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5 – Village of North Gower Secondary Plan

Section 1: Introduction

The North Gower Secondary Plan is a guide for the long-term orderly development of the village of North Gower. The goals and objectives of this plan are the product of a unique community vision, which represents a collaborative planning effort to develop the village as a desirable place to live, work, and conduct business. This secondary plan provides direction for a variety of residential and non-residential uses, parks and greenspaces, and mobility features such as a multi-use pathway system and future roads.

1.1 Planning Area

The village of North Gower is located at the crossing of Roger Stevens Drive, Fourth Line Road, and Prince of Wales Drive, and is adjacent to Highway 416. It can be accessed via an interchange at Roger Stevens Drive. The Village is located in an area characterized by scattered drumlins and spoon-shaped hills of till pushed up by a glacier. Between these drumlins lies a clay plain deposited by the Champlain Sea.

A white church spire is the tallest structure in the Village and is visible from the major roads leading to North Gower. Surrounded by a broad agricultural plain of actively farmed land, North Gower has thrived as an agri-business centre. Its role has diversified over time to embrace young families and others seeking a rural lifestyle, with potential for new tourism and recreation opportunities in the future.

Section 2: Vision, Goals and Objectives

The vision statements below describe the type of village desired by the residents of North Gower.

2.1 Vision

1. Recognize the strong connection to agriculture and family legacy in the community
2. Ensure elements such as affordable housing and services that support liveability of all ages and genders.
3. Support local businesses which include new entrepreneurs, long established businesses, necessary services like shops and professional offices, as well as farmers' markets.
4. Support the farming community by recognizing the importance of farmers' markets which serve the local community and attract visitors each year. This also includes



the arts and gardening communities whose studios and workshops also contribute to village life.

5. Recognize the importance of active healthy living and the value of recreation and community activities to the community. The community centre is central to these activities serving as a gathering place and educational hub for all ages.
6. Recognize greenspaces and natural areas as vital to the community and ensure connectivity which focus on walking and cycling. Areas around Stevens Creek provide an enviable natural environment for cultural and recreational activities.
7. Recognize North Gower as the rural jewel of Ottawa and its connection to the greater City with major roads and public transportation, which provide rapid access to businesses, institutions, and workplaces, without compromising the rural character of the village.

2.2 Goals and Objectives

The following goals and objectives provide further direction regarding a plan for North Gower.

1. Growth Management

- a. Protect and enhance commercial functions in the village core
- b. Provide adequate opportunity for employment
- c. Provide opportunities for a variety of businesses to support the needs of residents, visitors and local farming community
- d. Create a venue that is attractive and interesting for visitors, building on attributes of the village
- e. Provide an adequate mix of housing, including affordable housing, for current and future needs of residents
- f. Attract and provide support for the rural/farm community

2. Village Character

- a. Ensure new development is compatible with the existing look and feel of the village's oldest streets located within the core and its existing village character
- b. Recognize significant landforms
- c. Design with nature
- d. Preserve the riparian zone adjacent to Stevens Creek and improve public access to the creek corridor



- e. Identify a safe and convenient multi-use pathway system that links uses throughout the village such as greenspaces and the built areas.
- f. Preserve and promote North Gower's cultural and architectural heritage resources

3. Public Services

- a. Provide adequate lighting levels (streetlights)
- b. Ensure safe groundwater and wastewater disposal systems
- c. Provide recreational and leisure facilities that are convenient to residents
- d. Identify partnerships for ongoing management for these recreational and leisure facilities
- e. Provide state of the art accessibility to communications
- f. Ensure safe vehicular traffic flow within the village
- g. Provide adequate fire services
- h. Ensure a system of sidewalks and pathways to encourage pedestrian activity
- i. Protect existing development and floodplains from incompatible development

Section 3: Land Designations

The following land designations are identified in Schedule A – Designation Plan of this secondary plan. With the exception of lands designated Future Commercial, land uses are implemented through the Zoning By-law.

3.1 General Land Use Policies

- 1) The maximum permitted height will be three storeys, with the exception of the village's church steeples
- 2) Although Schedule A – Designation Plan provides for a range of uses, all new development must demonstrate that water and wastewater servicing is adequate for the use proposed according to Official Plan policies and provincial guidelines.

