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## 4 – Village of Manotick Secondary Plan

### Section 1: Community Vision

The vision for Manotick is to maintain a village atmosphere, in a growing inclusive community, that respects Manotick's historic beginnings, where the daily needs of residents are met and where visitors are welcomed in a pedestrian-oriented commercial core. In Manotick, people will be able to easily access a network of sidewalks, bicycle routes and multi-use pathways to reach the village's amenities, natural areas, parks and the Rideau River.

#### 1.1 Goals and Objectives

The goal of the Village of Manotick Secondary Plan is to provide a policy framework that supports and implements the vision for the village. These goals and objectives are as follows:

- 1) Maintain and enhance Manotick's village character.
- 2) Develop Manotick as a vibrant, walkable and cycle friendly community that is an attractive place for residents and visitors.
- 3) Ensure that the Village Core is a focus of commercial and community activity.
- 4) Address local parking and traffic issues in the Village Core.
- 5) Ensure that residential development, located outside of the Village Core, consists primarily of detached dwellings, with the exception of the Mahogany Community and lands designated Residential (Medium Density), where a broad range of housing choices will be provided on public services.
- 6) Maintain Manotick's natural areas while enhancing access to the Rideau River.
- 7) Improve connectivity that provides ways for residents and visitors to easily travel throughout the village, including connections to the core, schools, parks, natural areas, Rideau River, and neighbourhoods.
- 8) Protect the natural environment and ensure sustainability.
- 9) Provide a strategy for the extension of public water and wastewater services.

### Section 2: Land Designation and Design

This secondary plan sets out a broad range of land designations within the village. Each of these designations may also include overlaying designations each having their own policies.



The boundaries of the village to which this secondary plan applies are identified on Schedule A – Designation Plan and Schedule B – Village Core Character Areas. Any changes to these two schedules will require an amendment to this secondary plan.

The maps and illustrations identified as annexes provide further information and details to guide future development. They are conceptual and can be changed or modified without an amendment to this secondary plan. Any changes to policies related to the elements described by those annexes will require an amendment to this secondary plan.

## 2.1 General

### Policy

- 1) Development in Manotick will be low rise with building heights limited to three storeys to reinforce its village character.

## 2.2 Village Core

The Village Core is the focus of non-residential and residential uses. It is comprised of five character areas: Main Street, Bridge Street, Historic Village, Mews and Gaps, as shown on Schedule B – Village Core Character Areas. There are specific policies attributed to each character area and the following general policies apply to all five character areas identified on Schedule B. In addition to these policies, the Official Plan also provides applicable urban design policies for development in within villages. Where there is an inconsistency in the application of these policies, the policies within this secondary plan prevail. The following policies are intended to maintain and enhance the overall character of the Village Core.

### Policies

- 2) A broad range of uses are permitted in the Village Core. The list of permitted uses is not exhaustive and additional complementary and compatible uses will be permitted through amendments to the Zoning By-law. Low-rise apartment dwellings are only permitted in the Bridge Street, Gaps, and Mews character areas.
- 3) The design priority areas consist of the Main Street, Bridge Street and the Historic Village character areas. Design review will focus on achieving streetscape improvements and high design standards for both public and private sector development projects.
- 4) The Main Street and Historic Village character areas are areas of heritage interest. There are properties designated Heritage in some of these areas. Development within 30 metres of a designated property or the Rideau River may require a Heritage Impact Assessment prepared according to the Official Plan policies. For development near the Rideau River, the assessment must demonstrate how

development will contribute to and complement the Rideau River and respect its designation as a UNESCO World Heritage site to the satisfaction of the City and Parks Canada.

- 5) Development in the Village Core will contribute to a lively pedestrian-oriented environment.
- 6) Development shall adhere to the Official Plan's natural hazard policies due to the floodplain and slope stability issues within the character areas. Unstable slopes are identified in Schedule C15 – Environmental Constraints in the Official Plan.

### **Built Form**

- 7) New buildings will be designed to be pedestrian oriented, which includes providing entrances and clear windows that face the street.
- 8) New development at the intersection of Manotick Main Street and Bridge Street shall be designed to enhance this intersection with distinctive architectural design and enhanced landscape treatment.
- 9) During the development process, owners of property on Manotick Main Street, between Maple Avenue and Beaverwood Road, that have a secondary access on Ann Street will be encouraged to close their driveway access to Manotick Main Street. The resulting space could be used for outdoor amenity areas, such as patios or other uses which support pedestrian activity and contribute to street animation.
- 10) New development and additions should be of their own time and reflect existing heritage and rural character by using design elements, colours and materials inspired by buildings in the village, such as clay brick, stone, wood or high-quality modern materials which complement existing elements in the area.
- 11) Building walls visible to the public should be articulated and designed to enhance the public realm, and not be left blank.
- 12) Signage should be located and designed to enhance a building's design and scale.
- 13) Rooftop mechanical equipment should be screened from public view, where possible.
- 14) Longer buildings should have articulated facades that break up the mass of the building and complement the small storefronts of existing businesses within the Village Core.

### **Landscape/Streetscape Design**

- 15) New development and capital projects will include the creation of attractive public- and semi-public outdoor amenity areas such as courtyards, outdoor cafes and seating areas, where possible.





- 16) New development will use soft landscaping to screen parking areas and define property limits, particularly in areas such as the Historic Village, where trees are one of the defining features of the area.
- 17) Where new plantings are required, the City will pursue recognized arboricultural best management practices and support new technologies that will maximize the potential for long-term survival of the planted tree.

### 2.3 Main Street

The Main Street character area is the commercial spine in the village. This area supports non-residential and mixed-use development focussing on pedestrian-oriented uses.

#### **Policies**

- 18) Permitted uses in the Main Street character area will include a variety of commercial uses such as retail, office and personal service uses, and institutional uses.
- 19) Residential uses are only permitted as part of a mixed-use development and must be located above grade. Existing residential uses are permitted, however no new residential-use buildings are permitted.

### 2.4 Bridge Street

The Bridge Street character area complements the Main Street character area. It supports a variety of uses including institutional, commercial, residential and mixed-use development.

#### **Policies**

- 20) Permitted uses in the Bridge Street character area will include a variety of commercial, retail, office, mixed-use buildings and institutional uses.
- 21) New development within permitted uses in the Bridge Street character area will include a variety of commercial, retail, office, mixed-use buildings, residential buildings, and institutional uses.

### 2.5 Historic Village

The Historic Village character area encompasses the oldest part of the village, including the historic Manotick Mill Quarter. Council recognizes this area as a pedestrian-oriented cultural tourist hub which hosts complementary community cultural events.

#### **Policies**

- 22) Permitted uses within the Historic Village character area include a variety of commercial, retail, office, institutional, and mixed-use development.

- 23) New development will contribute to the creation of a multi-modal network with elements such as cycling, multi-use pathways, and sidewalks that complement the existing streetscape work as shown in Annex 9 – Village Connectivity. Improvements may also include special paving stones, landscape treatment and signage as determined through the planning application process.
- 24) Through road construction projects in the road right-of-way, the City will assist in the improvement of the pedestrian environment and enhance wayfinding to complement the existing streetscape work in the Historic Village. A description of the existing pedestrian surface and potential improvements are described in Annex 8 – Points of Historic Interest
- 25) Development shall have consideration for views to and from the Rideau River as well as identified buildings and structures of heritage value, including but not limited to the Watson's Mill and the Mill Quarter.
- 26) This secondary plan encourages urban forest renewal through the planting of trees to complement the tree canopy identified in Annex 3 – Historic Village - Street Tree Inventory. Protection measures for street and private trees shall be provided during the development review process. If a street tree must be removed as a result of development on a site, the property owner must replace it with the largest tree possible, in consultation with the City.
- 27) Development Guidelines for the Manotick Mill Quarter prepared by Lalonde Doyle, February 2012, apply the development of the following properties: 1125 Clapp Lane, 1127 Mill Street, 1128 Mill Street, and 1131 Mill Street.

## 2.6 Mews

The Mews constitutes the village's local shopping plaza which is adjacent to the Main Street character area.

### Policies

- 28) Permitted uses in the Mews character area include a variety of commercial, retail, office, personal service businesses and institutional uses that provides products and services for residents and visitors.
- 29) Complementary multi-unit residential uses are permitted to provide for this character area to evolve into a mixed-use area. Detached and semi-detached dwellings are not permitted.
- 30) When a significant development is proposed, including expansion of or addition to the existing shopping plaza, a development concept plan is required at the time of a development application. The concept plan will identify uses, built form, internal pedestrian and cycling networks and facilities connecting the shopping centre to the



surrounding area. The submission of this development concept plan is required to deem a development application complete.

- 31) Non-residential development is limited to a maximum gross leaseable area of 11,000 square metres.

## 2.7 Gaps

The Gaps is a transition area between the Main Street and Mews character area and the residential neighbourhood west of the Village Core and is comprised of a mix of non-residential and residential uses.

### Policies

- 32) Permitted uses in the Gaps character area include a variety of uses that provide office, commercial, institutional, retail and residential uses that will create a transition between the commercial spine along Manotick Main Street and the nearby established residential neighbourhood.
- 33) A low-rise apartment building is permitted at 1178 Maple Avenue, 5544 Scharfield Road, 1185 Beaverwood Road, 5581 Doctor Leach Drive, and 5512 Manotick Main Street.

## Section 3: Residential Areas

The predominant form of housing in Manotick is the detached dwelling. Where public water and wastewater are available, housing may be provided at higher densities.

### 3.1 Residential - Detached (Estate)

This designation applies to the area generally located west of Manotick Main Street as shown on Schedule A – Designation Plan.

#### Policy

- 1) Residential use is limited to detached dwellings built at a minimum density of 2.5 units per gross hectare to a maximum of five units per gross hectare.

### 3.2 Residential - Detached (Low Density)

This designation applies to the majority of lands on Long Island and in the vicinity of the Village Core, as shown on Schedule A – Designation Plan.

### Policies

- 2) Residential use is limited to detached dwellings built at a minimum density of five units per gross hectare to a maximum of 12 units per gross hectare.

- 3) Notwithstanding Policy 2) above, development on Nicolls Island will be restricted to uses in existence March 3, 2016 due to slope stability, poor road connectivity, and limited water and wastewater services.

### 3.3 Residential (Medium Density)

The Residential (Medium Density) designation allows for a broad range of dwelling types that include ground-oriented multiple-unit dwellings.

#### Policies

- 4) Permitted uses include detached dwellings, semi-detached dwellings, and townhouse dwellings at a minimum density of 12 units per gross hectare to a maximum of 20 units per gross hectare. Detached dwellings are limited to no more than 50% of the total number of dwelling units. Low-rise apartment dwellings are not permitted.
- 5) All new development must be serviced by public water and wastewater services.
- 6) New development will be designed to reflect Manotick's village character and integrate into the surrounding context.
- 7) For the lands located at the north-west corner of Bankfield Road and Rideau Valley Drive, a development concept plan is required at the time of a development application. The concept plan will show uses including a park (with its size and configuration determined in consultation with City staff), built form, internal pedestrian and cycling networks and facilities connecting the site to the surrounding networks. Detached dwellings will generally be located along the west side of the site abutting the existing estate homes. Development must maximize and contribute to improved connectivity for pedestrians and cyclists as shown on Annex 9 – Village Connectivity. Where possible, development must improve traffic flows into and out of the Village Core. As a condition of subdivision approval, there will be a pedestrian connection on these lands linking Millers Point Park to the intersection of Bankfield Road and Rideau Valley Drive.
- 8) For the lands designated Residential (Medium Density), located north of Kelly Marie Drive, abutting the Rideau River, a development concept plan will be submitted at the time of development application. The development concept plan will be developed in accordance with the Official Plan regarding River and Canal Corridors in support of the Rideau Canal's National Historic Site designation, UNESCO World Heritage Site designation and other relevant policies in consultation with Parks Canada. The development concept plan will show public access to the Rideau River in accordance with the Official Plan and improve connectivity for pedestrians and cyclists to the surrounding area.



- 9) Development of the property located off Antochi Lane will be developed according to Official Plan policies for River and Canal Corridors, in support of the Rideau Canal as a National Historic Site and UNESCO World Heritage Site designation. Development review will be undertaken in consultation with Parks Canada.

### 3.4 Special Design Area

The Special Design Area designation is applied to lands located west of Mud Creek as shown on Schedule A – Designation Plan.

