
1.0 – Former Village of Rockcliffe Park

1.1 Introduction

The Village of Rockcliffe Park was created as an independent municipality in 1921 and it was amalgamated with the new City of Ottawa in 2001. It has played a unique and important role in the national capital since the community was founded in the 1830's by Thomas MacKay, one of the principal builders of the Rideau Canal lock system and, later, a leading industrialist in Ottawa.

Much of the existing road and lot pattern was established in 1864, when Thomas Coltrin Keefer subdivided the MacKay estate. This pattern, which was strongly influenced by the topography and woodland areas, has left a legacy of large and small lots, a winding road network, and park-like surroundings. The escarpment looking over the Ottawa River, MacKay Lake, and the Pond are some of its natural beauties.

Throughout its history, Rockcliffe Park has been and continues to be primarily a residential community of single-family residences. It has been a place where individuals and families could build or buy their own homes to suit their needs and desires, and the Village has been developed with a sensitivity to scale, massing, and density of housing in a park-like setting. Other land uses, such as high density residential, commercial, and industrial, have been excluded from the community.

This balance of residential development and the natural environment has created a community that is distinctive in the surrounding urban context within the City of Ottawa. Because of its architecture, heritage, and unique setting many diplomatic missions have bought homes in the Village to serve as their official residences. In addition, Stornoway, the Official residence of the Leader of the Opposition, is located within the Village. The Village provides a complementary setting for adjacent major national capital elements, including the Governor General's residence and estate, the residence of the Prime Minister of Canada at 24 Sussex Drive, the National Capital Commission's Rockcliffe Parkway, and parklands adjacent to the Ottawa River.

The Village has recognized these qualities and it has been consistent in conserving and enhancing them through its planning policies and development regulations.

The Official Plan is a statement of the planning policies of the municipality and provides a guideline for the future development of the community. It also provides the authority for the methods of implementing the plan, such as zoning regulations.

The Official Plan is the result of the review and updating of the 1985 Official Plan of the former Village of Rockcliffe Park. The 1985 Plan set forth a vision of the community which remains valid and relevant today.

The Official Plan is subject to the policies of the Government of Canada, the Province of Ontario, and the City of Ottawa. This Plan intends to support and conform to these policies, while adhering to the principles of conservation of the natural environment, heritage, and character of the community.

The nature of the adjustments to the 1985 Official Plan relate to the response to changes in the Planning Act, new Provincial Policy Statements, and the provisions of the former Regional Official Plan.

1.2 Title and Components of the Plan

This Plan consists of this written text, including all of Section 1.0 through Section 4.0, and one map entitled, Schedule A: Plan of Land Use.

Supplementary data in support of the policies contained within the plan are set out in the report entitled, "Village of Rockcliffe Park, Official Plan Review, Background Report", which is included as an Appendix to this Plan. The Appendix does not form part of this Official Plan.

This Plan applies to the entire area within the boundaries of the former Village of Rockcliffe Park. When approved, this Plan shall be known as:

Village of Rockcliffe Park Secondary Plan. 1993

1.3 Basis of the Plan

The following statements represent the basis of the Official Plan:

1.3.1

The authority for the preparation of the Official Plan is provided in the Planning Act. The function of the Official Plan is to set forth policies to guide the development of the community taking into account relevant social, economic and environmental matters.

1.3.2

The Village of Rockcliffe Park Secondary Plan can be more restrictive than the Ottawa Official Plan but it must conform with the policies of the Official Plan.

The policies of the Official Plan are based on those policies of the former Regional Official Plan that are relevant to the Village, principally in the areas of Housing, Heritage, Environmental Constraints and Environmental Protection and Conservation.

1.3.3

The basis of the policies of this Official Plan is the culmination of the general principles of the previous Village Official Plan (1985) that emphasized the conservation of the distinctive existing residential character in harmony with the natural environment within the community.

The former Village has reviewed the existing conditions within the Village, and has completed a process of public consultation to identify issues and to consider various approaches to address these issues.

1.4 Purpose of the Plan

The following statements represent the purpose of the Official Plan:

1.4.1

The purpose of the Plan is to ensure that future development within the former Village of Rockcliffe Park will be in keeping with the present environment and existing characteristics of the Village. This Plan states City policy in regard to planning. In order to give stability to the Village, the policies contained in this Plan are intended to remain in effect for the foreseeable future.

1.4.2

The Plan is intended to preserve the present development pattern by designating the existing land use areas primarily for low-density residential purposes and public, institutional and conservation area uses that are compatible with the character of the Village. It is anticipated that most of the existing pattern of residential development and growth trends will not be significantly altered. Multiple Family Residential development is permitted in an existing development located east of MacKay Lake and in an area adjacent to Beechwood Avenue. No commercial or industrial developments are, or will be, permitted within the Village boundaries.

1.4.3

The Village intends to maintain the quality of existing housing.

1.4.4

The Plan is intended to ensure that adequate public services are available for the health, safety, and convenience of the residents and to ensure the preservation of a pleasant environment which is efficient and economical.

1.4.5

The Plan is intended to assist in carrying out a program for the separation of the existing combined sanitary and storm sewer system by establishing a staging sequence.

1.4.6

As the Village is a residential neighbourhood, this Plan proposes no internal collector roads or arterial streets, and that all roads within the Village are local roads.