3.2 Residential

- 3) Permitted residential uses include detached dwelling, secondary dwelling unit, coach houses, group homes, and home-based businesses.
- 4) Other more intense forms of dwelling types may be considered through a Zoning By-law amendment and without an amendment to this plan, where they are context sensitive and adequately serviced.
- 5) Lot creation will generally be done by plan of subdivision which will also implement Schedule B – Parks and Connectivity Plan



- 6) Residential subdivision design shall incorporate features that maintain rural character including:
 - a) Existing hedgerows or new hedgerows which follow the existing landscape pattern; and
 - b) Incorporate existing agricultural structures such as barns and silos; and
 - c) A stormwater management plan in consultation with the Rideau Valley Conservation Authority, which shall include on-site stormwater management; and
 - d) A tree planting plan which contributes to the greening of the village and new neighbourhoods; and
 - e) Preservation of views of rural landscape such as greenspaces and agricultural operations; and
 - f) Maintaining views of village landmarks such as church steeples; and
 - g) Providing a transition area in new development abutting existing residential neighbourhoods. This may include locating new detached dwellings adjacent to existing detached dwellings with other built forms located further away.
- 7) Plans of subdivision will identify connections and easements for future roads, so that over time, local roads and pedestrian pathways connect to existing subdivisions.
- 8) New street names shall reflect the history and heritage of North Gower
- 9) Institutional uses, limited in size and scale, may be established through an amendment to the Zoning By-law on lands designated as Residential in Schedule A – Designation Plan.

3.3 Village Core

The Village Core is the focus for commercial and pedestrian activities. The intent of this designation is to accommodate commercial, residential and mixed-uses that contribute to a vibrant mainstreet and serve residents, visitors, and the farming community.

- 10) Permitted uses on lands designated Village Core include commercial uses and services such as retail stores, grocery stores, bed and breakfasts, restaurants, art galleries, banks, offices, and personal service businesses such as salons.
- 11) The properties at 6645 and 6649 Fourth Line Road are permitted to have a public garage and welding operation in recognition of their existence, at the time this plan was approved. These properties should evolve into uses that are more compatible with the Village Core designation, however, permitted uses on these properties may also include those permitted on lands designated as Local Commercial.

- 12) Dwellings such as detached, multi-unit, retirement homes, group homes, and mixed-use buildings, where dwelling units are located above the first storey, are permitted.
- 13) The properties at 2361 and 2383 Church Street are designated Village Core; residential uses are permitted and non-residential uses are limited but may include office, personal services, and repair services. Outdoor storage is prohibited.
- 14) Development in the Village Core designation shall contribute to a pedestrian-oriented environment, such as providing active frontages.
- 15) Parking areas shall be located at the side or rear of properties to maintain pedestrian comfort on the street
- 16) Signage should reflect the village character
- 17) Street trees should be incorporated with development.

Village Centre, Heritage and Design

Buildings within the Village Centre, as shown on Schedule C - Heritage and Design, represent North Gower's history, but change is also desired. One significant means of reflecting the Village's history while also looking towards the future is through the use of design guidelines. Design guidelines for rural villages have been developed as a means of supporting development that is compatible with the Village Core's character. These guidelines will be applied to additions to existing buildings or new construction to replace a demolished building. The intent of these design guidelines is to provide direction and assistance to developers and City staff in reviewing development applications and for future improvements to North Gower's core area.

General Design Policies

- 18) During road reconstruction, street furniture should be installed, such as garbage receptacles, bicycle parking, lighting and benches, and be selected in a style that is in keeping with the rural heritage village character.
- 19) Ensure pedestrian-friendly environment along Roger Stevens Drive and Fourth Line Road, which should include tree plantings where possible.
- 20) Through the development review process, encourage new businesses to create attractive storefronts contributing to vibrancy of a main street.
- 21) Create murals on prominent building walls that reflect the rural character and heritage that residents wish to preserve.
- 22) Where possible, a location should be identified for the placement of an information kiosk within the Village Core.

23) The North Gower United Church steeple and the Holy Trinity Anglican Church steeple on Church Street are prominent landmarks in North Gower as they are the tallest structures in the Village. Both tall white spires are visible landmarks that can be viewed at a distance from many locations throughout the village. New development throughout the village shall ensure views to these buildings is maintained.

Residential Developments

24) Locating driveways to the side of the house and garages to the rear of the property are encouraged.

25) The garage or other accessory buildings should be simply finished and have gable or gambrel roofs.

26) Landscape features, such as informal hedges along property lines, mass plantings of perennials and the use of large tree species, are encouraged.

27) Planting large tree species as close as possible to the front property line, but away from overhead lines, is encouraged. This will help to preserve the shade and visual amenity provided by the tree canopy of large street trees.

28) House forms such as the symmetrical 1 ½ or 2-storey, side gable roof, or the 2-storey, front gable roof, or the 2-storey house with multiple gables and bays are encouraged.

