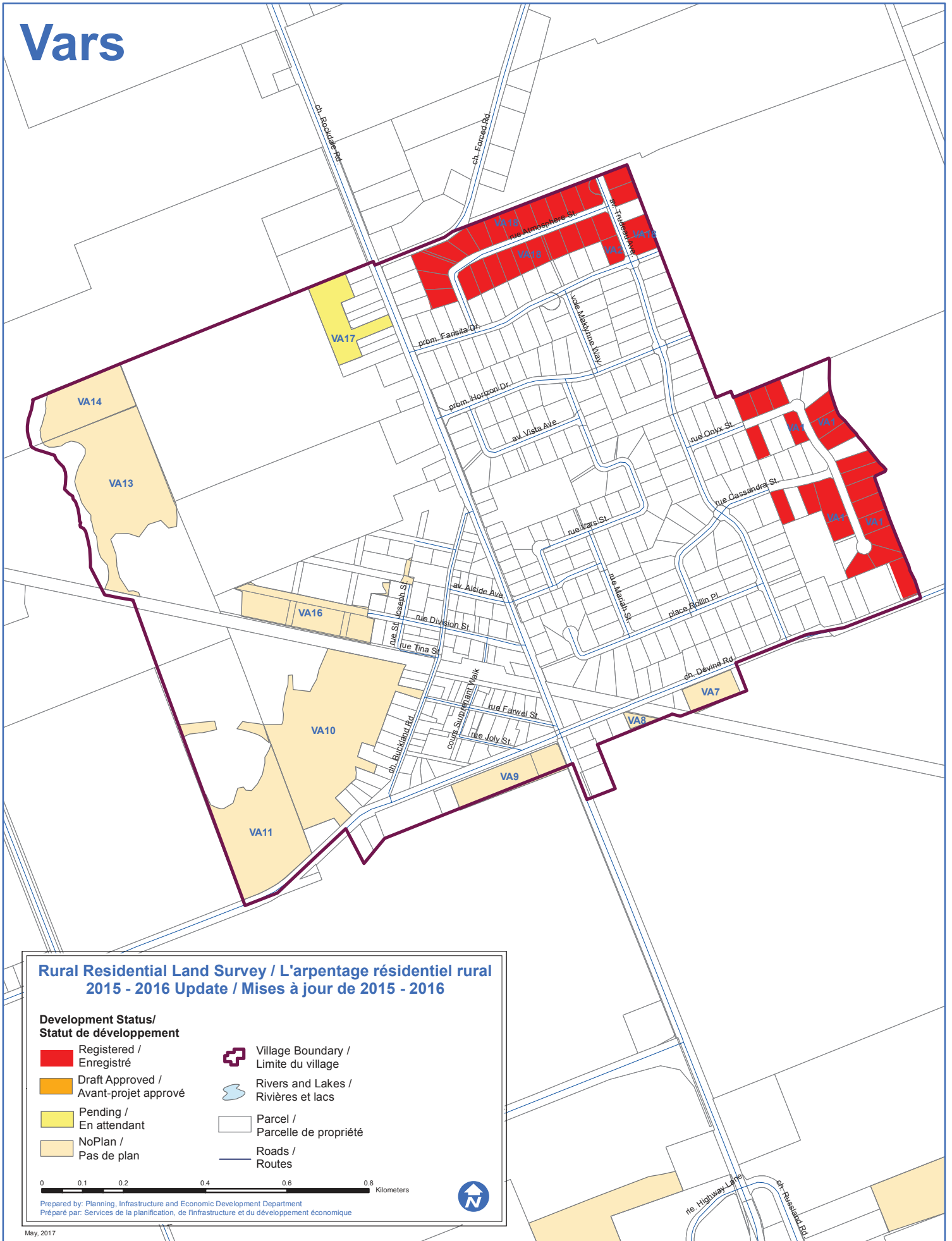
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Rivières et lacs |
|  | Pending /
En attendant |  | Parcel /
Parcelle de propriété |
|  | NoPlan /
Pas de plan |  | Roads /
Routes |

0 0.05 0.1 0.2 0.3 0.4 Kilometers











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Vars



Rural Residential Land Survey / L'arpentage résidentiel rural 2015 - 2016 Update / Mises à jour de 2015 - 2016