#### Policies

- 10) Detached dwellings are permitted and are serviced by private wells and sewage systems. Lot sizes of between 0.4 and 0.6 ha will be permitted. Precise lot sizes will be based upon findings detailed in hydrogeological studies that will be required for any proposed plan of subdivision.
- 11) Lands adjacent to Mud Creek which establish the limit of development as identified in the Environmental Management Plan for the Special Design Area (2005) shall be dedicated to the City as a condition of development approval. Development is prohibited on these lands with the exception of public pathways.
- 12) Groundwater recharge shall be protected in this area known as the Kars Esker, where proposed development will require additional hydrogeological testing to identify the limit of the hydrogeological constraint area.
- 13) Notwithstanding Policies 10) to 12) above, an automobile dealership is a permitted use on the lands municipally known as 1346 Bankfield Road as the lands existed on May 26, 2018.
- 14) The City will ensure that the groundwater recharge area known as the Kars Esker will be protected during development through additional testing to delineate the limit of the hydrogeological constraint area. Proponents of development of lands within the Special Design Area lands shall submit a complete hydrogeological investigation in conformity with applicable hydrogeological guidelines / standards and the Official Plan.
- 15) Landowners within the Special Design Area shown on Schedule A – Designation Plan shall enter into private agreements to share the costs of infrastructure projects and associated costs required to develop these lands, and the costs shall be distributed fairly among the benefiting landowners. Each agreement shall contain a financial schedule describing the estimated costs of the infrastructure projects and associated costs required to develop the Special Design Area, as well as the proportionate share of the costs for each landowner. The City shall include a condition of approval for all plans of subdivision and condominium, site plan and

severance applications in the Special Design Area requiring notification from a representative (Trustee) of the Landowners that the owner is party to the agreements and has paid its share of any costs pursuant to the agreements.

### 3.5 Mixed Residential-Commercial

The Mixed Residential-Commercial designation applies to lands at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive as shown on Schedule A – Designation Plan.

#### **Policies**

- 16) The permitted uses include a variety of residential uses and a limited range of commercial and retail uses which would not compete with uses located in the Village Core.
- 17) When public water and wastewater services are available to the lands located south of Potter Drive, townhouse dwellings and stacked dwellings are permitted and shall utilize these public services.
- 18) For lands located at the south-west corner of Bankfield Road and First Line Road, a hydrogeological study must be submitted at the time of a development application. The study will identify the limit of the hydrogeological constraint area and the feasibility of development due to the presence of the Kars Esker. Public water and wastewater are not foreseen for this area of the village.
- 19) The Mud Creek Subwatershed Study (2015) will be used to evaluate any proposed development located at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive

### 3.6 Mahogany Community

Lands designated as Mahogany Community are shown on Schedule A – Designation Plan. The long-term development of these lands is demonstrated on Annex 1 – Mahogany Community Conceptual Layout and Annex 2 – Mahogany Community Conceptual Phasing. As their titles denote, Annexes 1 and 2 are conceptual and are simply intended to guide development of these lands. Elements described on these plans are subject to change and will not require an amendment to this secondary plan.

The following policies are applicable to lands designated Mahogany Community on Schedule A – Designation Plan. Any changes to the following policies will require an amendment to this secondary plan.

#### **Policies**

- 20) All development shall be on the basis of public water and wastewater services.



- 21) The Mahogany Community Development Concept Plan (January 2008) approved by the City will be referenced to assist in the review of planning applications related to these lands.
- 22) The term "gross residential" refers to a unit of land (typically a hectare), designated for residential development and does not include lands designated on Annex 1 - Mahogany Community Conceptual Layout as School, Parks and Open Space, Watercourse and Development Setback, Natural Environment Area or Stormwater Management Pond.
- 23) Land uses and densities within the Mahogany Community are as follows:
  - a) Residential (Low Density) areas (Annex 1 - Mahogany Community Conceptual Layout) will provide for approximate lot dimensions of 22 metres x 50 metres to provide for deep lots abutting properties on Potter Drive;
  - b) Residential (Medium Density) areas may have a density up to 16 units per gross residential hectare;
  - c) Mixed Residential areas may have a density up to 35 units per gross residential hectare and consist of singles, street townhouses, semi-detached, linked bungalows and multiple clusters provided that no more than 25 per cent of the total residential units on the lands shown on Annex 1 - Mahogany Community Conceptual Layout are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.
- 24) Development of this community will depend on the availability of local and regional transportation infrastructure, which can occur in phases. Prior to development of each phase, the property owner shall demonstrate transportation capacity and how to achieve the City's approved level of service operating standard. The release of phases and dwelling units is dependent on the demonstration of capacity to support it.
- 25) The total amount of development in Phases 1 to 5 shown on Annex 2 –Mahogany Community Conceptual Phasing shall not exceed 1,400 dwelling units and shall be built according to phasing policies. The land area identified for each phase shown on Annex 2 is conceptual.
- 26) Prior to any Zoning By-law amendment required for each phase(s) of the development, a transportation impact assessment is required and shall include the following:
  - a) A study area which spans a wide area and includes the intersections on each side of the Vimy Memorial Bridge;





- b) Field survey and verification of the actual intersection capacity and operation in the field;
- c) Analysis that includes the southeast and southwest sector transportation network development. Issues related to the Southwest Transitway, O-Train Line 2, and major roadway modifications, such as Limebank Road and Prince of Wales Drive, need to be reviewed with the identification of current infrastructure timing as part of the justification for all significant development in this area of the City;
- d) Depending on the timing of each phase, it shall be the responsibility of the developer to fund or wait for the City to implement the following local modifications, which are subject to change depending on the results of the required studies:
  - i) Roundabouts on Prince of Wales Drive and Bankfield Road
  - ii) New public road connection between First Line Road and a new two lane, three-legged roundabout on Prince of Wales Drive south of Bankfield Road
  - iii) Widening of Bankfield Road to four lanes from First Line Road west to Prince of Wales Drive
  - iv) An additional auxiliary lane, if required, at both the intersections of Bankfield / First Line Roads and Bankfield Road / Prince of Wales Drive
  - v) Consideration of the need to connect Bridgeport Avenue to First Line Road in order to minimize the site traffic impact on Manotick Main Street
  - vi) A sidewalk/cycle track combination or multi-use path connection to Potter Drive and Carrison Drive
  - vii) Extension of Bridgeport Avenue connecting to First Line Road, if not provided / required at Phase 3
- 27) The Design Guidelines in the “Mahogany Community Development Concept Plan” (January 2008) and the Mahogany Community Design Guidelines dated October 30, 2008 shall be used in the review of planning applications to reference village character.
- 28) Lands designated Natural Environment Area on Annex 1 – Mahogany Community Conceptual Layout are subject to policies of the Official Plan related to Natural Environment Areas.
- 29) Development and site alteration will not be permitted on or within 30 metres of lands designated Natural Environment Area on Annex 1 – Mahogany Community Conceptual Layout except in accordance with an approved Environmental Impact Study (EIS). In cases where large-scale alterations to the landscape are proposed,





such as for general site grading or pre-loading, the requirement for an EIS may extend up to 120 metres from the edge of the feature.

- 30) The precise location of the Stormwater Management Ponds, shown on Annex 1 – Mahogany Community Conceptual Layout, will be determined at the detailed design stage.
- 31) Development of the Mahogany Community shall include greenspaces such as natural areas and public parks. These areas should be spread out so as to provide amenities at the east and west segments of the neighbourhood. Conceptual locations of these areas are identified on Annex 1 – Mahogany Community Conceptual Layout.
- 32) Lands designated Neighbourhood Amenity and Watercourse and Development Setback on Annex 1 – Mahogany Community Conceptual Layout, will provide for a gateway feature that shall provide connection to the community with a trail or pathway. The location and design of any trails or pathways will require approval by the City and the Rideau Valley Conservation Authority.
- 33) Prior to development of lands designated as Future Development Area on Annex 1 – Mahogany Community Conceptual Layout, which would add units in excess of the 1400 currently permitted through phases 1-5, an amendment to this Secondary Plan is required. The Secondary Plan Amendment will require review of, but not limited to, a Transportation Impact Study and Environmental Impact Study.

## Section 4: Parks

The Village of Manotick has a number of parks and plentiful greenspaces which provide active and passive recreation opportunities. Existing parks are shown on Schedule A – Designation Plan, along with the conceptual locations of future parks.

The following policies apply to lands designated as Park and Future Park, as shown on Schedule A – Designation Plan and as Parks and Open Space Annex 1 – Mahogany Community Conceptual Layout.

### Policies

- 1) Lands designated as Park permit a range of active and passive recreational uses including community gardens and may also include built facilities.
- 2) The lands 5572 Doctor Leach Drive also known as Centennial Park shall function as a major recreational and sporting facility. Permitted uses on these lands include community centre, office, parking lot, recreational and athletic facility, restaurant, sports arena and park.

- 3) Consideration for enhancing pedestrian and cycling linkages will be had during the development of any new or existing park to ensure connectivity to adjacent areas and the existing connectivity network, as shown on Annex 9 – Village Connectivity
- 4) Development of a parkette at 1140 Mill Street will include a public parking lot.
- 5) The City will determine the final location and size of all new parks through the plan of subdivision application process.
- 6) New development will ensure that there are connections between Future Parks and the community
- 7) Development of Future Parks will be undertaken in accordance with the City's Park Development Manual.

### Section 5: Village Greenspace

Lands designated as Village Greenspace on Schedule A – Designation Plan are undevelopable due to environmental constraints but are still desirable for passive recreation uses as they contribute to a broader greenspace network. The following policies apply to public and private lands designated as Village Greenspace.

#### Policies

- 1) Permitted uses for lands designated Village Greenspace are those that will ensure natural characteristics of the lands are preserved and will not negatively impact the natural features on the lands or surrounding them. These uses may be passive recreation such as a trails or environmental preserve and education areas.
- 2) During the development review process, the City will determine the location of new pathways located west of Mud Creek, where site conditions permit. Future pathways and sidewalks from McManus northward towards Bankfield Road will be determined at the time of development review for adjacent lands.
- 3) No development is permitted on lands identified as Development Setback - Schedule A – Designation Plan.
- 4) Land designated as Village Greenspace on the north side of Bankfield Road, are privately owned and are not available for public use.

### Section 6: Connectivity, Traffic, and Parking

These policies identify ways to improve pedestrian and cycling connectivity throughout Manotick and to address traffic and parking issues in the Village Core area, identified on Schedule B - Village Core Character Areas. Specifically, this secondary plan identifies proposed pedestrian facilities and proposed cycling routes, projects to improve access

to the Rideau River and addresses needed traffic and parking improvements in the Village Core.

### 6.1 Sidewalks and Multi-Use Pathways

Annex 9 – Village Connectivity, illustrates a series of improvements to the pedestrian network. These improvements include proposed sidewalks, paved shoulders and multi-use pathways which will enhance connectivity within the village, particularly to key destinations like the Village Core, schools, library, parks and other local destinations.

#### Policies

- 1) When development occurs, new sidewalks, paved shoulders and multi-use pathways will be constructed, where possible, and will be a consideration of the development review process.
- 2) The City will consider new sidewalks, paved shoulders and multi-use pathways during road re-construction work where possible.
- 3) The City will consider a pathway located on the west side of Mud Creek, subject to slope stability and geotechnical constraints and any requirements from the Rideau Valley Conservation Authority.
- 4) The City will work with landowners to demarcate an existing public easement located in the rear yards of private properties located immediately north of Long Island Road Park which provides for visual access of the Rideau River.
- 5) In the Village Core, designated on Schedule B - Village Core Character Areas, sidewalks will be constructed with materials that complement the existing streetscape. This can be achieved through the development review process and through the City's lifecycle planning for the area.

### 6.2 Rideau River Access and Views

The Rideau River runs through Manotick and is part of the Rideau Canal UNESCO World Heritage Site. While many properties have riverfront access to the Rideau River, the majority of these properties are under private ownership. This secondary plan identifies ways to provide the public with better access and views of the Rideau River.

#### Policies

- 6) The City will consider improving public access to the Rideau River through park development projects by implementing improvements identified in Annex 7 – Rideau River Access, where possible.
- 7) The City, in consultation with Parks Canada, will improve public access to the Rideau River through the construction of facilities as part of park development, where possible. Under the federal Historic Canals Regulations, Parks Canada (Rideau

Canal Office) oversees all in-water and shoreline works along the canal system. An approved work permit must be obtained prior to construction, and work must adhere to Parks Canada's Policies for In-Water and Shoreline Works and Related Activities.

- 8) Where possible, the City will provide public access to the Rideau River through its right of ways abutting the Rideau River and will encourage other government bodies to provide access from lands under their jurisdiction.
- 9) For proposed plans of subdivision adjacent to the Rideau River, the proponent will provide public access along the Rideau River unless there are compelling reasons to not do so. This will be undertaken by requiring land dedicated for public purposes at the shoreline or adjacent to environmental constraints. These dedicated lands should be accessible from a public road.
- 10) The City will strive to protect views to the Rideau River as part of the City's development review process and in consultation with Parks Canada.
- 11) On lands located along a Scenic Route as identified in the Official Plan, the Scenic Route policies of the Official Plan apply.

### 6.3 Cycling

To ensure connectivity and sustainability of the Village of Manotick, priority is placed on cycling infrastructure. Annex 9 – Village Connectivity identifies existing and proposed cycling routes throughout the village. The objective of the following policies is to support cycling in the Village of Manotick.

#### Policies

- 12) Through the development review process, opportunities for new on-road cycling facilities will be identified and constructed.
- 13) The City will construct new cycling facilities as part of any proposed road work projects.
- 14) The City will determine the type of cycling facility that will be provided at the design phase of road construction and as part of the development review process.
- 15) Through the development review process, specific road modifications will be undertaken to optimize cycle routes throughout the village.