1.5 Definitions

In this Official Plan, the following definitions shall apply:

Accessory Uses

Accessory Uses are those land uses and minor buildings and structures that are subordinate to and located on the same lot as the principal uses or buildings. Such uses and minor buildings and structures shall be incidental to and compatible with the principal buildings and structures.

Development

Development shall be defined as the construction, erection or placing of a building or structure; altering a building or structure; the change in use or intensity of any building, structure or lands; activities such as site grading, excavation, removal of topsoil or organic soils, or the placing or dumping of fill; and any private or municipal drainage or sewage works.

Group Home

A Group Home is a residence that is licensed or funded under an Act of the Federal or Provincial Government for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

Heritage Resources

Heritage Resources are defined as buildings or structures, landmarks or places, including natural areas that have an architectural or historic significance to the Village, the Ottawa area, the Province, or to the Nation. They may also include areas containing these elements or elements that are compatible with identified Heritage Resources.

Infilling

Infilling is the process of creating new buildable residential lots or blocks via consent or plan of subdivision. Infilling is also New Residential Development which occurs on such lots or blocks, as well as on vacant existing lots or blocks, all of which must conform to the existing zoning by-law and the policies of this plan.

New Residential Development

New Residential Development is the planning and construction of new residential dwellings on previously undeveloped lands, including Infilling, as defined in this Plan.

Planning Applications

Planning Applications shall include all applications for Official Plan Amendments, Zoning By-laws, Site Plans, Plans of Subdivision and Condominium, Consents (Severances), Minor Variances, Temporary Use By-laws, Interim Control By-laws, Holding By-laws, Building Permits, and Demolition Permits.

Redevelopment

Redevelopment is the planning and construction of new houses on lands that have been previously developed with buildings, where demolition of the previous structures is to take place and the redevelopment of parts of existing houses and/or additions or extensions thereto.

Residential Density

Residential Density is the measure of the number of dwellings per hectare of land designated Residential and Residential (Multiple Family) on Schedule A: Plan of Land Use. The area of land to be used in the calculation shall not include public streets or lanes.

2.0 The Plan

2.1 Statement of Community Vision

The residents of the former Village of Rockcliffe Park wish to sustain the character and quality of the environment in which they now live. The Village is fortunate to have the beauty of its landscape with its high canopy of trees, open spaces and vistas, the Lake and the Pond, informal small-scale roads, and unobtrusive sitting of houses. As a residential neighbourhood close to the centre of a large urban area, the Village has successfully retained a reasonably well-balanced ecological condition. It is therefore the desire of the community, as expressed in this Plan, to protect the present environment, including the spatial relationships between buildings, and to conserve and restore the quality of the landscape wherever and whenever this is opportune and feasible.

2.2 General Principles

2.2.1

The development and conservation of natural and cultural resources in the former Village of Rockcliffe Park shall be based on the principle of sustainability. Sustainability is defined as development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

2.2.2

To achieve a coordinated and pleasant residential environment and to facilitate appropriate control over future development, an Official Plan may divide the residential land within an area into districts which, for convenience, are usually called neighbourhoods. The boundaries of these neighbourhoods are usually delineated by major transportation routes or natural physical barriers and the area contained therein has a certain character, which gives the neighbourhood a sense of identity. Major traffic routes should not pass through such a residential neighbourhood. Generally, a neighbourhood should contain a centrally located elementary school, an adjacent neighbourhood park, and recreational facilities.

For the purpose of this Plan, therefore, the former Village of Rockcliffe Park is deemed to be one residential neighbourhood.

2.2.3

It is the policy of the Plan to ensure that the natural landscape amenities are preserved whenever possible. All new development must safeguard these assets. The physical conditions affecting ecological balance when new development is being proposed include:

1. Grading,
2. Drainage,
3. Erosion,
4. Ground compaction,
5. Local microclimatic changes, such as sun scald, heat desiccation, and wind exposure,
6. Soil, water and air pollution,
7. Ground water disruption,
8. Loss of trees and ground cover, and,
9. Loss of wildlife habitat.

Buildings, municipal services, site development, parking, and roads can adversely affect densely vegetated areas, depending on the density of the development and its proximity to these areas. To illustrate, ground compaction, either during construction as a result of facilities built, or by means of excessive pedestrian traffic, can adversely affect soil-water-oxygen relationships. This can result in the destruction of shrubs and herbaceous plant understories, root damage, reduction of wildlife habitat, and soil erosion and result in the deterioration of the aesthetic and biological functioning of the natural environment. The preservation of the Rockcliffe Park environment, particularly where heavily wooded areas are involved, requires special consideration of the location and type of housing.

2.2.4

New Residential Development shall not occur in areas having unsatisfactory subsoil conditions. Depending upon the location, the City may require engineering evidence that local soil and topographic conditions are suitable for the creation of new residential lots, either by consent or by plan of subdivision.

2.2.5

All New Residential Development must be connected to the public water and sanitary sewer systems. This requirement, however, shall not prevent construction on an existing lot fronting on an existing open or travelled public road where there is no sanitary sewer systems. However, such development shall be permitted only on lots which conform to current zoning regulations and were shown on a plan of subdivision registered on or prior to October 9, 1974, or described in a deed of land registered on or prior to October 9, 1974, and, if it can be demonstrated to the satisfaction of the City of Ottawa that it is not feasible to extend the municipal piped services to such lots.

In addition, a Building Permit for development on such lots will not be issued until the Chief Building Official has received proof that a certificate for private services has been issued by the Ministry of Environment, or its agent.