Development Status/ Statut de développement

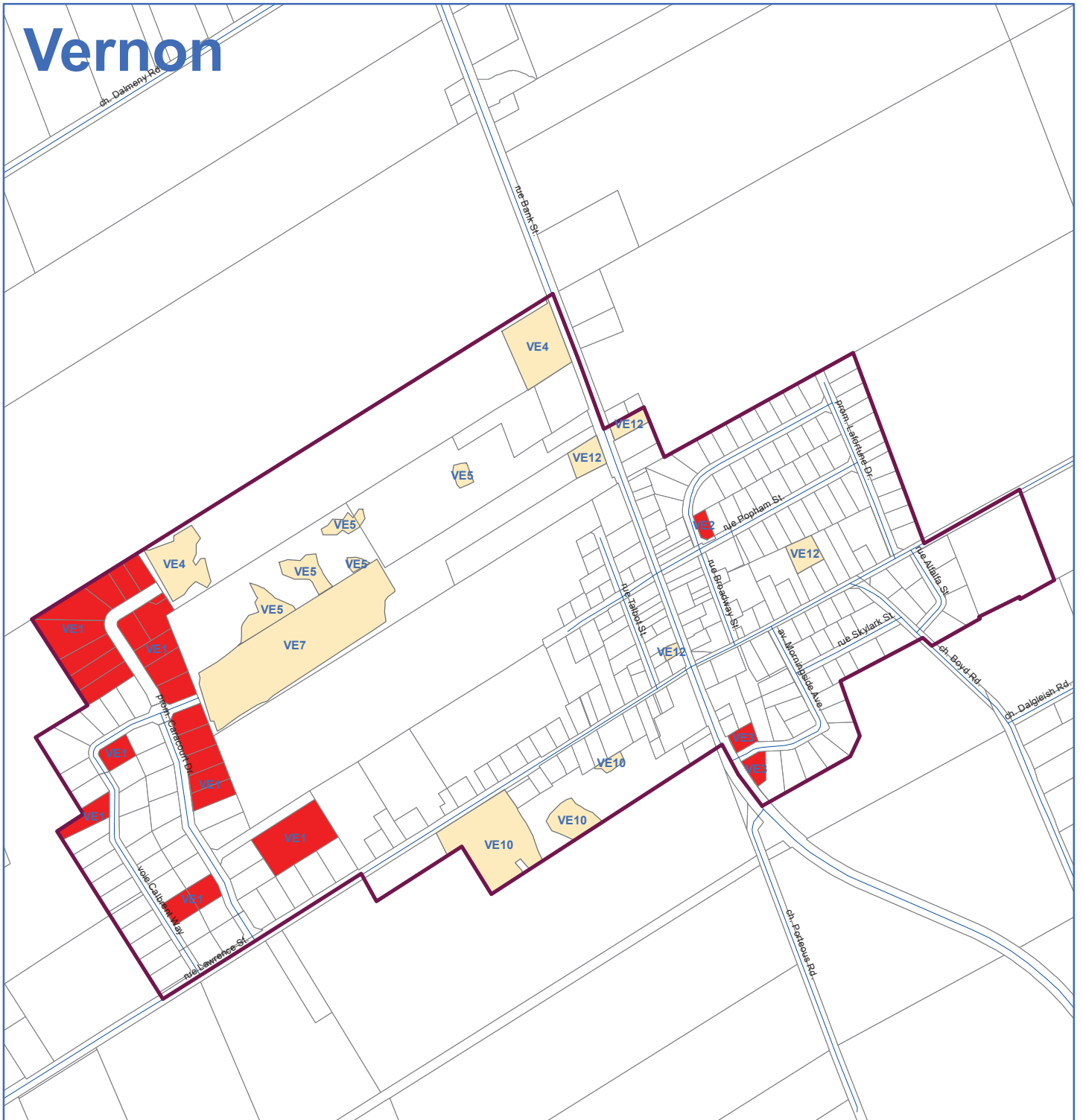
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Rivières et lacs |
|  Pending /
En attendant |  Parcel /
Parcelle de propriété |
|  NoPlan /
Pas de plan |  Roads /
Routes |

0 0.1 0.2 0.4 0.6 0.8 Kilometers

Prepared by: Planning, Infrastructure and Economic Development Department
Préparé par: Services de la planification, de l'infrastructure et du développement économique











Vernon



Rural Residential Land Survey / L'arpentage résidentiel rural 2015 - 2016 Update / Mises à jour de 2015 - 2016

Development Status/ Statut de développement

- | | |
|---|---|
|  Registered /
Enregistré |  Village Boundary /
Limite du village |
|  Draft Approved /
Avant-projet approuvé |  Rivers and Lakes /
Rivières et lacs |
|  Pending /
En attendant |  Parcel /
Parcelle de propriété |
|  NoPlan /
Pas de plan |  Roads /
Routes |

0 0.1 0.2 0.4 0.6 0.8 Kilometers

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