29) Porches at the front of the house with shed roofs are encouraged.

30) Adequate landscaping should be provided in order to preserve the subordinate relationship of the house to the landscape in the streetscape.

31) The design of infill development should be compatible with the proportions, roof design and the site plan of the existing buildings in the streetscape.

32) The use of simulated heritage detailing and decoration is discouraged.

33) Designers are encouraged to use contemporary materials and to use contemporary methods of architectural expression.

Commercial Developments

34) Adaptive reuse of existing farm and commercial buildings is encouraged.

35) Retention of early signage is encouraged.

36) Projecting or bracketed signs are encouraged. Backlit signs are discouraged. Exterior lights may be used to illuminate signs at night.

- 37) Thick plantings of informal hedges and wide side yards are encouraged as a buffer between commercial and residential use.
- 38) Porches with shed roofs or shed roof awnings are encouraged.
- 39) Large garage-type doors, functioning as loading bays for example, are encouraged.
- 40) Domestic building forms for commercial uses on Fourth Line Road are encouraged. Refer to the three building forms identified in the residential use guidelines.
- 41) Designers are encouraged to use contemporary materials and to use contemporary methods of architectural expression.
- 42) The property at 2338 Roger Stevens drive is a significant and sizeable location for a commercial use in the centre of the village. Any redevelopment of this site shall consider the landmark views of the village's church steeples, surrounding pastoral landscape, and shall be adequately landscaped and screened to reduce impact on adjacent residential uses.
- 43) Outdoor storage areas shall be screened from public view.

3.4 Local Commercial

Local Commercial designated lands are suitable for businesses that require larger parcels, to accommodate buildings and associated parking. These lands are located away from the historic centre, so as to ensure that uses complement and do not compete with those found in the village core.

- 44) Permitted uses in the Local Commercial designation include animal hospital, automobile service station, gas station, car sales and rental, convenience stores, and repair shops.
- 45) Retail uses including shopping plazas are prohibited.
- 46) Storage yards must be visually screened on all sides and shall not be located within front or corner side yards.

3.5 Highway Commercial

The Highway Commercial designation applies to lands at the south-west intersection of Roger Stevens Drive and Highway 416, directly adjacent to the provincial roadway. The intent of this designation is to accommodate commercial uses that are dependent on highway access and visibility, and not intended to draw activity away from village core.

- 47) Permitted uses on lands designated Highway Commercial include recreation and large-scale commercial such as campground, automobile dealership, gas bar, heavy equipment, vehicle sales, and kennel.

- 48) Development shall complement rural context in elements such as landscaping, signage, and parking. Buildings and structures should also utilize design and materials that are appropriate for a rural context.

3.6 Future Commercial

Lands designated Future Commercial are intended to be for neighbourhood-oriented commercial uses, which may also have large land requirements. The Future Commercial lands designated on Schedule A – Designation Plan are general in nature and ultimate uses will be determined through a Zoning By-law amendment.

- 49) Developments will have a street presence and be pedestrian-oriented.
- 50) Developments will provide connection to the proposed pathway system shown on Schedule B – Parks and Connectivity Plan
- 51) Developments shall provide adequate screening and landscaping that minimizes impact on nearby land uses.

3.7 Institutional

Lands designated as Institutional are intended to accommodate public uses that provide services to a diverse population within the community.

- 52) Permitted uses on lands designated Institutional include place of worship, cemetery, municipal service centre, fire station, library, museum, school, community and recreational facility, and parks.
- 53) Buildings will be sited to be adequately integrated with adjacent residential uses and site development shall include measures to respect the privacy of those adjacent residential uses.
- 54) Site development shall include street trees

3.8 Industrial

Lands designated as Industrial are intended to accommodate uses that could benefit the farming community and benefit from visibility from Highway 416. Proximity to this interchange is optimal for the distribution of goods.

- 55) Permitted uses include light industrial, manufacturing, warehouse, storage yard, sales and repair of agriculture vehicles and equipment.
- 56) In order to support the viability of the village core, uses that are better located in the village core such as retail, personal service, or office, are prohibited.

3.9 Village Park



A predominant feature of the village of North Gower is its picturesque rural landscape which includes wide expanses of farmland and vegetation along Stevens Creek. Schedules A and B identifies existing parks which are designated as Village Park on Schedule A. Schedule B identifies the conceptual locations of future parks, as well as other natural features. Lands adjacent to Stevens Creek are part of an extensive natural corridor with potential for public access. Village parks, natural features, and nearby agriculture land form part of the rural landscape that extends beyond the village boundary.