2.2.6

The timing of public works projects, such as the installation of watermains, sanitary sewers and storm sewers, shall be coordinated as much as possible in order to provide a balanced level of services throughout the Village.

2.2.7

The Village has several dead-end residential streets. It is the policy that such dead-end streets shall not be extended unless it is deemed absolutely essential for reasons other than automobile traffic circulation.

2.2.8

Public awareness and an understanding of the principles and policies contained in this Plan are essential in order to achieve maximum benefits for the community as a whole.

2.2.9

The conservation of energy is a beneficial and desirable objective. The City will encourage the use of energy conservation techniques and design in developments.

2.2.10

Council shall promote the principle of "reduce, re-use, and recycle", within the former Village of Rockcliffe Park.

2.2.11

Commercial and industrial uses shall not be permitted within the former Village of Rockcliffe Park.

2.3 Housing Policy

2.3.1 Neighbourhood Compatibility

It is the primary objective of this Plan that New Residential Development and Redevelopment will be permitted only if it respects the unique character of the Village as expressed in Sections 1.0 and 2.0 of this Plan.

When considering Planning Applications, Council shall have regard to such matters as: residential use, density, lot size, lot coverage, building height, massing, parking, landscaping, setbacks and side yards, location, type and scale of accessory uses and structures, all in order to assess neighbourhood compatibility.

2.3.2 Housing Affordability

The former Village of Rockcliffe Park is considered to be an unusual real estate marketplace within the City of Ottawa. Its central location, unique character and other features have created a demand for housing which historically exceeds supply, and as a consequence the prices of homes in the Village are generally higher than average in Ottawa. The price of vacant land is also subject to these market demand forces, to the extent that the ability of the Village to produce affordable housing is severely limited, if not negated. At the same time, Council acknowledges that it is desirable to initiate policies to reduce housing costs where this does not conflict with other policies found in Sections 1.0, 2.0, and 2.3.1 of this Plan. In this regard, Council will provide opportunities for the creation of affordable housing by allowing a range of housing types in specific areas of the Village.

2.3.2.1 Supply of Land

Council acknowledges that it is important to plan for a supply of residential land that meets the anticipated demand for housing in the former Village of Rockcliffe Park.

Therefore, it is the policy of the this Plan that a long-term (i.e. at least ten years) supply of land for housing is to be maintained, if possible. This long-term supply is defined to include the total supply based on all lands with potential for new residential development through plan of subdivision or condominium, consents, infilling on vacant registered lots, and redevelopment as permitted in this Plan.

Furthermore, Council establishes a target that, of the total supply, a three-year supply of short-term residential lands be maintained for housing. This short-term residential land supply is defined to include all properly zoned vacant registered building lots, and all lots or blocks with infilling potential through land division by consent that meet zoning standards, and all draft approved lots or units on plans of subdivision or condominium.

In addition to the potential described above, the long term and short term land supply of the Village includes an area planned for redevelopment at a higher density than the current permitted density. This area is located adjacent to Beechwood Avenue and it is discussed below in Section 2.4.2 of this Plan.

It is also Council's objective that this area will create the opportunity for the provision of a minimum of one-third of all new housing to be higher density Residential Development and Redevelopment, including townhouses and cluster housing.

It is also the policy of the this Plan to maintain the adequacy of piped services, including sanitary sewer, storm sewer, and water, to service lands for New Residential Development and residential intensification, within the fiscal ability of the municipality. This will include a continuation of a program of sewer rehabilitation and separation.

2.3.2.2 Planning and Engineering Standards

Council acknowledges that it is important to examine planning and engineering standards in the interests of encouraging new residential development that is compatible with existing development in the municipality. It is understood by Council that planning and engineering standards can also have an effect on the development costs of new residential development.

Therefore, this Plan adopts the following policies regarding standards which are to be applied only on applications for plan of subdivision approval:

1. New public street rights-of-way may be approved at widths between 16 and 20 m.
2. The paved surfaces of new public streets may be approved at widths of less than 8.5 m.
3. New public streets may not require sidewalks.
4. New public streets may not require concrete curbs.
5. The construction and surface appearance of sections of repairs to existing streets shall be compatible with the remaining sections of the street.

2.3.2.3 Streamlining the Planning Process

It is the policy of Council that all Planning Applications for New Residential Development or Redevelopment be processed in an expeditious manner. To facilitate the approval process, Council adopts the following as policy:

1. Council encourages applicants to consult with the City as well as adjacent residents prior to submitting formal applications.
2. Council will ensure that application forms for planning and building permit approvals are clear and concise, and that they include a list of information and plans that the applicant must provide to support the application.
3. For the purpose of this policy, applications for Development shall include all plans, reports, and other information required by this Plan and such other matters as Council may require.
4. For applications for Official Plan Amendments, the City sets a target of six months from receipt of the application to Council consideration.
5. For applications for a Plan of Subdivision or a Plan of Condominium the City sets a target of four months from receipt of the application to Council consideration.
6. For applications for Zoning Amendments the City sets a target of three months from receipt of the application to Council consideration.
7. For applications for Consents or Minor Variances the City sets a target of three months from receipt of the application to a decision by the Committee of Adjustment.
8. For applications for Site Plan Control Approval the City sets a target of thirty days from receipt of the application to Council consideration.

2.3.3 Range of Housing Types

2.3.3.1 General

Council acknowledges that although the Village is comprised of primarily owner-occupied detached single-family dwellings, that other types of housing, in terms of form and tenure, currently exist. Therefore,

it is the policy of this plan to recognize certain uses, and to provide suitable guidance for their continued use.