### 6.4 Traffic and Parking

Traffic and parking improvements are desired within the Village Core area. Annex 9 – Village Connectivity identifies ideal connections for cycling, multi-use pathways, and river access points. The following policies are also intended to ensure desired management of parking and traffic in the village.



## Policies

- 16) The City will continue to monitor the impact of vehicular activity on Bridge Street, following the opening of the Vimy Memorial Bridge.
- 17) The City will consider a reduction of the posted speed limit as part of road re-construction work within the road right-of-way.
- 18) Where there is a demonstrated speed issue, the City will consider implementing traffic calming measures on local streets, as part of the development application review process and as part of road re-construction work.
- 19) The City will consider a roundabout control at the intersection of Manotick Main Street / Rideau Valley Drive / Bankfield Road subject to re-alignment of approach roadways.
- 20) The City will consider a roundabout control at the intersection of Manotick Main Street / Antochi Lane at the time of development application review in this area or as part of construction in the road right-of-way.
- 21) The City will consider implementing parking improvements as part of road re-construction work within the road right-of-way to improve access to businesses on Manotick Main Street.
- 22) The City will consider angled parking which meets municipal standards in the village, where an opportunity exists.
- 23) At the time of consideration for road reconstruction, the City will consider the potential for a roundabout at the intersection of Bankfield Road and Rideau Valley Drive.
- 24) At the time of road reconstruction within the village core, opportunities for on-street parking should be identified and implemented where possible.

## Section 7: Natural Heritage System and Environmental Constraints

The natural heritage system in Manotick includes woodlands, valleylands, and watercourses which maintain biological diversity, promote connectivity and contribute to the water balance. These areas have been assessed as having high environmental value by the City or Province. The village also contains constraint lands, such as unstable slopes, floodplains and erosion hazards, that because of their location and physical attributes constitute a risk for loss of life, injury, property damage or social disruption if developed.

## Policies

- 1) Natural heritage features that are not shown on Annex 4 - Natural Heritage and Environmental Constraints, of this secondary plan may be identified in Schedule



C11B – Natural Heritage System (South) of Volume 1 of the Official Plan. Natural heritage features identified in Schedule C11B are also subject to the policies of this secondary plan.

- 2) Development on or adjacent to lands forming part of the natural heritage system identified on Annex 4 – Natural Heritage and Environmental Constraints or Schedule C11B – Natural Heritage System (South), will need to be supported by technical studies as described by the policies below and in policies related to natural heritage systems within the Official Plan.
- 3) Where there may be inconsistencies between Annex 4 in this plan and Schedule C11B in the Official Plan, the Official Plan shall preside.
- 4) The Mud Creek Subwatershed Study (2015) recommendations will be used in the evaluation of development applications for this area.

## Section 8: Servicing

Public water and wastewater services are available in limited areas of the village. It is expected that the public water and wastewater network will be extended in according to the following policies.

### 8.1 Water and Wastewater

#### Policies

- 1) New development will be connected to public water and wastewater services, except where these services are not in close proximity or where the City deems that extending the services is not financially or technically feasible.
- 2) The expansion of public water and wastewater services will generally follow a logical sequence as shown on Annex 5 – Proposed Wastewater Distribution Network and Annex 6 – Proposed Water Distribution Network.
- 3) The expansion of public water and wastewater services will be undertaken through a Local Improvement Process initiated by residents in a geographic area.
- 4) When public services are extended, it is expected that both water and wastewater services will be installed at the same time.
- 5) Property owners connecting to public water and wastewater services must decommission their existing private wells and sewage systems.
- 6) New pump station buildings and landscaping will be designed to integrate into existing streetscapes while respecting neighbourhood character.

## 8.2 Stormwater

### Policies

- 7) Stormwater management requirements for any future development will be determined through studies following the policies of the Official Plan and requirements from the Ministry of the Environment, Conservation and Parks.
- 8) Existing studies such as the Manotick Special Design Area Environmental Management Plan (MMM/WESA, 2006), the Mahogany Community Phase 1 Stormwater Management Servicing (IBI Group, May 2012) and the Mud Creek Subwatershed Study (2015) will be used in the evaluation of development applications, where applicable.

## Section 9: Area-Specific Policy

### 9.1 1164 and 1166 Highcroft Drive

- 1) On the lands known municipally as 1164 and 1166 Highcroft Drive, residential development must be built at a minimum density of five units per gross hectare to a maximum of 29 units per gross hectare.

### 9.2 5497, 5495 and 5491 Manotick Main Road

- 2) On the lands known municipally as 5497, 5495 and 5491 Manotick Main Road, residential only uses and front yard parking may be permitted.

## Schedules

Schedule A – Designation Plan

Schedule B – Village Core Character Areas

## Annexes

Annex 1 – Mahogany Community Conceptual Layout

Annex 2 – Mahogany Community Conceptual Phasing

Annex 3 – Historic Village - Street Tree Inventory

Annex 4 – Natural Heritage and Environmental Constraints

Annex 5 – Proposed Wastewater Distribution Network

Annex 6 – Proposed Water Distribution Network

Annex 7 – Rideau River Access

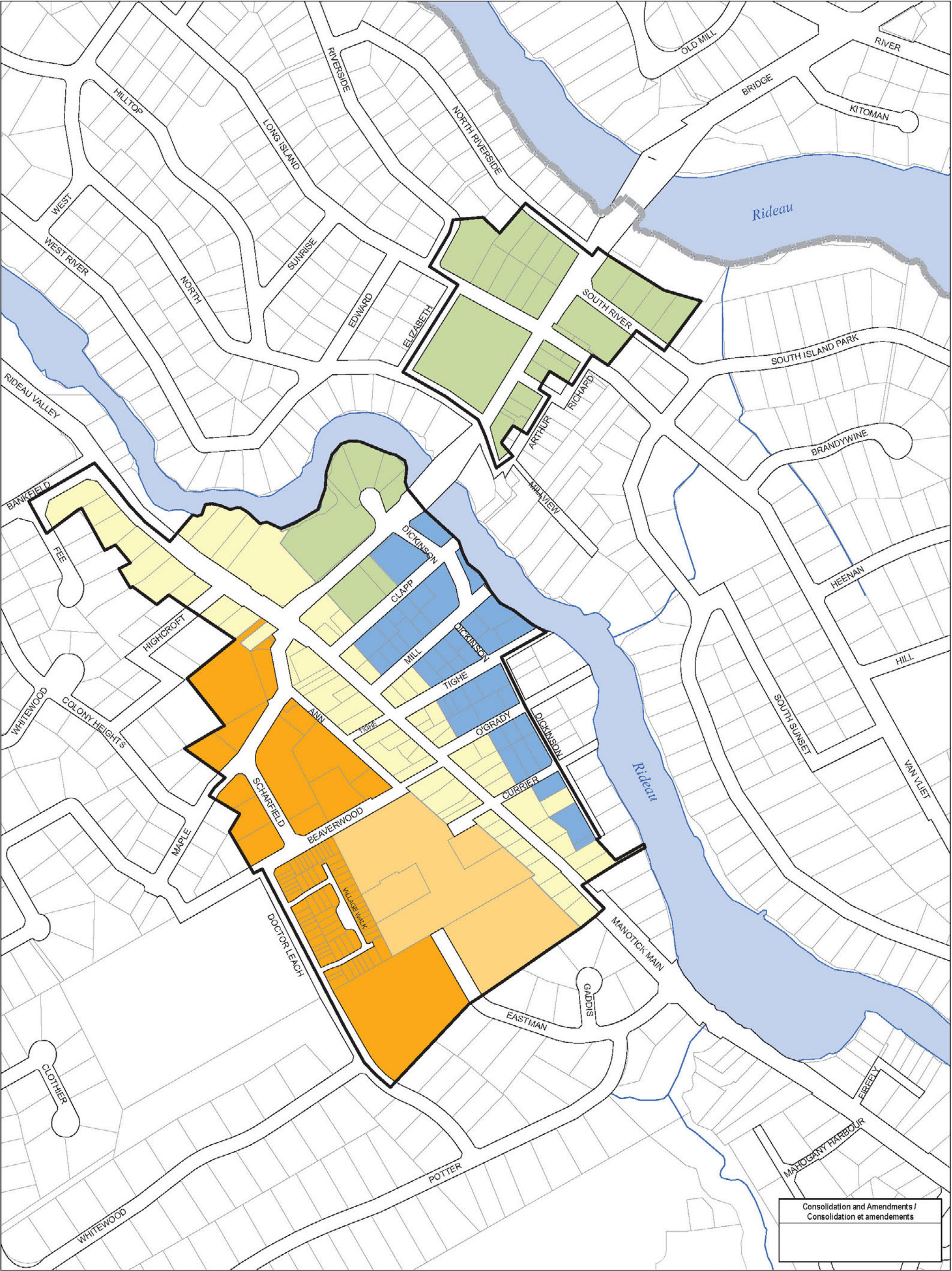
Annex 8 – Points of Historic Interest

Annex 9 – Village Connectivity









VILLAGE OF / VILLAGE DE  
**Manotick**

SECONDARY PLAN - VOLUME 2  
**Schedule B -  
Village Core Character Areas**

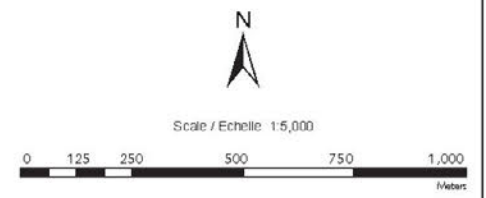
PLAN SECONDAIRE - VOLUME 2  
**Annexe B -  
Secteurs à aspect unique  
de Centre du Village**



MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK  
 Village Core / Centre du village

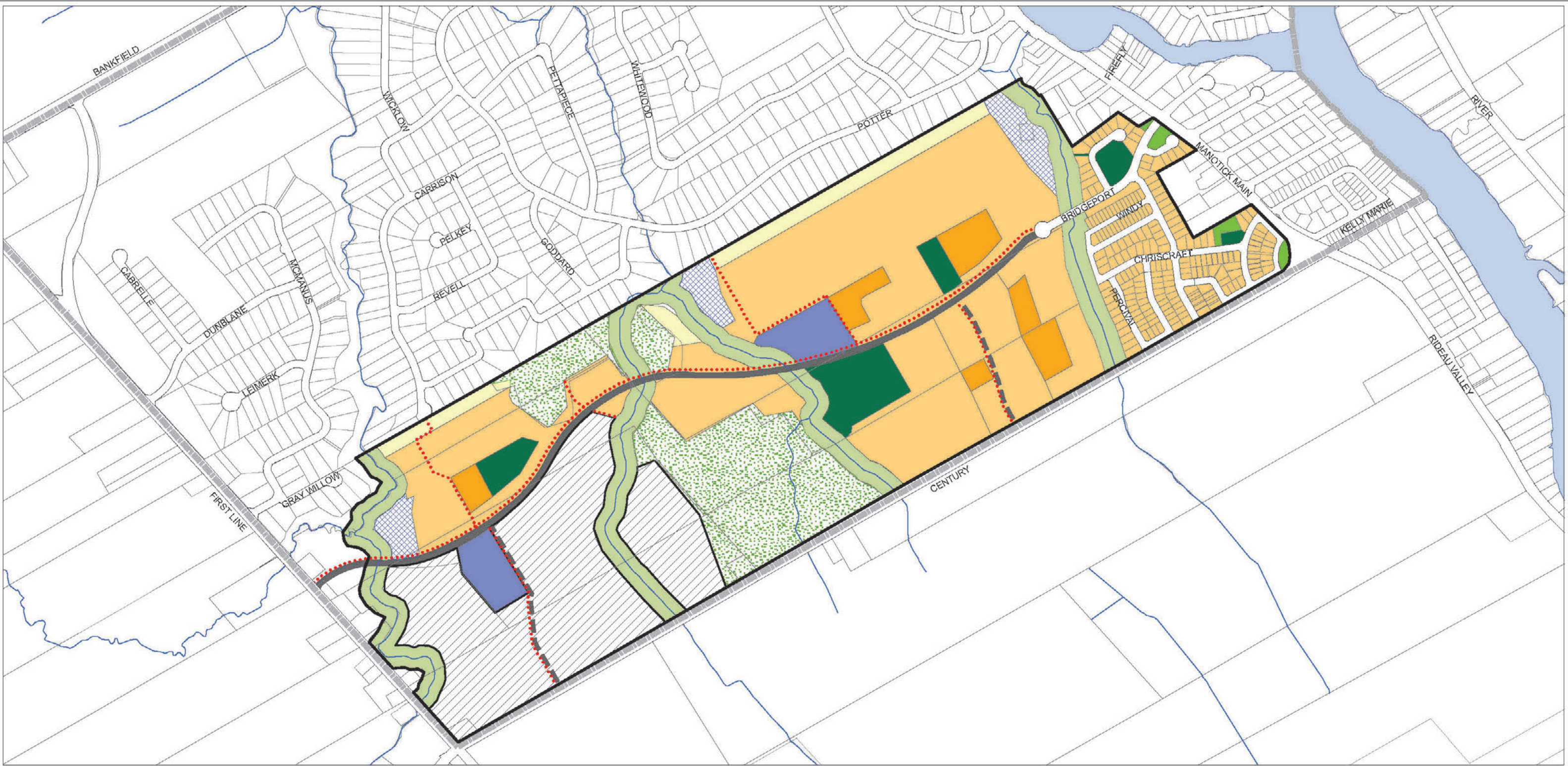
**CHARACTER AREAS / SECTEURS À ASPECT UNIQUE**