The following policies apply to lands designated as Village Park

- 57) Permitted uses on lands designated as Village Park include public parks, stormwater management facilities, recreational facilities, and pathways.
- 58) Schedule B - Parks and Connectivity Plan identifies the approximate location of future parks which shall be designed to the satisfaction of City staff.
- 59) Development of parks and facilities on lands designated Village Park shall be easy to access by the public.
- 60) Design of new parks shall be undertaken in consultation with the public.
- 61) Names of new parks or recreation facilities shall consider the Village's historic roots. All names will be subject to the City's process for commemorative naming.
- 62) Where feasible, new parks should be located to take advantage of existing park facilities and be located adjacent to the floodplain in order to maximize existing resources.
- 63) Acquisition and development of parks will be according to the Parkland Dedication By-law or equivalent, and cash in lieu of parkland will only be considered where lands, by virtue of their location or other qualities, do not have the potential to contribute to the park system.
- 64) Where possible, access to Stevens Creek shall be provided
- 65) Trees within parks shall be planted with consideration of future park improvements and coordinated between the community and City staff. Plantings should enhance and provide continuity to existing rural tree patterns that are characteristic of the community.

3.10 Agriculture

The intention of this designation is to accommodate agricultural activities on lands within the Village. Non-agricultural uses will be limited.

- 66) Permitted uses include agriculture, agriculture-related, on-farm diversification, farm tourism, and forestry.



Section 4: Connectivity, Future Roads, Transit and Parking

Connectivity within the village of North Gower is a priority. There are few public pathways in North Gower, however, there are a number of informal pathways located on private properties, which are utilized by local residents. There are many opportunities to provide a formal network of public pathways that will connect residential neighbourhoods to facilities and services and outdoor amenities.

Policies

- 1) Schedule B – Parks and Connectivity Plan shows the conceptual location of new pathways and these may be implemented in the short term through existing farmed areas and along hedgerows. When redevelopment is proposed pathways will be provided within the development.
- 2) Pathways will be clearly identified to ensure users are aware that the system crosses private lands where the land is privately owned.
- 3) North Gower’s rural village character should be reflected in the detailed design of the pathway system. This includes entry points to the pathway system, markers, directional signage and possible amenities such as benches and litter containers.
- 4) The pathway system shall be implemented in a way that maximizes accessibility throughout the entire village and surrounding area.
- 5) Approval of the Rideau Valley Conservation Authority is required during the design phase of pathway construction in the vicinity of Stevens Creek to ensure that the pathways are properly sited and constructed.
- 6) Proposed parks and pathways as identified in Schedule B shall be implemented as part of the development review process. The City will seek opportunities to complete the pathway system in consultation with landowners. Existing or proposed sidewalks may complete the pathway links.
- 7) Priorities for the multi-use pathway system should focus on the village core to benefit as many residents as possible such as: the proposed pathway located to the north of the Alfred Taylor facility and the proposed pathway linking residents from Craighurst Drive to Roger Stevens Drive.
- 8) The City will consider adding pedestrian connections during review for future road work.
- 9) Implementation priorities paths designated as Proposed Sidewalks should focus on the issue of safety. Areas that are priorities for sidewalks include the neighbourhood of Farmstead Ridge on Church Street, to provide access to Marlborough Public

School, Perkins Drive, and Roger Stevens Drive from the farmers' market to west of the Old Co-op located at 2307 Roger Stevens Drive.

- 10) Where the opportunity to provide a continuous pathway link requires the cooperation of a private landowner, a liability agreement between the Owner and the City may be required.

Future Roads

For the most part, existing residential areas have developed independently of one another, with few physical links to adjacent neighbourhoods. Schedule B - Parks and Connectivity Plan identifies how the community can be more connected through elements such as pathways and shows opportunities to expand existing parks through the subdivision process. In addition, Schedule B shows a conceptual future local road network, that aims to tie existing and proposed roads together.

- 11) The future roads shown on Schedule B are conceptual and will guide staff in the review of plans of subdivisions. Other road configurations could be considered if they achieve the goal of having integrated and connected neighbourhoods.

Transit and Parking

The following policies apply in consideration of the community's interests in enhancing infrastructure in the village

- 12) Where the opportunity exists, transit services should be provided to meet the evolution of the community and increase demand for service. Developments shall take into consideration opportunities to support transit services
- 13) On lands designated Village Core on Schedule A - Designation Plan, public parking lots may be considered in order to meet parking needs. They shall be designed to ensure pedestrian comfort.