Council recognizes the following housing types in the former Village of Rockcliffe Park: detached single-family dwellings, semi-detached dwellings, attached dwellings, such as townhouses and cluster housing. These land uses shall be governed by specific land use policies for the Residential Areas as per Section 2.4 of this Plan, and by the Zoning By-law, as well as other policies in this Plan.

2.3.3.2 Special Needs Housing

Council understands that there are other persons or groups with special needs who may choose to live in the former Village of Rockcliffe Park. Therefore, special needs housing such as group homes may only be permitted subject to all of the following policies:

1. Council may differentiate between types of Group Homes: A Type A group home shall be limited to persons who by reason of their emotional, mental, social or physical condition require a group living arrangement for their well-being. A Type B group home shall be limited to persons who for reason of their legal status under the criminal justice system require a group living arrangement for their well-being.
2. A "parent-model" home with fewer than 5 foster children shall not be considered to be a group home.
3. A Type A group home of 3 to 6 residents, exclusive of staff, may locate only in residential areas within 400 m walking distance of a public transit stop.
4. A Type A group home of 7 to 10 residents, exclusive of staff, may locate only in residential areas within 400 m walking distance of a public transit stop.
5. A Type B group home of not more than 10 residents, exclusive of staff, may locate only in residential areas within 400 m walking distance of a public transit stop.
6. A group home shall not be permitted to locate in the former Village of Rockcliffe Park closer than 500 m from an existing group home in the Village or from another located in the City of Ottawa.
7. All group homes shall be registered with the former Village of Rockcliffe Park, pursuant to the Municipal Act, and such registration is to be renewed annually.

2.3.4 Maintenance and Occupancy Standards

The policy of this Plan is to encourage conservation of the quality of existing residential buildings and properties and, if necessary, to enact legislation to establish and enforce minimum standards of property maintenance and occupancy, including:

1. The physical condition of yards and passageways, including the accumulation of debris and rubbish, and dying or dead trees;
2. The adequacy of sanitation, including drainage and garbage disposal;
3. The physical condition of accessory buildings;
4. The minimum area and dimensions of rooms, and the arrangement of rooms in relation to hazardous equipment; and,
5. The physical condition of dwellings or dwelling units, with particular regard to:
 - a) structural standards,
 - b) water-tightness,
 - c) adequacy of light and ventilation,
 - d) condition of stairs,
 - e) condition of interior walls, ceilings and floors,
 - f) adequacy of toilet facilities,
 - g) condition of chimneys,

- h) general cleanliness, including insects and vermin,
- i) adequacy of heating systems,
- j) adequacy of electrical services,
- k) adequacy of food preparation facilities,
- l) adequacy of access,
- m) condition and adequacy of fences,
- n) standards such as minimum areas and heights, and,
- o) noise control.

2.3.5 Monitoring

Council shall require that a Residential Development Report be prepared that documents the number of new houses constructed in the Village each year, including: their municipal address, the type of dwelling, and an approximate market value. This report will also document the number and location of new lots that have been created in the Village in that year.

2.4 Land Use Policies

2.4.1 Plan of Land Use

Schedule A, Plan of Land Use, illustrates the overall land use policy of this Plan. This Plan should be read in conjunction with all of Section 2.4 which explains the various policies and principles for each land use designation.

Schedule A also designates the Residential Density proposed in this Plan in terms of the maximum number of dwelling units permitted per net hectare of land.

2.4.2 Residential Area

There shall be two residential designations, Residential, and Residential (Multiple Family), as indicated on Schedule A.

2.4.2.1 Permitted Uses and Densities

The land designated as Residential on Schedule A is to be used for the purpose of detached single-family dwellings and accessory uses, as well as other uses as provided for in Section 2.3 of this Plan.

For detached single-family dwellings proposed in the areas designated as Residential, it is the policy of this Plan that such new development may be permitted at a Residential Density not exceeding the number of dwelling units per hectare as indicated on Schedule A.

Lands designated Residential (Multiple Family) are indicated on Schedule A in two locations. The lands located east of the Pond on Block 56, Registered Plan 4M-334, shall permit only the existing dwellings and accessory uses, at the Residential Density indicated on Schedule A.

The lands located on the west side of Beechwood Avenue, between Oakhill Road and Acacia Avenue, are also designated Residential (Multiple Family), and shall permit detached single-family dwellings, two-family dwellings, (semi-detached and duplex), row dwellings, apartments and accessory uses at the Residential Density shown on Schedule A. The height, massing, setbacks and parking areas of any development in this area shall be compatible with the adjacent residential development in the adjacent areas designated Residential.

2.4.2.2 Policy for Infill Development

Where new Development is proposed as Infilling, Council and when applicable, the Land Division Committee, or Committee of Adjustment shall consider the following matters:

1. Sufficient information regarding the nature of the proposed use, existing site conditions, proposed lotting (drawn to scale), availability of water and sewer services, and similar information shall accompany the application;
2. Infilling Development may be permitted on lots not served by sanitary sewers, only where such lots were created on or before October 9, 1974, subject to other policies in this Plan'
3. The construction of a detached single-family dwelling in areas designated as Residential may be permitted on a lot which has either insufficient frontage or lot area, but not both, and only on lots existing as of December 5, 1988. In such cases, the deficiency in one of either lot frontage or lot area shall not exceed twenty-five (25%) percent of the minimum frontage or lot area required by the Zoning By-law and all other requirements of the Zoning By-law shall be met;
4. The size and shape of any parcel of land created by consent should be of appropriate area and dimensions to conform to the zoning or interim control regulations in force at the time, and the shape of such parcels of land shall be compatible with the pattern of lots and parcels in the surrounding area;
5. The height, massing, setbacks and Floor Area Ratio of new Development shall conform to the zoning or interim control regulations in force at the time and new development shall be compatible with the adjacent development in terms of building height, massing, setbacks and open space;
6. Consents and Infilling should be conditional on the conservation of the existing landscape features including trees and open space; and,
7. Consents and Infilling shall not be granted in areas where future driveway access will create a traffic hazard.