- |                                       |      |
|---------------------------------------|------|
| Main Street / Rue Main                | Mews |
| Bridge Street / Rue Bridge            | Gaps |
| Historic Village / Village historique |      |



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**Manotick**

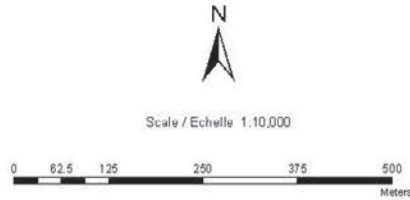
SECONDARY PLAN - VOLUME 2  
**Annex 1 - Mahogany Community  
Conceptual Layout**

PLAN SECONDAIRE - VOLUME 2  
**Appendix 1 -**

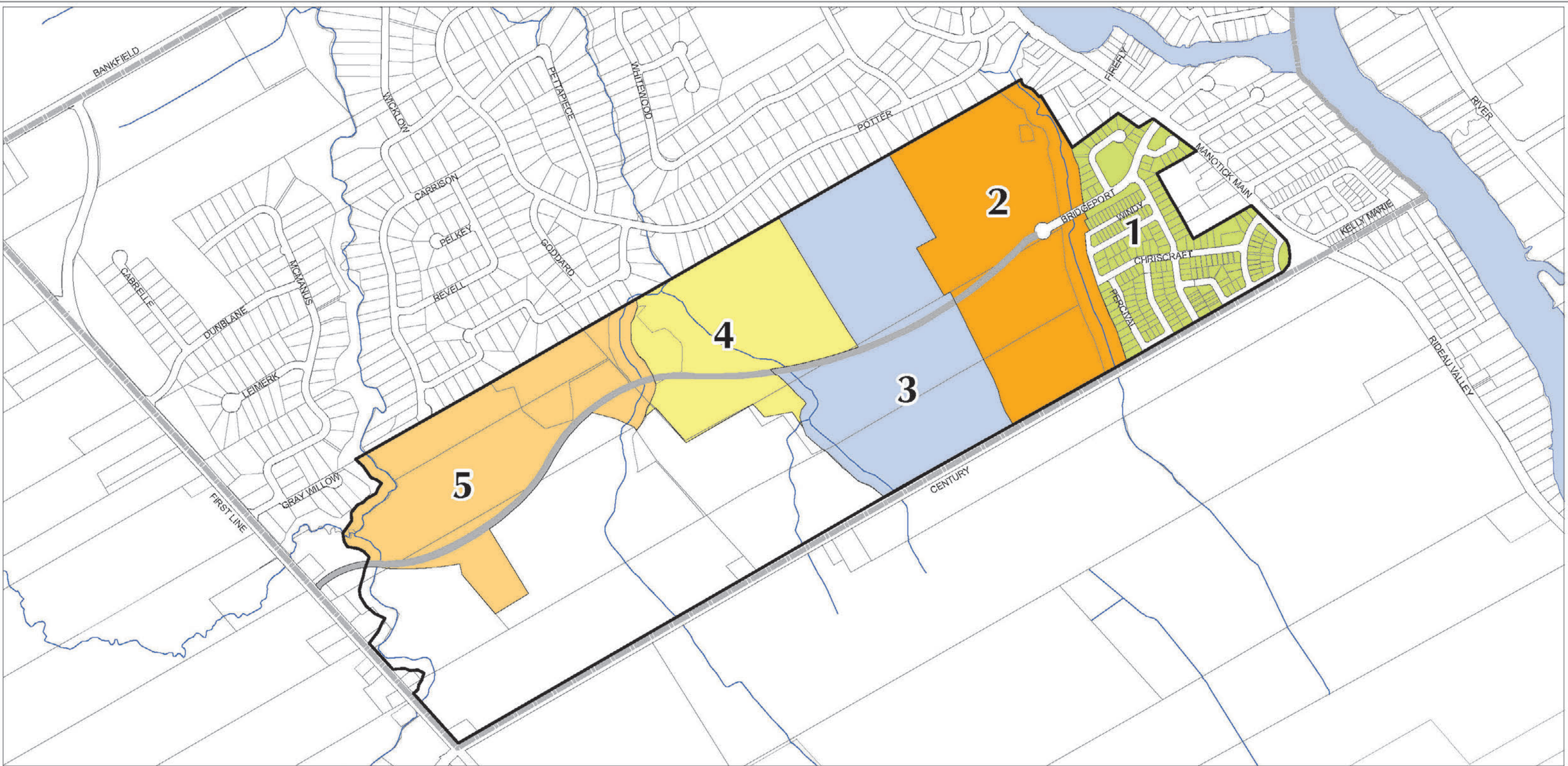


- MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK
- Mahogany Community / Communauté Mahogany
- Residential (Low Density) / Zone résidentielle (faible densité)
- Residential (Medium Density) / Zone résidentielle (densité moyenne)
- Mixed Residential / Zone résidentielle mixte
- Future Development Area / Zone de futur aménagement
- School / École
- Natural Environment Area / Zone d'environnement naturel

- Neighbourhood Amenity / Commodité d'utilité commune
- Parks and Open Space / Parcs et espace vert
- Watercourse and Development Setback / Cours d'eau et marge de reculement d'un aménagement
- Stormwater Management Pond / Bassin de retenion des eaux pluviales
- Future Collector Road / Route collectrice future
- Future Local Road / Route locale future
- Pedestrian - Bicycle Route / Voie cyclable ou piétonnière







VILLAGE OF / VILLAGE DE  
**Manotick**



SECONDARY PLAN - VOLUME 2  
**Annex 2 - Mahogany Community  
Conceptual Phasing**

PLAN SECONDAIRE - VOLUME 2  
**Appendice 2 - Conception originale prévue pour  
chaque phase de la collectivité de Mahogany**

 MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK  
 Mahogany Community / Communauté Mahogany

 Phase 1  Phase 2  Phase 3  Phase 4  Phase 5

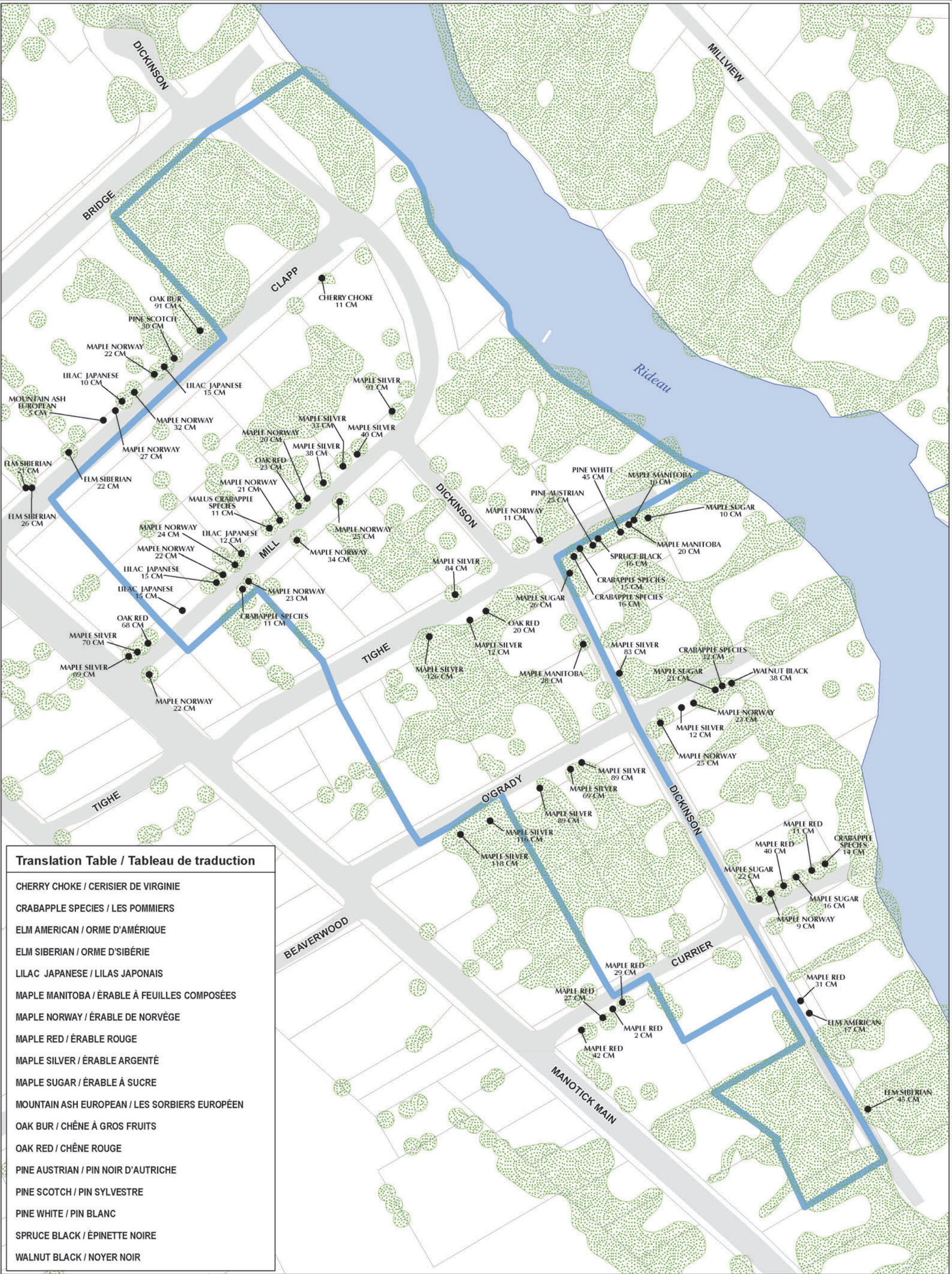


Scale / Echelle 1:10,000

0 62.5 125 250 375 500  
Meters

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Translation Table / Tableau de traduction

CHERRY CHOKE / CERISIER DE VIRGINIE
CRABAPPLE SPECIES / LES POMMIERS
ELM AMERICAN / ORME D'AMÉRIQUE
ELM SIBERIAN / ORME D'SIBÉRIE
LILAC JAPANESE / LILAS JAPONAIS
MAPLE MANITOBA / ÉRABLE À FEUILLES COMPOSÉES
MAPLE NORWAY / ÉRABLE DE NORVÈGE
MAPLE RED / ÉRABLE ROUGE
MAPLE SILVER / ÉRABLE ARGENTÉ
MAPLE SUGAR / ÉRABLE À SUCRE
MOUNTAIN ASH EUROPEAN / LES SORBIERS EUROPÉEN
OAK BUR / CHÊNE À GROS FRUITS
OAK RED / CHÊNE ROUGE
PINE AUSTRIAN / PIN NOIR D'AUTRICHE
PINE SCOTCH / PIN SYLVESTRE
PINE WHITE / PIN BLANC
SPRUCE BLACK / ÉPINETTE NOIRE
WALNUT BLACK / NOYER NOIR

