



New Official Plan

Infrastructure and Water Management

The Infrastructure Master Plan provides comprehensive documentation on water, wastewater and stormwater servicing strategies and identifies projects to meet the growth needs of the City. The Official Plan in turn provides the vision, goals, and direction for the growth and renewal of land use in the City. In order for the City to be adaptable and resilient, it is vital that land use and infrastructure policies are well aligned. The Infrastructure discussion paper identifies a number of recommended directions to better align infrastructure considerations and growth in the Official Plan.

Intensification and Resiliency

Intensification allows the city to increase urban density in most areas without additional investments in infrastructure capacity. In general, there is water and wastewater capacity to accommodate growth in areas of intensification. Challenges relating to infrastructure in areas where there has been intensification tend to be related to stormwater associated with major weather events. Ideally, intensification should take place in a manner that increases resiliency to wet weather events through a combination of lot level controls, green infrastructure and system upgrades. Because intensification takes place over individual properties, there are challenges relating to identifying and planning for long-term infrastructure needs and to establishing a funding process to pay for necessary upgrades. A form of site plan control could be instituted in areas where there are infrastructure-related challenges, including for new single detached dwellings.

Providing Infrastructure to Service Urban Expansion Areas

As the city's urban footprint expands, low-lying lands and poor soil conditions have presented problems for servicing because of drainage and soil loading constraints. Consideration should be given to greater weight for servicing constraints during the evaluation of urban expansion areas to ensure that future development is resilient and cost-effective.

Servicing Villages in the Rural Area

The Official Plan directs 10% of future growth to the rural area and most of this growth is allocated to the three largest villages, Richmond, Manotick and Greely. Growth in these large villages helps to reinforce them as complete, self-sustaining communities outside of the urban area. However, it is more expensive to provide infrastructure in villages compared to the cost of servicing in the urban area.

To leverage existing investment, growth in villages should occur where servicing capacity exists or where plans are already in place to provide servicing capacity. Further, to ensure the long-term sustainability of these villages, existing neighbourhoods currently on private services should be encouraged to convert to public services. Finally, a review of the 10% growth objective in rural areas should be undertaken as part of the Official Plan review to ensure this objective remains an appropriate target. Growth in the villages should be directed to lands that are or can be serviced. This would encourage mixed uses to foster complete communities and promote local economic development.