2.4.2.3 Policy for New Subdivisions or Condominiums

It is the policy of the City that all new Development by plan of subdivision or plan of condominium shall protect and conserve the existing landscape and natural features of the Village.

In considering proposals for Development by plan of subdivision or plan of condominium, Council shall have regard for the matters set out in the Planning Act or the Condominium Act or any applicable successor provincial legislation and applicants for such Development shall submit information and plans to the City in support of this.

In addition, applicants of Development by plan of subdivision or plan of condominium shall submit site plans and landscaping plans showing the location of the proposed buildings or structures, the landscaping, parking areas and the location, type and size of any natural features such as trees, ground cover, rock outcroppings and bodies of water and watercourses, as well as any heritage buildings or structures on-site or adjacent to the lands proposed for Development.

In cases of development adjacent to areas designated Conservation Area or Open Space, applicants shall submit and Council shall consider an Environmental Study which shall address potential impacts on water quality and quantity, vegetation and wildlife and any remedial measures to protect and conserve these environmental resources, as well as information regarding any soil or geotechnical matters as prepared by a Professional Engineer specializing in this field.

2.4.3 Open Space

Within the Village there are considered to be two forms of Open Space: Public Open Space and Private Open Space, as indicated on Schedule A.

Public Open Space means that the predominant use of the land shall be for parks, playing fields, gardens, walkways, and municipal recreational facilities.

Private Open Space uses are similar in nature to those listed above for Public Open Space, except that the land is privately owned. The policies for lands designated Public Open Space shall be identical to those for lands designated Private Open Space.

All Open Space lands shall be kept free of buildings except for structures accessory to a recreational activity. Such buildings shall be compatible with the character of the surrounding residential area both in design and materials. On lands which are designated Open Space in this Plan and are designated Major Open Space in the Ottawa Official Plan, the land uses discussed above are permitted provided that they do not significantly impact the conservation value of the area.

In the case of the lands designated Public Open Space on Schedule A located north of Mariposa Avenue, south of Rockcliffe Park Public School, between Springfield Road and Buchan Road, the primary function of this area shall be to provide a Village Green in conjunction with the Jubilee Garden. The Village Green and the Jubilee Garden provide places for community ceremonies and gatherings and any facilities and structures located in this area should serve these functions and conserve the existing natural and artificial landscaping and vegetation as much as possible. The existing sports field and other recreation uses adjacent to Rockcliffe Park Public School are also permitted in this area.

2.4.4 Conservation Area

2.4.4.1 General Policies

As stated in Sections 1.0 and 2.0, this Plan aims to ensure that the natural landscape is preserved wherever possible. The conservation and preservation of the scenic features, the natural vegetation, soil, wildlife habitat, and the maintenance of the quality of the water bodies are particularly encouraged in areas designated as Conservation. The Conservation designation is applied to those areas with special environmental quality, including physical conditions such as steep slopes, erosion, flood susceptibility, organic soils, and subsoils with poor drainage.

The lands so designated should be maintained so as to protect them from adverse physical change, and from the effects of continued development.

No main or accessory residential use buildings shall be permitted in areas designated as Conservation. Public utility installations and minor structures which allow access to and interpretation of Conservation areas shall be permitted, provided that they are designed and located to enhance the natural environment. The placing or removal of fill of any kind, whether originating on the site or elsewhere, shall not be carried out in the areas designated as Conservation, without the approval of the City, the Rideau Valley Conservation Authority and the Ministry of Natural Resources.

Public and private recreational activities may be permitted in Conservation areas, provided such uses will not adversely affect the natural landscape including trees and ground cover, rock outcroppings and watercourses, and other vegetation, the wildlife and the general quality of the environment.

The boundaries of the Conservation areas, as shown on Schedule A, Plan of Land Use, will be used as guides for the preparation of the implementing Zoning By-law. The area of lands designated Conservation that form part of a lot or block in which the remaining portion is subject to the Residential or Residential (Multiple Family) land use designation, may be used in the calculation of the permitted Residential Density and the Floor Area Ratio for Development on the residential portion of the lot or block. Lands

under the high water level are excluded from the calculation of the permitted Residential Density and the Floor Area Ratio.

Where land designated as Conservation is privately owned, this Plan does not imply that such areas are open to the general public.

Where new Development is proposed on a site, part of which has physical or environmental hazards, then such Conservation areas shall not be acceptable as part of the 5 per cent dedication for open space under the Planning Act.