VILLAGE OF / VILLAGE DE

Manotick



SECONDARY PLAN - VOLUME 2

Annex 3 - Historic Village -  
Street Tree Inventory

PLAN SECONDAIRE - VOLUME 2

Appendice 3 - Village historique -  
Inventaire des arbres de rue



Historic Village Character Area / Secteur à aspect unique du Village historique



Urban Forest / Forêt rurale



Street Trees / Arbres de rue

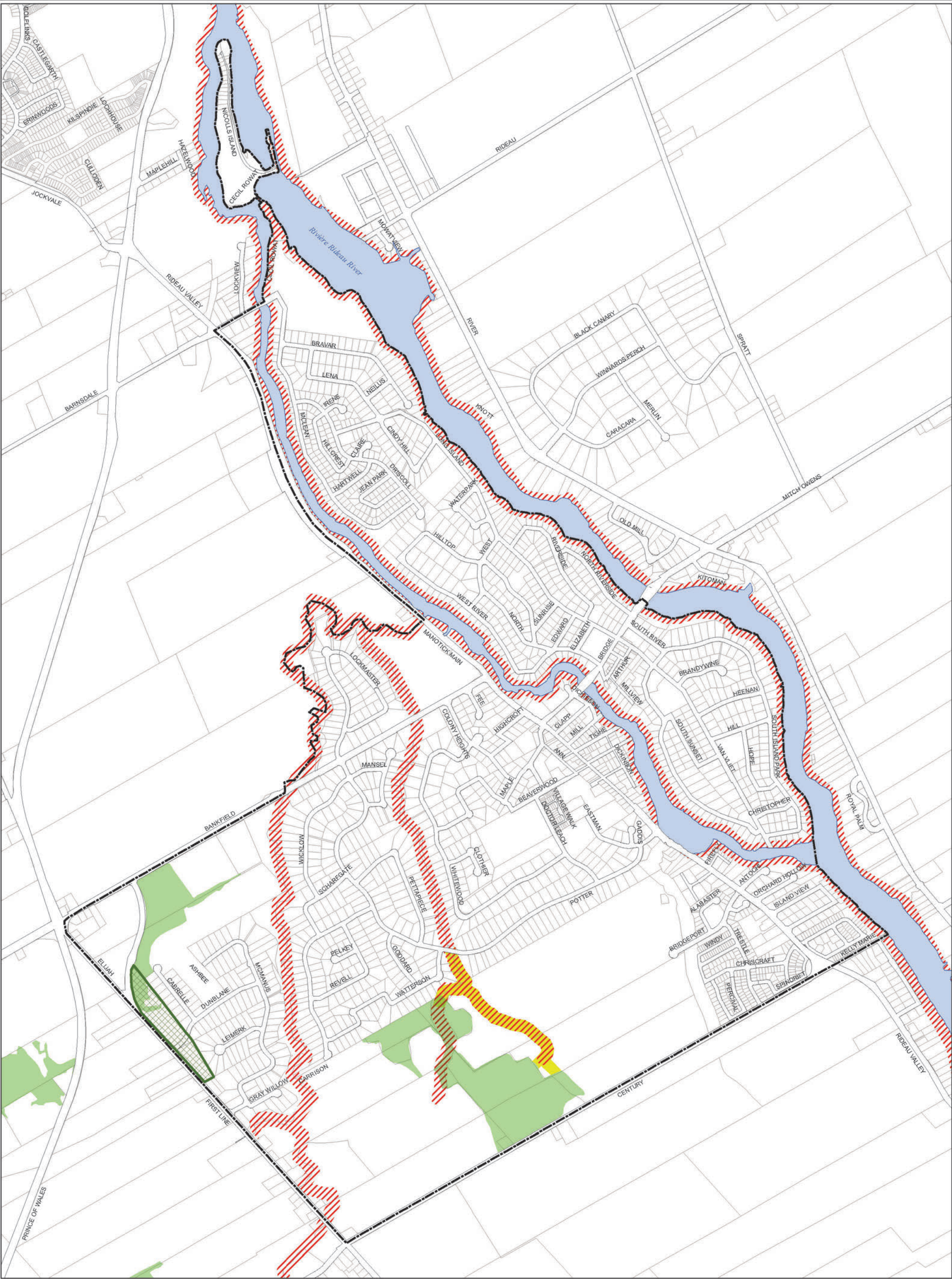


Scale / Echelle 1:1,500



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Analyse géospatiale, technologie et solutions






VILLAGE OF / VILLAGE DE  
**Manotick**


SECONDARY PLAN - VOLUME 2  
**Annex 4 - Natural Heritage  
and Environmental Constraints**

PLAN SECONDAIRE - VOLUME 2  
**Appendice 4 - Patrimoine Naturel  
et contraintes environnementales**



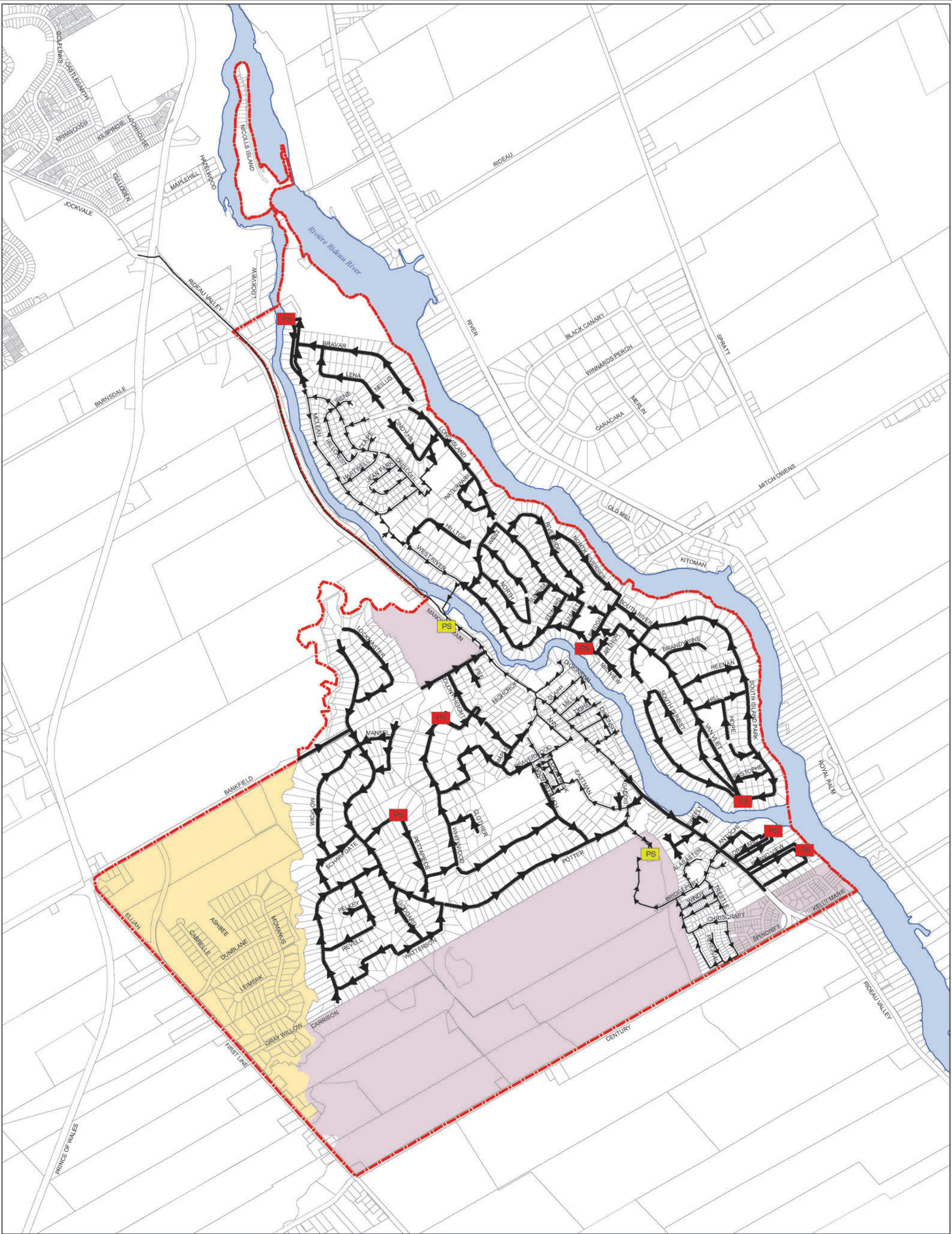
-  MANOTICK SECONDARY PLAN BOUNDARY / LIMITE DU PLAN SECONDAIRE MANOTICK
- NATURAL HERITAGE FEATURES AND ENVIRONMENTAL CONSTRAINTS /  
CARACTÉRISTIQUES PATRIMOINE NATUREL ET CONTRAINTES ENVIRONNEMENTALES**
-  Significant Woodlands / Terrains boisés d'importance
  -  Significant Valleylands / Vallées d'importance
  -  Linkage Feature / Caractéristique Linkage
  -  Unstable Slopes / Terrains en pente instables
  -  Protected Area (Special Design Area) / Zone protégée (Secteur de désignation spéciale)
  -  Watercourse / Cours d'eau

  
Scale / Echelle 1:17,000 approx.

  
Meters

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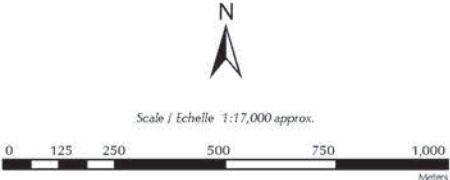
VILLAGE OF / VILLAGE DE  
**Manotick**



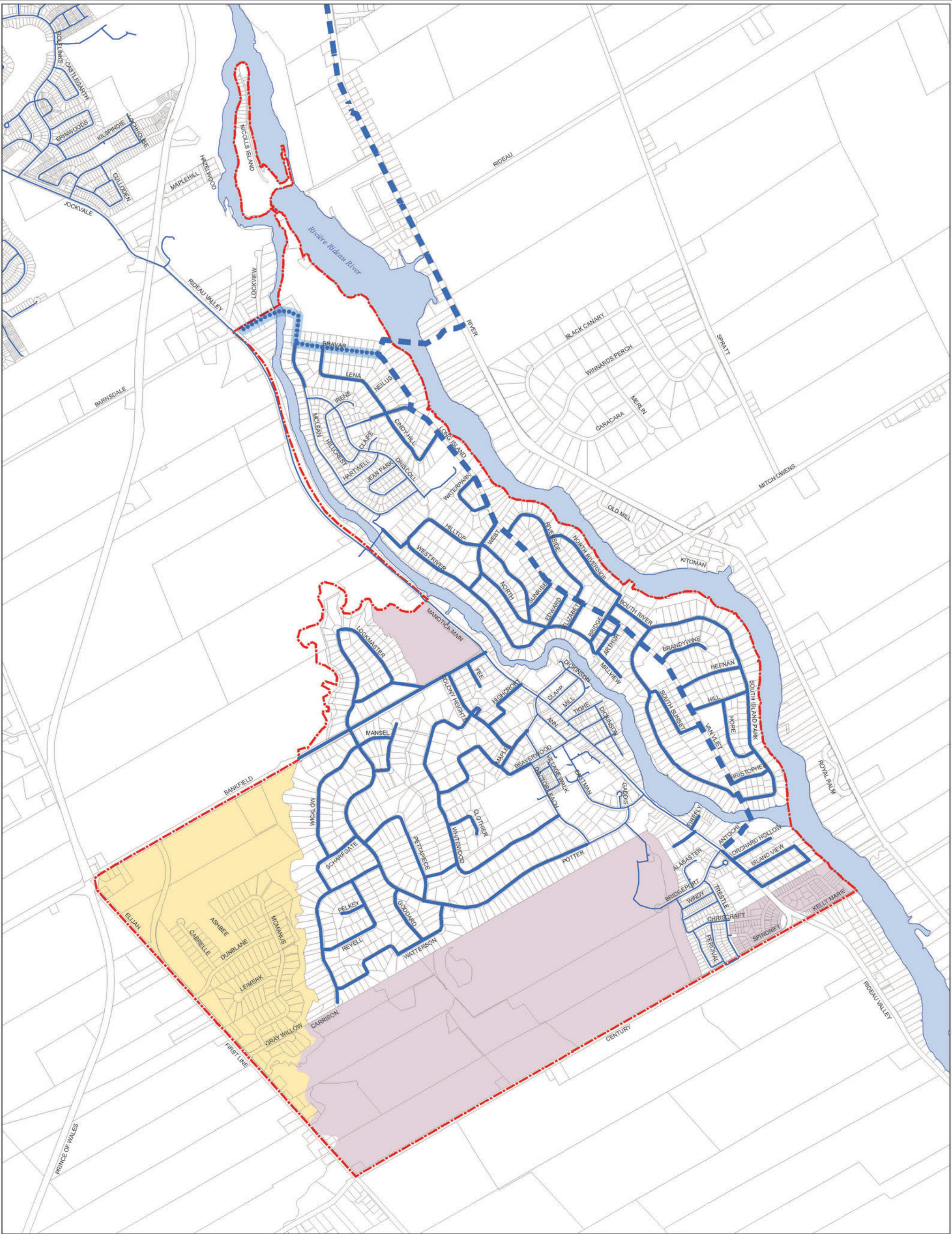
SECONDARY PLAN - VOLUME 2  
**Annex 5 - Proposed Wastewater  
Distribution Network**

PLAN SECONDAIRE - VOLUME 2  
**Appendice 5 - réseau de distribution  
d'égouts proposé**

- Existing Sanitary Sewers /  
système d'égout séparatif existants
- Proposed Sanitary Sewers /  
Système d'égout séparatif proposé
- PS Existing Sanitary Pump Station /  
Station de pompage existant
- PS Proposed Sanitary Pump Station /  
Station de pompage proposé
- Servicing solution to be undertaken as part of the development approval process /  
Une solution de viabilisation doit être entreprise dans le cadre du processus d'approbation  
des demandes d'aménagement
- Development on Private Services /  
Développement sur les services privés
- MANOTICK SECONDARY PLAN BOUNDARY /  
LIMITE DU PLAN SECONDAIRE DU SECTEUR MANOTICK







VILLAGE OF / VILLAGE DE  
**Manotick**



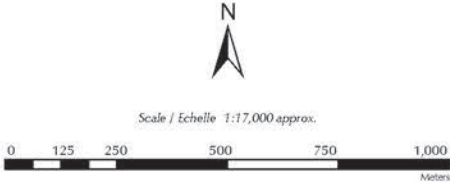
SECONDARY PLAN - VOLUME 2

**Annex 6 - Proposed Water  
Distribution Network**

PLAN SECONDAIRE - VOLUME 2

**Appendix 6 - réseau de distribution  
d'aqueduc**

- Existing Watermain / conduit d'eau principale
- Proposed Watermain / conduit d'eau principale proposé
- Proposed Manotick Trunk Watermain Link /  
Conduite principale d'adduction d'eau de Manotick proposé
- Proposed North Island Link Watermain (Conceptual Alignment) /  
Conduite d'eau principale du raccordement North Island proposé (concept de tracé)
- Servicing solution to be undertaken as part of the development approval process /  
Une solution de viabilisation doit être entreprise dans le cadre du processus d'approbation  
des demandes d'aménagement
- Development on Private Services /  
Développement sur les services privés
- MANOTICK SECONDARY PLAN BOUNDARY /  
LIMITE DU PLAN SECONDAIRE DU SECTEUR MANOTICK