Section 5: Servicing and Infrastructure

- 1) All future development in North Gower will be on the basis of private wells and private sewage systems unless the City reassesses the condition and is able to support alternative systems in the village.
- 2) Development will adhere to the servicing policies of Official Plan – Volume 1. Any development will be reviewed according to guidelines for hydrogeological and terrain analysis studies. Final subdivision design must conform to the recommendations of these studies.

5.1 Stormwater Management

Stormwater management (SWM) guidelines contained within this plan are to be implemented during the development application review process for subdivisions. These guidelines are not intended to replace the guidance or technical detail provided by the Provincial SWM guidelines or other generally accepted design practices and they do not provide a prescriptive approach. Policies related to stormwater management within Official Plan – Volume 1 apply. The intent of these guidelines is to provide a methodology to be followed when planning and designing SWM practices for village subdivisions. This methodology emphasizes the maximum use of site design measures, lot level, and conveyance controls to achieve SWM objectives before consideration is given to the use of end-of-pipe facilities. Ultimately, it remains the proponent's responsibility to assess the SWM requirements associated with each site and recommend appropriate SWM practices to mitigate the impacts of the development on receiving watercourses.

The following Interim SWM guidelines will be used during the review of plans of subdivision until further study is undertaken for North Gower:

- 3) Environmental Constraints: In conjunction with assessing the SWM approach for the site, environmental and natural hazard constraints should be mapped on the site plan to determine the limits of development. Requirements for this exercise are detailed in the MOE (now MECP) Stormwater Management Planning and Design Manual, the Official Plan – Volume 1, and other detailed guidance documents.
- 4) SWM Design Criteria: SWM design criteria must be developed on a site-specific basis to address changes to water balance, water quality and water quantity, resulting from the proposed development, however, subject to the approved minimum lot sizes, according to the recommendations of detailed hydrogeological studies, the preferred emphasis will be on site-design measures and lot-level and conveyance controls to achieve the required SWM objectives. Site design measures refer to 'low impact development' methods such as reducing the extent of clearing/grading; maximizing overland sheet flow; increasing site and lot vegetation cover.
- 5) Water Balance: A water balance exercise should be completed to assess the post-development change in runoff volume. The initial target should be to, at a minimum, match the pre-development runoff volume by applying appropriate site-design measures, and lot-level and conveyance controls, or better (in consultation with the Conservation Authority).
- 6) Water Quantity: Subject to adequate demonstration that pre-development runoff volumes cannot reasonably be achieved via site design measures, lot level, and

conveyance controls, the need for water quantity control (erosion and 2 to 100-year flood flow impacts) must be assessed. This will include a characterization of the ability of Stevens Creek to adequately convey any increase in peak flows and runoff volumes resulting from the development. This characterization will extend for a sufficient distance downstream of the site such that potential impacts from the site become negligible. After maximizing the use; of site-design measures, lot-level and conveyance controls, should the increase in peak flows or runoff volumes from the development result in unacceptable impacts, or the existing capacity of the receiver is insufficient, the proponent shall recommend measures to mitigate this impact on site through appropriate SWM practices.

- 7) Water Quality: Every effort will be made to achieve water quality design criteria through the use of site-design measures, lot-level controls and conveyance controls before proposing end-of-pipe facilities.

5.2 Stevens Creek

A subwatershed plan for Stevens Creek is needed to fully understand the role of Stevens Creek in the larger Rideau River watershed, in order to understand its make-up and impact of human activities on the water system and provide recommendations to improve the system. Once a subwatershed plan has been approved by the City, the recommendations within that plan shall apply. Until the study is completed, the following policies apply.

- 8) Natural vegetation along Stevens Creek and its tributaries will be encouraged through restoration of natural vegetation, to improve wildlife corridor function, water quality and fish habitat. Steep slopes along the Creek will be protected through the development review process and volunteer efforts.

Section 6: Implementation and Interpretation

- 1) The North Gower Secondary Plan is a planning policy document that will guide future development using planning tools provided by the *Planning Act*. Many elements shown in this secondary plan are conceptual, including location of parks, multi-use pathway locations, and boundaries of land designations. Modifications are anticipated in order to meet the general intent of this secondary plan.