2.4.4.2 Special Policies

Council is committed to protecting and conserving MacKay Lake and the Pond as significant amenities within the Village. Therefore, Council is particularly concerned with land uses adjacent to these water bodies, and along the shoreline. It is Council's interest to maintain and create natural habitats along the land/water interface, and to protect the water from accelerated rates of nutrification due to land use practices of adjacent landowners. To this end, it is the policy of Council when considering applications for Development on lands adjacent to MacKay Lake and the Pond to:

1. encourage the naturalization of lands within 10 m of the shoreline in order to create natural wildlife habitat and to act as a natural filter to storm water runoff. This naturalization may include the planting of natural, indigenous plant species,
2. to discourage the cutting of trees or disturbance of vegetation within 30 m of the shoreline,
3. to prohibit the use of artificial lawn fertilizers, pesticides, and chemicals, or any materials that would increase nutrient (especially phosphorous) input into the water, thereby leading to accelerated eutrophication, and
4. to discourage manicured lawns on private property within 10 m of the shoreline.

Regarding the outflow from MacKay Lake to the Ottawa River, unstable slopes are documented in this area in the Ottawa Official Plan. Therefore, no development will be permitted in this area without review and design supplied by a Professional Engineer to the satisfaction of the City, the Rideau Valley Conservation Authority and the Ministry of Natural Resources.

The area on Schedule A designated Conservation located north-east of Crescent Road forms part of the Rockeries, which functions as a pedestrian path and a nature interpretation area. The area designated Conservation adjacent to the Rockcliffe Parkway provides a natural edge with intermittent outcroppings of limestone. This edge to the community is sensitive and prone to damage from man-made or natural causes. In this regard, development proposals on adjacent lands designated Residential shall consider any impacts on these Conservation Areas and relevant mitigating measures with respect to environmental, geotechnical and engineering matters, and proponents shall submit information to the satisfaction of the City.

2.4.5 Special Uses

2.4.5.1 General

Special Uses are defined as non-residential uses which are compatible with and serve to support the residential uses. Special Uses include the following: schools (public and private), municipal offices and works facilities, police stations, library, parks and open spaces.

Areas of this Plan showing Special Uses designations are indicated on Schedule A to this Plan.

2.4.5.2 Schools, Private and Public

This Plan shall permit only two existing private schools, and the one existing public school, on the lands designated Special Uses on Schedule A. Uses accessory to these schools shall be permitted.

The Special Uses designation located east of Springfield Road, south of Buena Vista Road and north of Mariposa Avenue shall permit the public school, library, police station, municipal buildings and accessory uses.

Any future enlargements of or changes to the present public and private school facilities will be located, designed, and maintained in a manner in keeping with the residential character of the surrounding area.

2.4.5.3 Municipal Uses

The Special Uses designation located between the east and west sections of Carsdale Avenue, south of Corona Avenue shall permit the existing municipal buildings or structures, municipal works yard and accessory uses, and Open Space Uses as defined in this Plan.

2.4.5.4 Redevelopment of Special Use Areas

In the event of the redevelopment of any uses or buildings designated Special Use, Council may permit the following uses when reviewing proposals for changes to the existing uses:

1. Open Space.
2. Conversion of the existing building(s) to other public uses, where appropriate, provided that the architectural character of the building and existing natural and open space areas are conserved and maintained, and where the new public use is equal to or less intense than the existing use in terms of impact on the adjacent community, and in accordance with the existing zoning regulations.
3. New Residential Development.

In the case of New Residential Development, such Development may not occur without amendment to this plan.

2.4.6 Non-Residential Buildings and Structures

Non-residential buildings and structures, such as schools, recreational buildings, and public utility installations shall be designed to present an appearance that is harmonious and aesthetically in accordance with the character of the area.

Nothing in this Plan shall prevent the construction of any structure required to provide public utility services within the Village. Such public utility shall be located, designed, and maintained in a manner in keeping with the surrounding area, so that the conservation of the natural environment and the existing residential character shall be the first priority. Adequate buffering areas and, landscaping shall be provided to minimize any adverse effects on the surrounding dwellings.

2.4.7 Signs

All billboard and advertising signs are prohibited except for a sign advertising a property for sale or rent in accordance with City By-laws subject to such modifications as may be required by applicable law.

2.4.8 Roads

This Plan recognizes Beechwood Avenue/Hemlock Road as an arterial road in keeping with the Ottawa Official Plan.

The Village, as a low-density residential area, does not generate significant volumes of internal traffic, nor is the Village located on a desire line for through traffic. The Official Plan, therefore designates all roads within the Village as local roads except for Beechwood Avenue/Hemlock Road, which shall be designated as an arterial

The rights-of-way protection policies that are set out in the Ottawa Official Plan shall apply to properties within the former Village of Rockcliffe Park abutting Beechwood Avenue/Hemlock Road. Council also acknowledges that this City Road is required as a corridor for cyclists.

3.0 Heritage Conservation

It is the aim of the City to provide for the conservation of the Village's heritage resources, including buildings, structures, sites, landscapes, areas and environments by identifying, recognizing and protecting those resources.

Council will integrate the conservation of heritage resources into the Village's planning and environmental design activities. It is understood that such heritage may include any resources considered to have architectural, historical, cultural, and possibly archaeological significance.

The City of Ottawa shall maintain a Local Architectural Conservation Advisory Committee (LACAC) to advise and assist Council on all heritage matters that come before Council.

3.1 Heritage Designations

Council shall identify through research the Village's heritage resources and maintain an inventory of those resources.

Council will consider designations under the Ontario Heritage Act and may proceed with action under this Act to protect the heritage quality of the Village. The following policies and procedures will guide heritage conservation in Rockcliffe Park:

3.1.1

Council, on the advice of LACAC, may proceed to designate individual Heritage Buildings and/or Properties as being historically and/or architecturally significant, by By-law subject to the provisions of the Ontario Heritage Act.