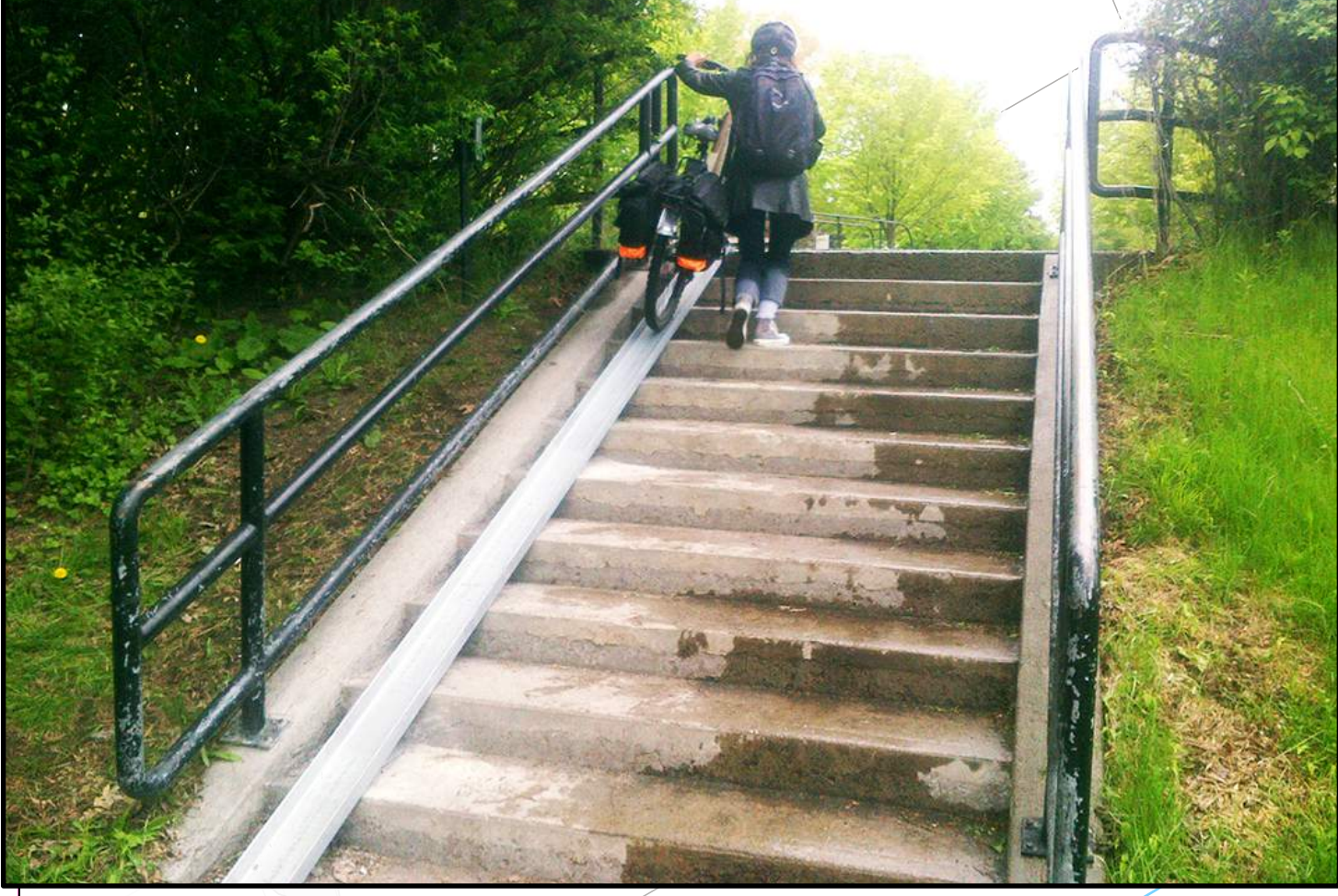
Public access easement on private property linking Bartlet and Long Island Parks  
Servitude d'accès public sur une propriété privée, afin de relier les parcs Bartlet et Long Island



Public access can be defined by proposed wayfinding markers or signage, incorporating public art, to make it comfortable for the public to cross private property  
L'accès public peut être défini à l'aide de repères d'orientation ou d'enseignes proposés, et intégrer des oeuvres d'art public, afin de rendre agréable la traversée de la propriété privée



Existing stairs at Parks Canada Dam  
Escalier actuel du barrage de Parcs Canada



Proposed bike channel at Parks Canada Dam. Universal access across dam recommended  
Voie pour vélos proposée à la hauteur du barrage de Parcs Canada. L'aménagement d'un accès universel traversant le barrage est recommandé



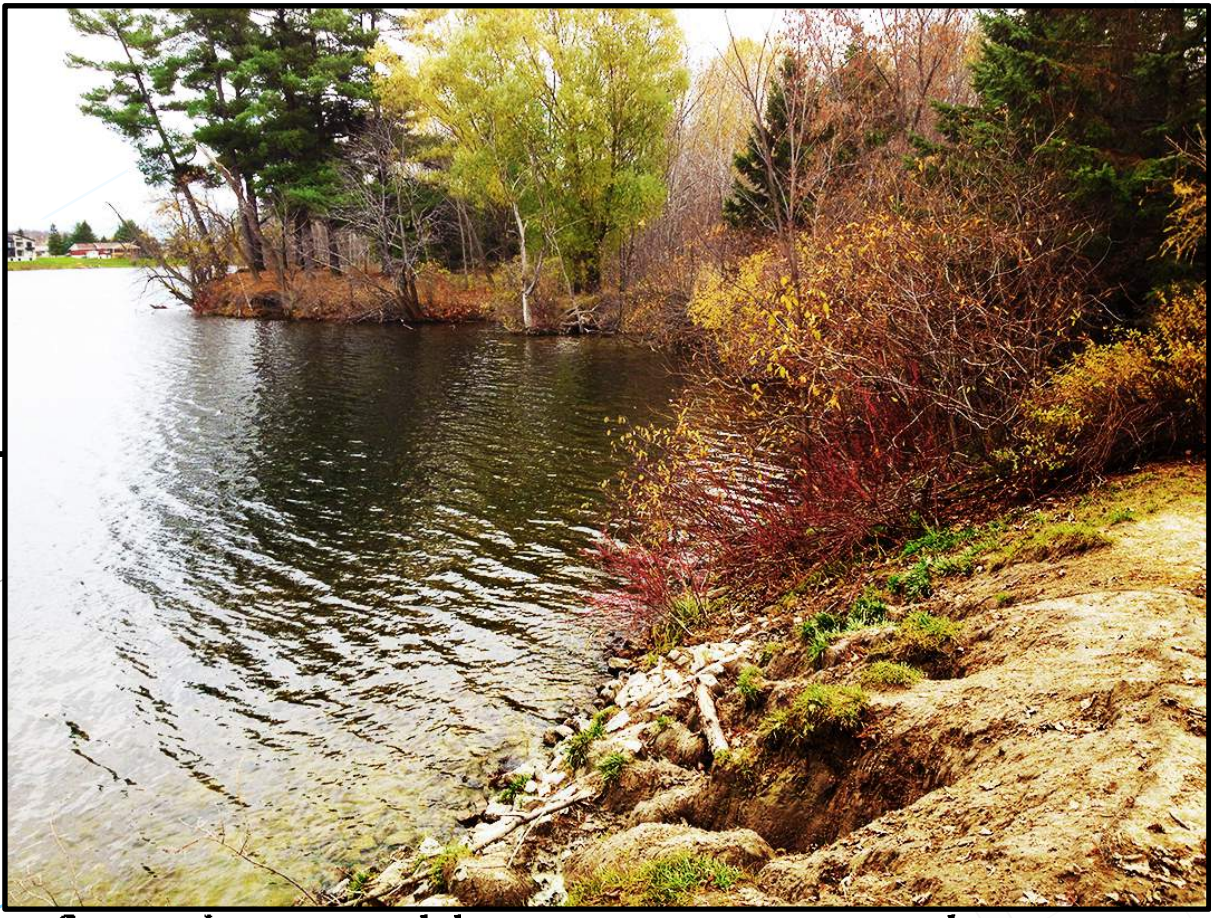
Tighe Street public dock in need of repair  
Quai public de la rue Tighe, devant être réparé



New City of Ottawa dock recommended  
Nouveau quai de la Ville d'Ottawa recommandé



Long Island Locks: World heritage site. Existing dock and boat launch. Rideau River Gateway to Manotick  
Écluses de Long Island : site du patrimoine mondial. Quai et rampe de mise à l'eau actuels. Point d'accès à Manotick sur la rivière Rideau



Informal new public water access and restoration of shorelines  
Nouvel accès public informel à la rivière et restauration des rives



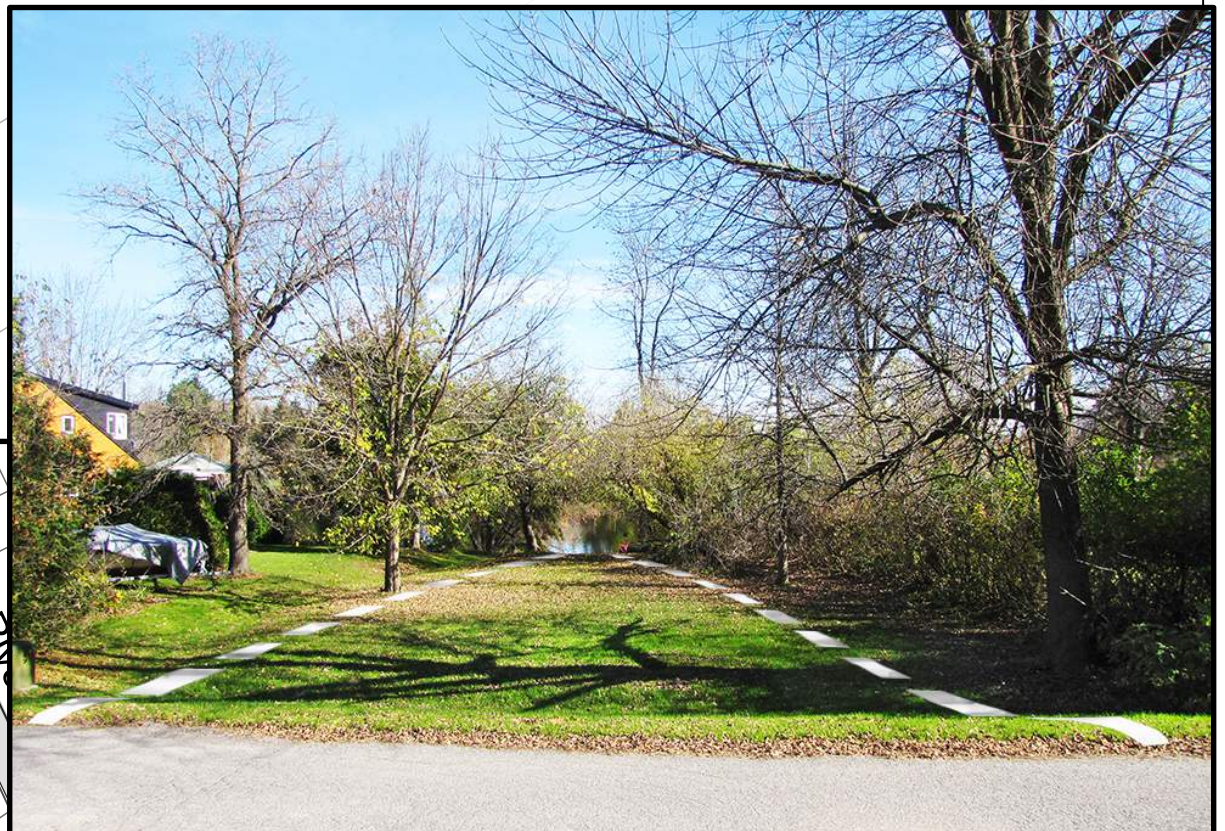
Existing boat launch at SRDR. Proposed dock for navigable portion of Rideau River  
Rampe de mise à l'eau actuelle du parc de la promenade South River. Quai proposé pour la partie navigable de la rivière Rideau.