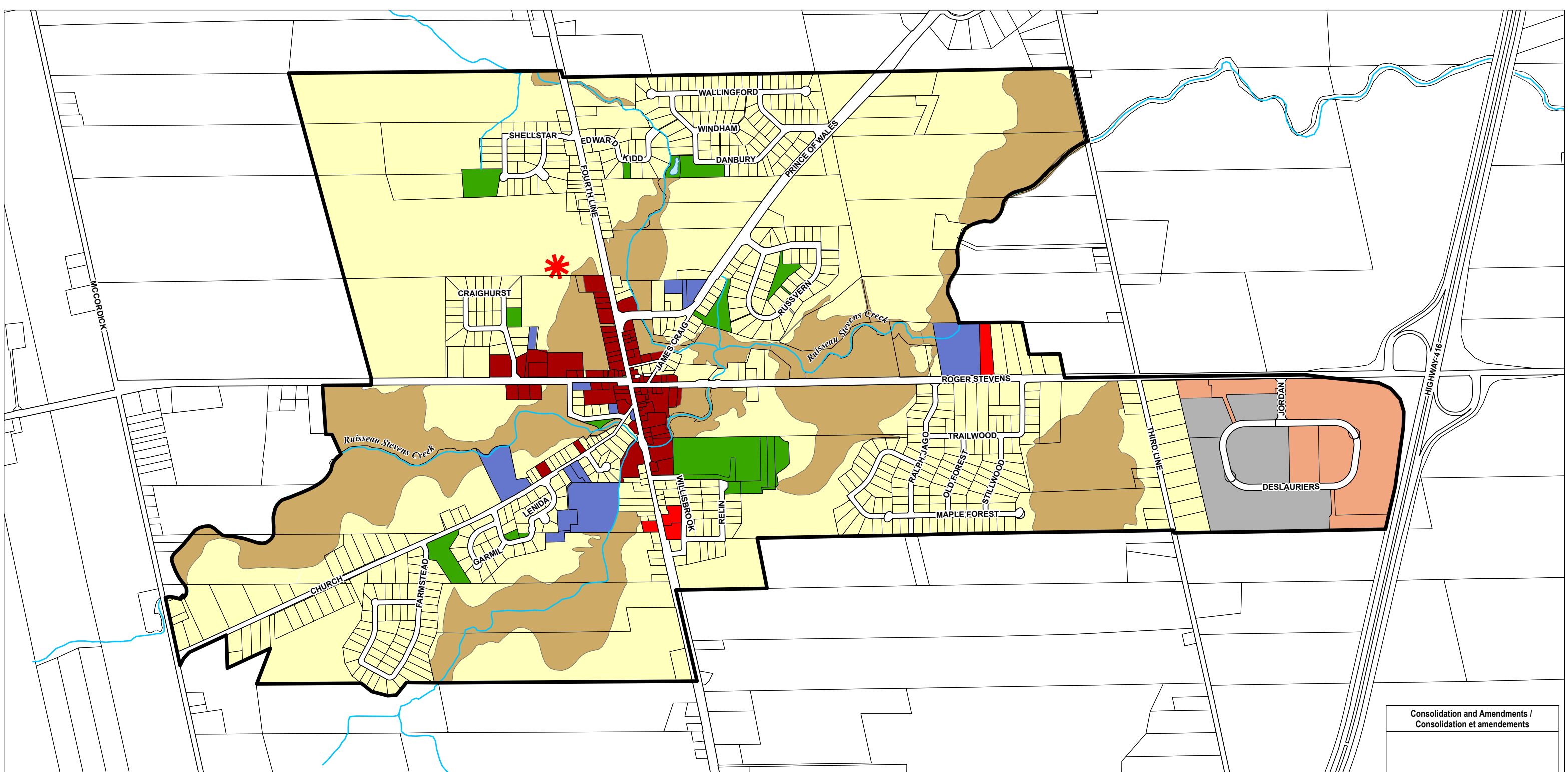
Schedules

Schedule A – Designation Plan

Schedule B – Parks and Connectivity Plan

Schedule C – Heritage and Design






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Consolidation et amendements










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North Gower

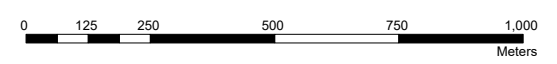
SECONDARY PLAN - VOLUME 2
Schedule A - Designation Plan