3.1.2

Council, on the advice of LACAC, may proceed to designate all or part of the former Village of Rockcliffe Park as a Heritage Conservation District and must comply with the provisions of the Ontario Heritage Act in doing so.

3.1.3

When designating an individual property, Council and LACAC shall demonstrate the significance of its heritage by providing a statement of reason which describes its architectural merits and historical association and its setting and landscape features.

3.1.4

Council and LACAC will endeavour to gain the consent of the owner prior to giving notice of the intention to designate. When such consent is not given, Council may proceed but will inform the owner of the appeal process available to the owner under the Ontario Heritage Act.

3.1.5

Regarding properties designated under the Ontario Heritage Act, the provisions of that Act must be followed, especially with regard to the alteration or demolition of any portion of the property.

3.1.6

Council shall encourage the retention of the grounds, gardens, trees and plantings associated with designated heritage properties and districts which contribute to their integrity and sense of setting on their own lots as well as on the public streets.

3.1.7

Council approval will be required prior to alterations or demolitions of designated properties. Council shall request an application for alteration or demolition to be accompanied by a detailed plan prior to granting such approval and will consider to what extent the application might affect the reason for the original heritage designation. In placing terms and conditions on the approval or refusal of the application, Council shall follow the procedures set forth in the Ontario Heritage Act regarding alterations and demolitions.

3.1.8

Council shall assist in the conservation and enhancement of heritage resources by administering heritage grant programs of the Province of Ontario.

3.2 Heritage Easement / Agreements

As an alternative to the designation of properties under the Ontario Heritage Act, Council may choose to enter into Heritage Conservation Agreements or Easements on individual properties in the former Village of Rockcliffe Park.

3.3 Development Approvals and Heritage Conservations

When reviewing Planning Applications, Council will be guided by policies that are designed to conserve the Village's heritage features. Such policies will include the following:

3.3.1

When engaging in planning studies, or when reviewing planning applications in the vicinity of designated Heritage Properties and/or Buildings, or within Heritage Conservation Districts, Council will consider the impacts on the heritage resources and will have regard to the massing, scale, location, size, and design of the proposed developments to ensure their compatibility, and will propose means to protect and enhance those resources. Council will also have regard to the City of Ottawa Heritage inventory.

3.3.2

When New Residential Development is planned which incorporates an existing building into the development, whether or not the building is designated under the Ontario Heritage Act, Council will require that the plan respect the original siting, street frontage, access, existing vegetation, sight lines, and setbacks of the existing building whenever possible.

3.3.3

Council shall use the approval process of site plan control, zoning amendment, demolition control, and heritage easements to facilitate the retention of heritage resources, and to facilitate compatibility between heritage resources and development.

3.3.4

The Committee of Adjustment and the Land Division Committee shall have regard to the existing heritage character of any heritage resource affected by an application to the Committee for a minor variance, a consent, or the extension of a non-conforming use.

3.3.5

The Building Inspector, and any committee reviewing site plans shall consider the existing heritage character and future viability of any heritage resource in the planning applications they review. They shall also refer any Planning Application affecting any building on the inventory or in a heritage district or any property that is subject to a Heritage Easement Agreement to LACAC for review prior to final decision on the application.

3.3.6

Council recognizes that there may be archaeological remnants of prehistoric and early historic habitation within the municipality. Council will, therefore, encourage archaeological survey and the preservation or rescue extraction of significant archaeological resources which might be affected in any future development, in cooperation with the Ministry of Culture, Tourism and Recreation.

4.0 Implementation

4.1 Zoning

The regulation of land use and other matters relating to zoning by-laws, as set out in the Planning Act, is accomplished by the Zoning By-law of the City. Upon adoption of this Plan, the City will review the present Zoning By-law and will prepare amendments to implement the policies contained in this Plan. The Zoning By-law amendments shall not take effect until this Plan in whole or in part has received final approval.

If Council receives an application for an amendment to the implementing Zoning By-law, which is in accordance with the policies and designations of this Plan, such an amendment may be enacted by Council without requiring an amendment to the Official Plan.

4.2 Holding By-Laws

Council may enact holding by-laws as authorized by and in accordance with the Planning Act, to limit or prevent land uses considered to be premature or currently undesirable, but may be appropriate later, pending the occurrence of an event to be named or defined in the holding by-law. The holding zone will be denoted by the symbol "h" after the zoning designation indicating the long-term use of the land.

The uses of lands affected by a holding zoning shall be limited to existing uses or uses which will not constrain the future intended uses. No new buildings or structures, except for small accessory buildings or structures, or additions of less than 10m² to existing buildings or structures shall be permitted until Council has approved of the removal of the holding designation.

Council shall have regard for the following matters when removing a holding designation:

1. the adequacy of services, including piped water supply, sanitary sewers, storm water drainage and roads, serving the property;
2. that the City's requirements in any other matters affecting the property have been satisfied; and,
3. the proposed development and land uses conform to the policies of this Plan.

4.3 Interim Control By-Laws

Council may enact Interim Control By-laws by and as authorized in accordance with the Planning Act, to prevent or restrict the use of lands, buildings and structures pending the completion of a review or study of the land use planning policies on the lands affected by the By-law.