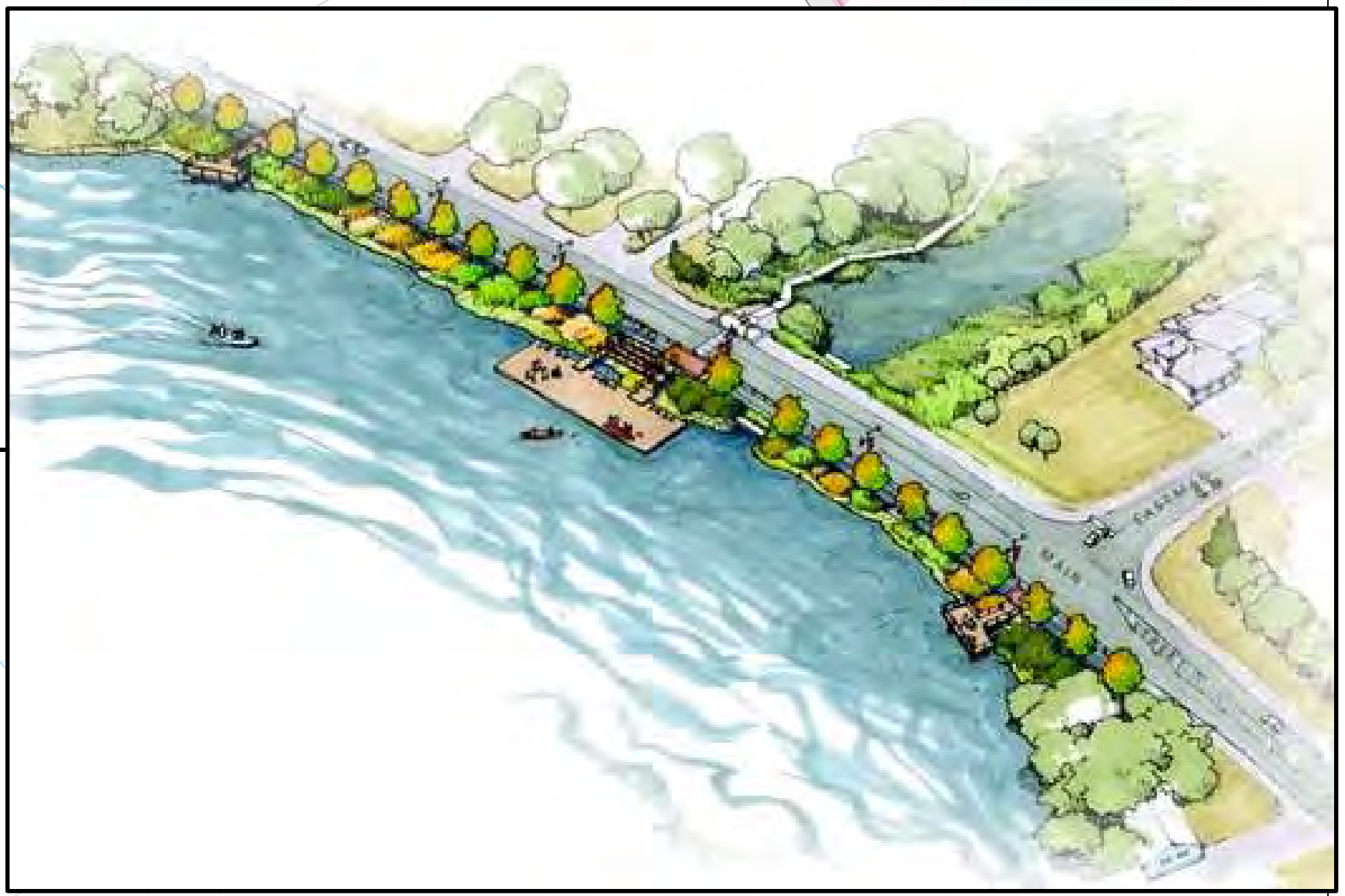
Proposed boardwalk in South River Drive Park  
Promenade de bois proposée dans le parc de la promenade South River



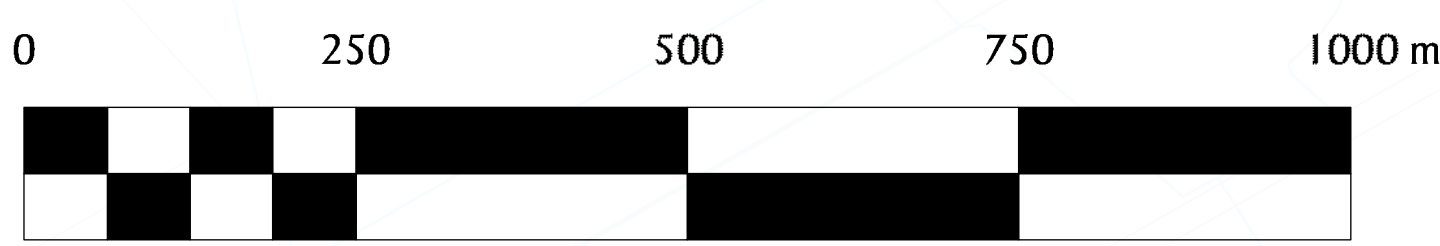
Public right of way, and potential river access  
Emprise publique et accès possible à la rivière



Public right of way, and potential river access.  
Emprise publique et accès possible à la rivière



Proposed public water access and dock at Mahogany Harbour.  
Rideau River Gateway to Manotick  
Accès public à la rivière et quai proposés à Mahogany Harbour. Point d'accès à Manotick sur la rivière Rideau.



VILLAGE OF / VILLAGE DE

**Manotick**

SECONDARY PLAN - VOLUME 2

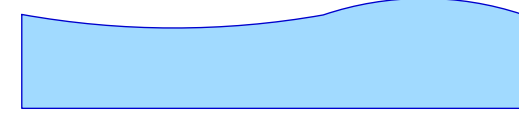
**Annex 7 - Rideau River Access**

PLAN SECONDAIRE - VOLUME 2

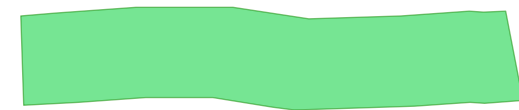
**Appendice 7 - Accès à la Rivière Rideau**



MANOTICK SECONDARY PLAN BOUNDARY /  
LIMITE DU PLAN SECONDAIRE MANOTICK



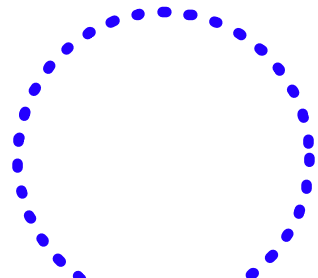
RIDEAU RIVER / RIVIÈRE RIDEAU



PUBLIC RIVER ACCESS / ACCÈS À LA RIVIÈRE PUBLIC



PRIVATE RIVER ACCESS / ACCÈS À LA RIVIÈRE PRIVÉ



RIDEAU RIVER GATEWAY TO MANOTICK / RIVIÈRE RIDEAU PORTE MANOTICK



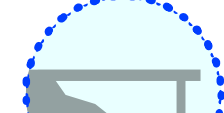
EXISTING PUBLICLY ACCESSIBLE BOAT LAUNCH / RAMPES DE MISE À L'EAU PUBLIC



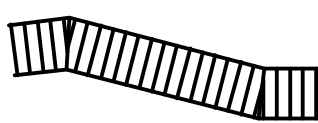
EXISTING PUBLICLY ACCESSIBLE DOCK / QUAI ACTUEL ACCESSIBLES AU PUBLIC



EXISTING PUBLICLY ACCESSIBLE WATERFRONT / BORD DE L'EAU ACTUEL ACCESSIBLES AU PUBLIC



PROPOSED PUBLIC DOCK / QUAI PUBLIC PROPOSÉ



PROPOSED PUBLIC BOARDWALK / PROMENADE DE BOIS PUBLIC PROPOSÉE

DOUGLAS & RUHLAND  
ASSOCIATES LTD.  
102-200 Carleton Place, Ottawa, Ontario K1C 1P6  
416-224-4700 / 416-224-4701 / www.dra.ca





EXISTING PEDESTRIAN SURFACING / SURFACES DE PIÉTONS EXISTANTS

Manotick Village historical character area can be enhanced and animated by replacing end of lifecycle concrete and asphalt sidewalks with new, accessible, safe, and heritage themed pedestrian surfacing. The quality and connectivity of the walkable experience within the historical core can be further heightened and memorable through the use of consistent, interpretive and way finding signage in appropriate locations to identify and inform visitors about the wealth of Manotick's enduring legacy.

Village de Manotick zone de caractère historique peut être améliorée et animée par le remplacement de fin de cycle de vie béton et d'asphalte des trottoirs avec de nouvelles, accessible, sécuritaire, et le patrimoine thème revêtement piétonne. La qualité et la connectivité de l'expérience accessible à pied dans le centre historique peut être encore accrue et mémorable grâce à l'utilisation d'informations cohérentes, d'interprétation et de façon constatation signalisation dans des endroits appropriés pour identifier et informer les visiteurs sur la richesse de Manotick durable héritage.