PLAN SECONDAIRE - VOLUME 2
Annexe A - Plan de désignation

 North Gower Secondary Plan Boundary /
Limites du plan secondaire de North Gower

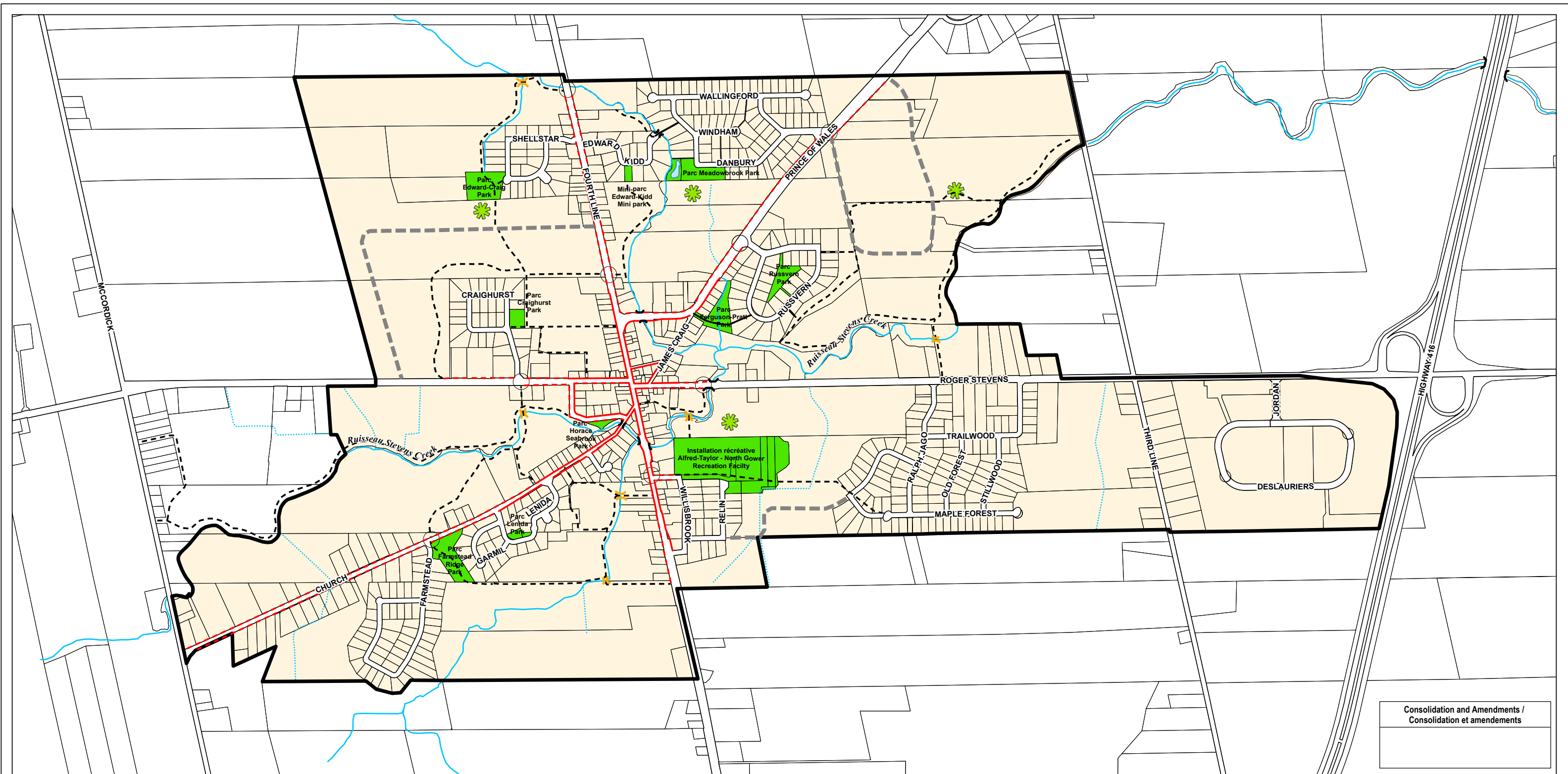
DESIGNATIONS / DÉSIGNATIONS

- | | | | |
|---|---------------------------------------|---|--------------------------------|
|  | Residential / Résidentiel |  | Institutional / Institutionnel |
|  | Village Core / Centre du village |  | Village Park / Parc du village |
|  | Future Commercial / Commerce futur |  | Agriculture / Agricole |
|  | Local Commercial / Commerce local |  | Industrial / Industriel |
|  | Highway Commercial / Commerce routier | | |



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Consolidation et amendements