During the time they are in effect, Interim Control By-laws will specify uses and other matters which Council may consider appropriate provided that the provisions of such Interim Control By-laws do not conflict with the uses designated in this Plan.

An Interim Control By-law shall define the boundaries of the area affected and have an expiry date of one year from the date of enactment. Council may enact a further by-law to extend the period of Interim Control for up to one year. When an Interim Control By-law ceases to be in effect, Council may not pass another Interim Control By-law for a period of three years on the lands affected by the original Interim Control By-law.

An Interim Control By-law will not prevent lawfully existing uses, buildings or structures, or prevent uses, buildings or structures prohibited by the By-law where a building permit has been issued under the Building Code Act on or before the date of enactment of the By-law.

4.4 Temporary Use By-Laws

Council may enact Temporary Use By-laws in accordance with the Planning Act to permit the temporary use of land, building or structures for purposes otherwise prohibited in the Zoning By-law.

The Temporary Use By-law shall define the specific boundaries of the area affected and the by-law shall have an expiry date of not more than three years from the date of enactment. Council may enact extensions of the By-law for not more than three years in each case.

The uses, buildings or structures or other provisions permitted by the Temporary Use By-law are prohibited after the expiration of the By-law, unless they conform to the Zoning By-law and this Plan.

Council shall have regard for the following matters when considering Temporary Use By-laws:

1. the proposed use and scale of development is compatible with the adjacent uses and development;
2. the natural environment and landscaped areas on and adjacent to the lands affected by the By-law are not harmed; and,
3. the adequacy of services including piped water supply, sanitary sewers, stormwater drainage and roads.

4.5 Public Works

Council shall require that applicants for Development shall provide services, roads and other improvements, as deemed necessary by Council.

All public works undertaken shall comply with the provisions of this Plan.

4.6 Subdivision

Council may require a registered plan of subdivision as authorized in accordance with the Planning Act, where more than three lots are being created, or conveyed. Consents to conveyance for three lots or fewer shall be processed by the Land Division Committee.

4.7 Land Division Committee

The issuance of consents by the Land Division Committee shall be governed by the r general policies and the specific consent policies contained in this Plan.

4.8 Site Plan Control Area

The entire Village of Rockcliffe Park is designated as a Site Plan Control Area as authorized in accordance with the Planning Act. Council or the Site Plan and Development Advisory Committee shall require the submission of plans and drawings and such other information as Council may require for approval by Council prior to issuing any development approval or building permit.

4.8.2 Drainage and Stormwater Control

Council shall request that Site Plan Control applications be accompanied by a grading and drainage plan. It is required that such a plan will include proposals for the most environmentally acceptable method of managing storm water from the proposed development site.

In areas designated Residential (Multiple Family) Site Plan Control Applications, other than for detached single family homes, semi-detached or duplex homes, shall include the following information:

1. proposals for the provision of stormwater facilities;
2. a determination of the impact of the development on the receiving watercourse or stormwater management facility, both during and after construction, in respect of flooding, pollution, erosion and sedimentation;
3. proposals for mitigating any adverse impacts if such are likely to result from the development proposed; and,
4. to have regard for the provincial government's Urban Drainage Guidelines, 1987.

4.8.3 Site Plan Control Application Requirements

When considering Site Plan Control applications, Council shall have regard for the following matters:

1. the location of and adequacy of parking areas, driveways and entry points to the street;
2. the adequacy of grading and drainage;
3. the conservation and enhancement of the natural environment on- site and the adjacent properties and the adequacy and compatibility of new landscaping with the adjacent properties;
4. the location, massing, conceptual design, and relationship of the proposed building, structures, functional areas, lighting, and open spaces to these elements on the adjacent properties, and on-site;
5. the storage and removal of snow and the provision and location of garbage storage facilities as necessary;
6. the adequacy and location of pedestrian walkways;
7. the adequacy and location of facilities for barrier-free access for new public and institutional buildings, and on sites used by these buildings; and,
8. the elevations and materials of the proposed buildings or structures.

4.8.4 Site Plan Control Approval Conditions

Council, as a condition of Site Plan Control Approval may require the landowners to provide any or all of the following items, at no expense to the City:

1. road widenings, accesses, and parking areas;
2. lighting and traffic direction signs;
3. landscaping, pedestrian walkways and other means of pedestrian access;
4. easements for the construction, maintenance or improvement of watercourses, ditches, land drainage, sanitary and storm sewer facilities, piped water supply and other public utilities as may be necessary;
5. walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of the lands or protection of adjacent lands; and,
6. grading and drainage of the land and provision for the disposal of stormwater and surface water from the land and buildings.

4.8.5 Site Plan Control Agreements

Council may also require the landowner to enter into one or more agreements with the City to be registered against the land and to provide financial securities as determined by Council to ensure the provision and maintenance of the matters approved of and required by Council in the application.

4.9 Landscape Program

It is the intention of the City, as set out in the Plan, to preserve, enhance, and expand the landscape amenities and natural features in Rockcliffe Park.

The City will establish stringent site plan review procedures and will adopt appropriate By-laws. The City also intends to search for new methods to continue the implementation of the policies contained in the Plan.

Ecological inventories will receive special consideration, including a classification of the landscape into ecological zones listing their characteristics and requirements.

4.10 Boundaries

The boundaries between the various types of land use, as designated on Schedule A, are general only and are not intended to define the exact limits of a land use area. It is intended, therefore, that minor adjustments may be made by the City to these boundaries for the purpose of the Zoning By-law.