INTERPRETIVE AND WAYFINDING SIGNAGE / DES PANNEAUX D'INTERPRÉTATION ET ORIENTATION



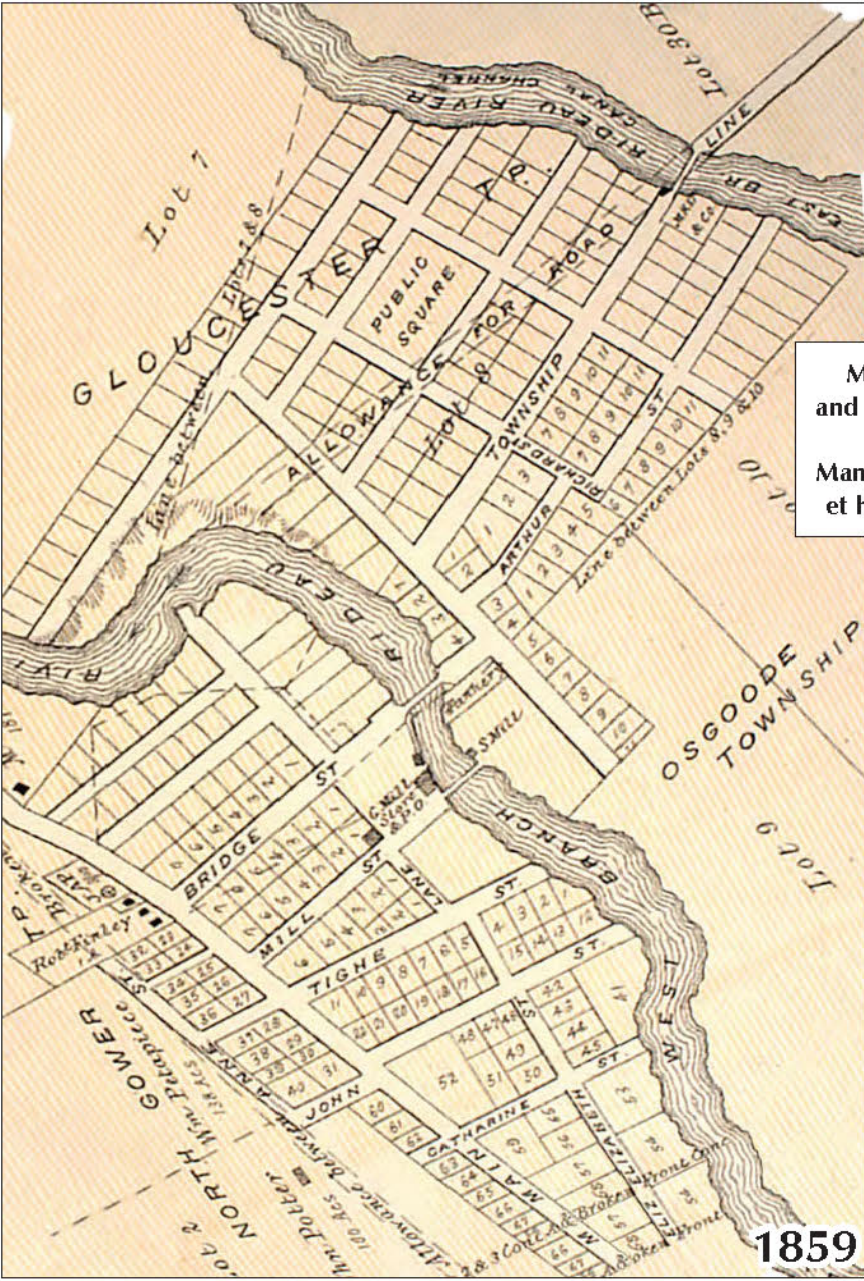
DICKINSON SQUARE

PEDESTRIAN PRIORITY & CONNECTIVITY / PIÉTONS ET PRIORITÉ CONNECTIVITÉ



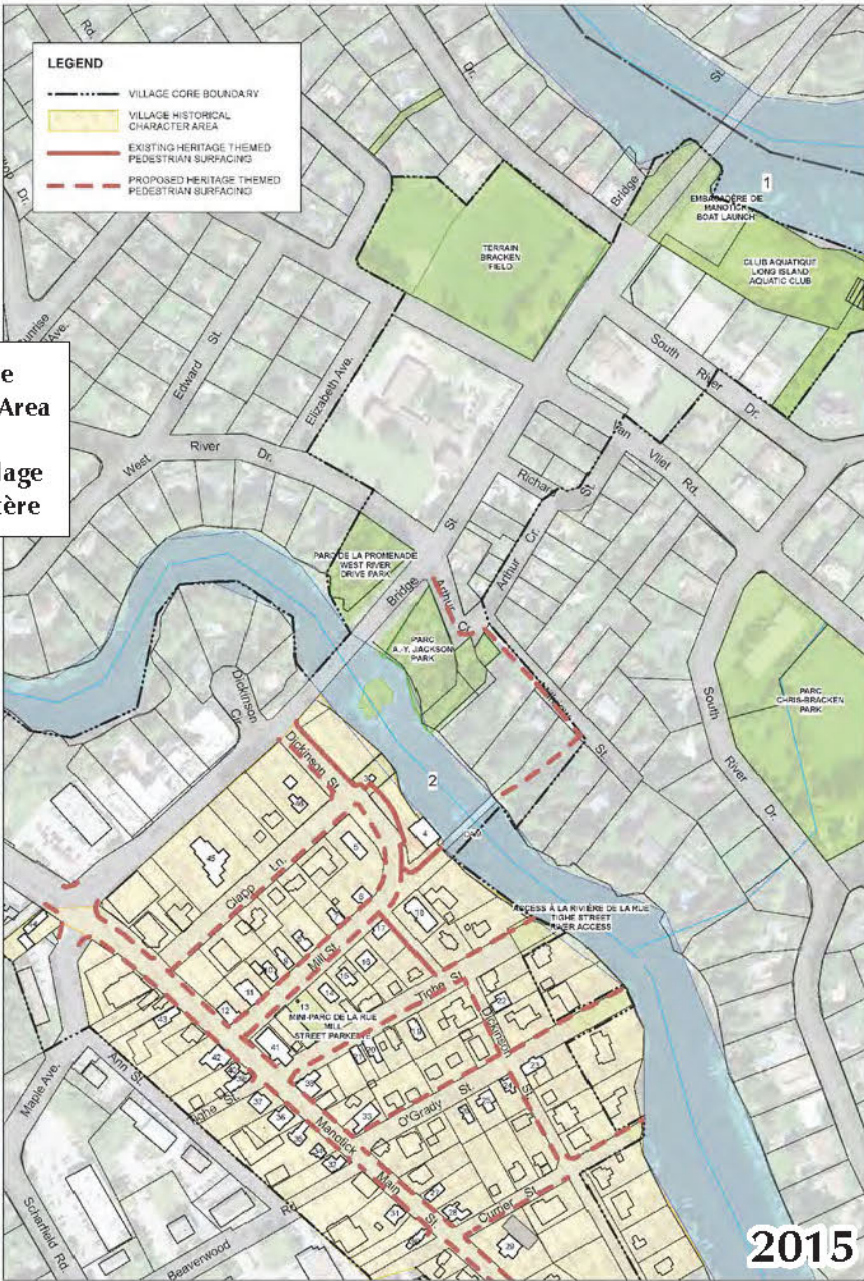
1128 MILL STREET

ACCESSIBLE, SAFE AND ATTRACTIVE PEDESTRIAN SURFACING / ACCESSIBLE, SÛR ET ATTRAYANT SURFACING PEDESTRIAN



Manotick Village Core and Historic Character Area

Manotick Centre du Village et historique de Caractère



VILLAGE OF / VILLAGE DE Manotick

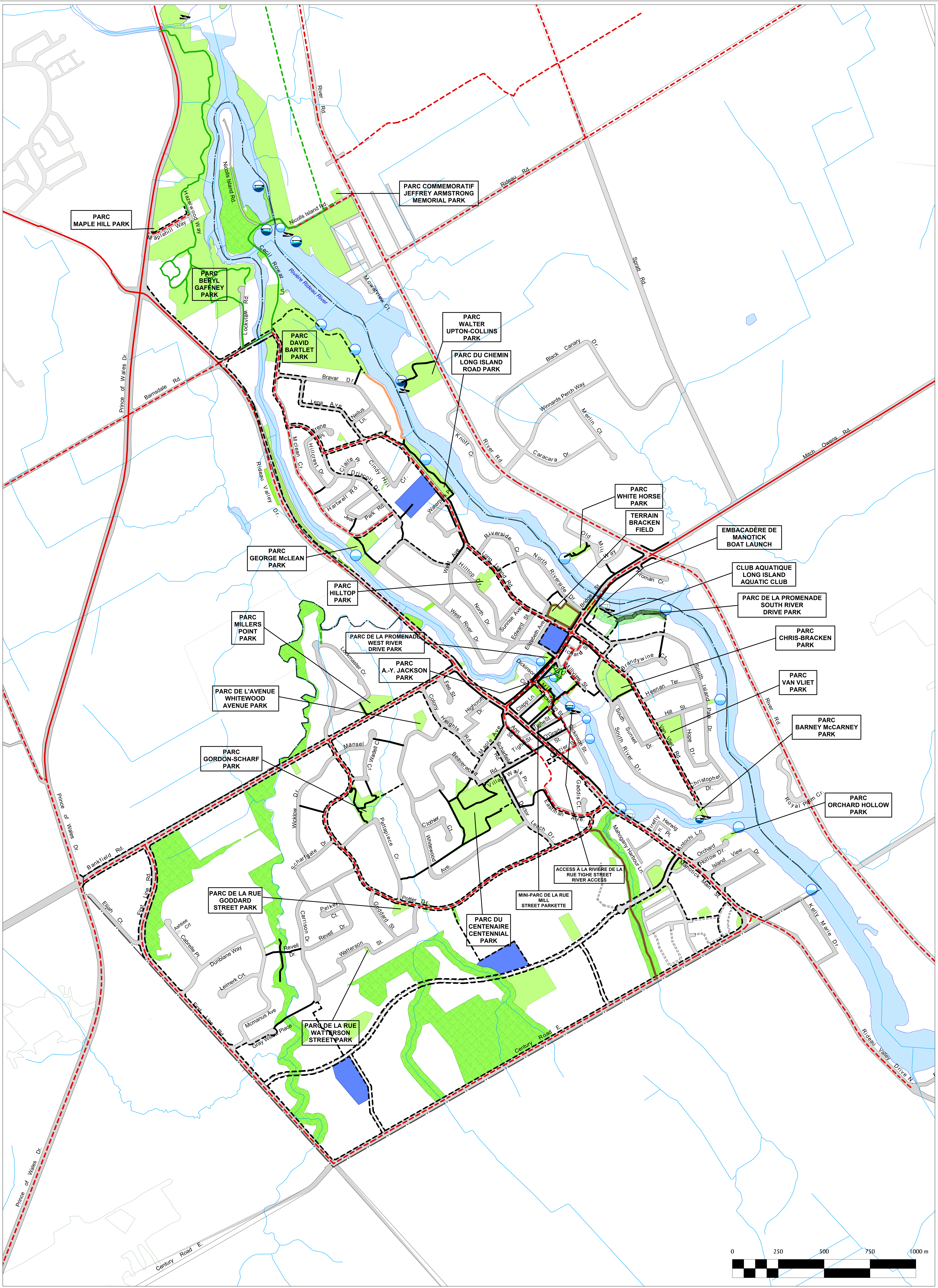


SECONDARY PLAN - VOLUME 2 Annex 8 - Points of Historic Interest

PLAN SECONDAIRE - VOLUME 2 Appendice 8 - Points d'intérêt historique

- POINTS OF HISTORIC INTEREST / POINTS D'INTÉRÊT HISTORIQUE
1. RIDEAU RIVER, EAST BRANCH, RIDEAU RIVER CANAL CHANNEL - UNESCO WORLD HERITAGE SITE
  2. RIDEAU RIVER, WEST BRANCH - UNESCO WORLD HERITAGE SITE
  3. THE CENTOPH 1962
  4. WATSON'S MILL 1859 55 25 DICKINSON STREET
  5. CARRIAGE HOUSE / DRIVE SHEDS OPPOSITE WATSON'S MILL
  6. DICKINSON HOUSE 1868 1127 MILL STREET
  7. OLD TAILOR'S HOUSE 1904 1131 MILL STREET
  8. WORKER RESIDENCE 1870s 1135 MILL STREET
  9. THE MILLER'S OVEN c. 1880 1137 MILL STREET
  10. JEWELLER 1908 1139 MILL STREET
  11. O'BRIEN HOTEL c. 1863 1143 MILL STREET
  12. 1902 1145 MILL STREET
  13. MOSS KENT DICKINSON MEMORIAL AND PARK 2003
  14. MILL WORKER RESIDENCE 1877 1136 MILL STREET
  15. BOYD BLOCK BUILDING 1948 1134 MILL STREET
  16. BOYD BLOCK BUILDING 1926 1130 MILL STREET
  17. THE AYERS BUILDING 1902 1128 MILL STREET
  18. KNOX PRESBYTERIAN CHURCH 1926 5533 DICKINSON STREET
  19. c. 1880 1132 TICHE STREET
  20. 1859 & 1989 1136 TICHE STREET
  21. 1860s & 1902 1138 TICHE STREET
  22. HARNESSEMAKER c. 1905 5545 DICKINSON STREET
  23. JOHN WILLIAMS' HOME 1872 1126 O'GRADY STREET
  24. 1905 1128 O'GRADY STREET
  25. VETERINARY HOME AND OFFICE c. 1888 130 O'GRADY STREET
  26. UNDERTAKER HOME AND OFFICE c. 1880 1134 O'GRADY STREET
  27. 1880s & 1902 5559 MAIN STREET
  28. DR. WILLIAM LEACH c. 1876 5561 MAIN STREET
  29. MANOTICK UNITED CHURCH 1904 5567 MAIN STREET
  30. 1875 & 1900 5562 MAIN STREET
  31. 1998 5558 MAIN STREET
  32. 1873 5550 MAIN STREET
  33. PATTERSON'S GARAGE, BOYD BLOCKS 1922 5549 MAIN STREET
  34. PLANK WALLS, 8" SAND AND SAWDUST INSULATION 5548 MAIN STREET
  35. LINSAY & McCAFFREY 1870s 5546 MAIN STREET
  36. KELLY'S WELCOWE / CAULT'S STORE c. 1870 5544 MAIN STREET
  37. BOYD BLOCKS 1939 5542 MAIN STREET
  38. GENERAL STORE 1880 5541 MAIN STREET
  39. pre 1900 5540 MAIN STREET
  40. FUNERAL HOME WITH BOOMTOWN FRONT c. 1900 5538 MAIN STREET
  41. SITE OF 4 FIRES: 1876, 1917, 1937, 1961 1962 5539 MAIN STREET
  42. 1929 5536 MAIN STREET
  43. ORIGINALLY A RESIDENCE 1870s 5530 MAIN STREET
  44. FALLS HOUSE c. 1896 5514 MAIN STREET
  45. ST. JAMES ANGLICAN CHURCH 1876 1138 BRIDGE STREET
  46. 1924 1125 CLAPP LANE





VILLAGE OF / VILLAGE DE

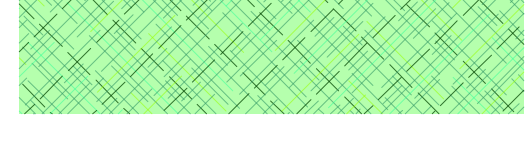
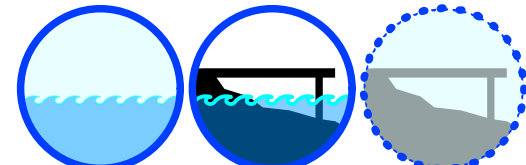
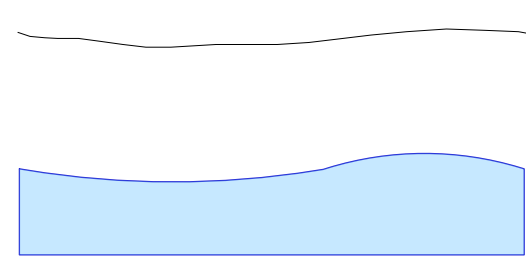
**Manotick**

SECONDARY PLAN - VOLUME 2

**ANNEX 9 - Village Connectivity**

PLAN SECONDAIRE - VOLUME 2

**Appendix 9 - Connectivité Village**



MANOTICK SECONDARY PLAN BOUNDARY /  
LIMITE DU PLAN SECONDAIRE MANOTICK

RIDEAU RIVER / RIVIÈRE RIDEAU

RIVER ACCESS / ACCÈS À LA RIVIÈRE

PARK / PARC

OPEN SPACE / ESPACE VERT

SCHOOL / ÉCOLE



EXISTING CYCLING ROUTE / VOIE CYCLABLE ACTUEL

PROPOSED CYCLING ROUTE / VOIE CYCLABLE PROPOSÉ

EXISTING MULTI-USE PATHWAY / SENTIERS POLYVALENTS ACTUEL

PROPOSED MULTI-USE PATHWAY / SENTIERS POLYVALENTS PROPOSÉ

EXISTING STONEDUST PATHWAY / SENTIER POUSSIÈRE DE PIERRE ACTUEL

EXISTING PUBLIC EASEMENT / SERVITUDES D'UTILITÉ PUBLIQUE ACTUEL

EXISTING SIDEWALK / TROTTOIR ACTUEL

PROPOSED SIDEWALK / TROTTOIR PROPOSÉ

PROPOSED BOARDWALK / PROMENADE PROPOSÉ