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North Gower

SECONDARY PLAN - VOLUME 2
Schedule B - Parks and Connectivity Plan

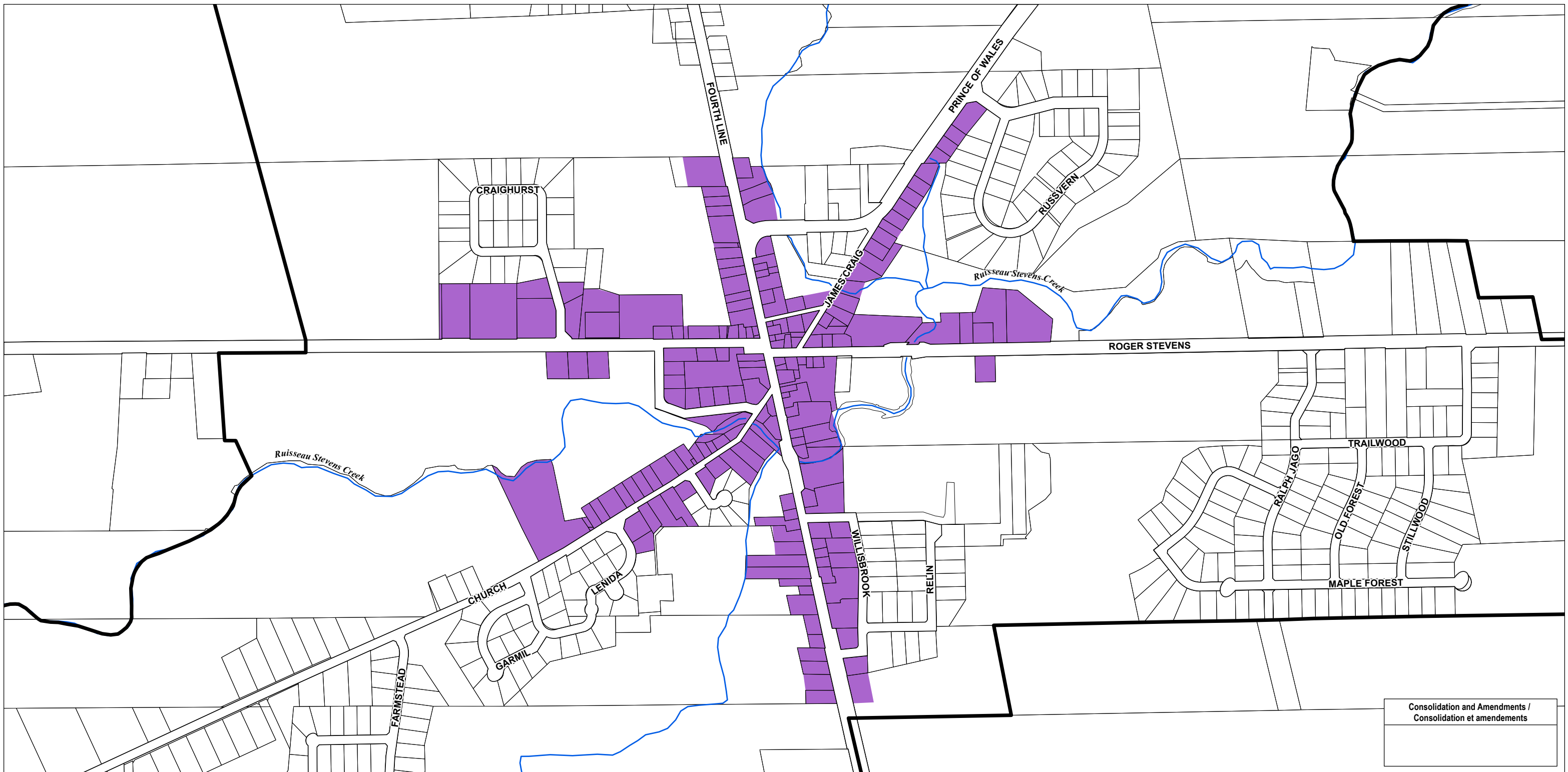
PLAN SECONDAIRE - VOLUME 2
Annexe B - Plan des Parcs et Connectivité

-  North Gower Secondary Plan Boundary /
Limites du plan secondaire de North Gower
-  Existing Park / Park existant
-  Possible Future Park / Parc futur éventuel
-  Stevens Creek / Ruisseau Stevens
-  Municipal Drain / Drain municipal
-  Existing Sidewalk / Trottoir existant
-  Proposed Sidewalk / Trottoir propose
-  Existing Pathway / Sentier existant
-  Proposed Pathway / Sentier propose
-  Proposed Future Roads (conceptual) / Route future proposée (conceptuelle)
-  Proposed marked pedestrian crossing
-  Existing Bridge / Pont existant
-  Proposed Pedestrian Bridge



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Consolidation et amendements

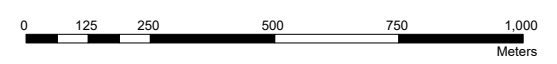
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SECONDARY PLAN - VOLUME 2
Schedule C - Heritage and Design

PLAN SECONDAIRE - VOLUME 2
Annexe C - Patrimoine et design

 North Gower Secondary Plan Boundary /
Limites du plan secondaire de North Gower

 Village Centre / Centre du village



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