

# *Amendments to Volume 2 C of the Official Plan*



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# *Preamble and Introduction*

## Preamble

Villages are a distinct form of community. Far from being suburbs, bedroom communities or exurban country lot subdivisions, villages have and will continue to have their own commerce and business services, employment, agriculture, education, recreation and housing. This plan supports a distinct form of all these uses in villages. Villages are also intended to be places for economic development, where dynamic village centres can develop and be maintained and where home-based businesses thrive to fill the scale of needs in the community.



## Introduction

Secondary Plans are supplementary Official Plan documents that are prepared as necessary by the City to provide a detailed policy framework for addressing planning issues and applications in specific areas of the City.

This plan is intended to reinforce the planning principles and policies of the Official Plan while giving recognition that villages are a distinctive form of community based on a rich cultural heritage. This plan will preserve this character and the identity of each village while facilitating the orderly redevelopment of existing neighbourhoods and the efficient and appropriate development of vacant or underutilized land.

This section of the secondary plan applies only to the following villages with the City of Ottawa (as designated in Schedule A of the Official Plan).

Ashton	Kinburn
Burritt's Rapids	Marionville
Cumberland	Metcalf
Carlsbad Springs	Munster
Dunrobin	Navan
Fallowfield	Notre Dame des Champs
Fitzroy Harbour	Osgoode
Galetta	Sarsfield
Kars	Vars
Kenmore	Vernon

## General Notes on the Plan

Throughout this plan there are many policies, goals and objectives. The plan is intended to be read and interpreted in its entirety and there is no implied order in the numbering of statements.

# Secondary Plan Villages

## Part 1 : Village Visions, Goals and Objectives

Each village within this section has a Vision, Goals and Objectives that have been developed through a community consultation process. The intent of each of Vision, Goal and Objective statement is to identify priorities and direction for future planning in each village and also to guide policy interpretation when reviewing applications under the Official Plan. These statements are unique and are only intended to apply to their respective village.

## Vision Statement - Ashton

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*The vision for the village of Ashton is to remain a **small** and **safe** community that is proud of its **heritage** and that embraces the **natural** beauty of the Jock River and its surroundings. The village will be a social, recreational and economic **focal point** for residents of the village and the nearby rural areas. The village will experience slow and **sustainable** growth; development will both respect the **rural** character of the village and be **environmentally responsible**. The planning and development of the village will take into account the relationship between the City of Ottawa and Beckwith Township.*

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### Goals and Objectives:

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Goal 1: Create a healthy and environmentally sustainable community.

Objective 1.1: Ensure that future development maintains the integrity of surrounding natural areas and preserves groundwater quality and quantity.

Objective 1.2: Maintain good water quality and a healthy ecosystem in and around the Jock River.

Objective 1.3: Maintain existing park land, natural environment areas and recreation areas within the village.

Goal 2: Encourage the provision of local business services within the village.

Objective 2.1: Promote development in the Village Core area.

Objective 2.2: Broaden the permitted scale of home-based business uses to allow for a more dynamic use of residences in the village for small scale employment.

Goal 3: Encourage slow and sustainable development that maintains the village's rural and historic character and identity.

Objective 3.1: Promote the development of vacant land and the reuse of existing vacant buildings within the village.

Objective 3.2: Allow residential growth in keeping with the existing character, building sizes, lot sizes and densities of the village.

Objective 3.3: Promote a slow growth rate for the village.

Goal 4: Improve pedestrian and traffic safety within the village.

Objective 4.1: Establish traffic calming along Ashton Station Road and Flewellyn Road within the village boundary.

Objective 4.2: Improve safety at the intersections of Ormrod Road and Ashton Station Road and Ormrod Road and Flewellyn Road.

Objective 4.3: Improve pedestrian and cycling connections along Ashton Station Road from the village to the Trans Canada Trail.

Goal 5: Cooperate on planning and future development activities with Beckwith Township.

Objective 5.1: Consult and coordinate with Beckwith Township and the entire village community on future City of Ottawa planning for the village.

Objective 5.2: Coordinate development review affecting the village of Ashton with Beckwith Township.

## Vision Statement – Burritt’s Rapids

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*The vision for Burritt’s Rapids is to remain a **small** village, proud of its **heritage** and seeking a socially, economically and environmentally **sustainable** future, in part by leveraging the entrepreneurial spirit of villagers. It will be a **multi-generational** village that provides residents with a **safe** and **quiet** way of life. The village will be defined by its preserved **heritage resources** and by its location on the shores of the Rideau Canal UNESCO World Heritage Site. The planning and development of the whole village will be coordinated between the City of Ottawa and the Township of North Grenville with input from Parks Canada and the Rideau Valley Conservation Authority.*

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### Goals and Objectives:

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Goal 1: Maintain the historic village character and identity.

Objective 1.1: Preserve heritage buildings within the village.

Objective 1.2: Preserve and enhance the village’s visual identity with the use of appropriate signage, building materials and architectural styles in any new developments.

Objective 1.3: Development of additional residences shall be limited to maintain the small-scale village character

Objective 1.4: Recognize that the location of the Village Core is and will continue to be located in North Grenville Township

Objective 1.5: Recognize and protect the cultural, natural and scenic values of the Rideau Canal National Historic Site of Canada, a Canadian Heritage River and UNESCO World Heritage Site.

Goal 2: Create a healthy and sustainable community.

Objective 2.1: Promote sustainable development which maintains the integrity of natural areas and preserves groundwater quality and quantity.

Objective 2.2: Preserve and enhance the water quality, ecological integrity and biodiversity in the Rideau River and Brassil’s Creek and their riparian areas.

Objective 2.3: Permit the development of alternative energy sources within and adjacent to the village where such installations will not detract from quality of life within the village.

Goal 3: Develop new transportation infrastructure to make the village safe and accessible via all modes of transportation.

Objective 3.1: Introduce traffic calming measures along Donnelly Drive and Burritt’s Avenue, including improved signage.

Objective 3.2: Improve pedestrian access within the village and improve cycling connections to adjacent communities.

Objective 3.3 Enable opportunities for residents and visitors to access and experience the waterways in the village.

Goal 4: Cooperate on planning and future development in consideration of the village as a whole.

*Objective 4.1:* Consult and coordinate with the Township of North Grenville, the Rideau Valley Conservation Authority and Parks Canada and the entire village community on future City of Ottawa planning for the village.

Objective 4.2: Coordinate development review affecting the village with North Grenville Township, the Rideau Valley Conservation Authority and Parks Canada.

## Vision Statement – Carlsbad Springs

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*The vision for Carlsbad Springs is to remain a quiet, **rural** bilingual community, ideal for **families**. The village will have a core of **shops** and **services** at the crossroads with small businesses found throughout the village. The village plays a role in providing goods, services and recreation to the nearby rural residents and the communities of Piperville and Ramsayville. **Growth** in residences and services is anticipated and will be based on available servicing.*

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### Goals and Objectives:

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Goal 1: Provide for slow and sustainable growth.

Objective 1.1: Allow for infill growth along Eighth Line Road and Boundary Road where municipal water services are available.

Objective 1.2: Provide for growth in the future on lands near the former school.

Objective 1.3: Consult with the National Capital Commission on future City of Ottawa comprehensive plans for the village.

Goal 2: Increase economic development.

Objective 2.1: Allow for broader home based businesses within the village.

Objective 2.2: Provide for the development of a mixed-use Village Core area at the crossroads of Boundary, Eighth Line and Russell including the former school site.

Goal 3: Maintain the quiet rural character.

Objective 3.1: Create pedestrian and cycling connections throughout the village.

Objective 3.2: Develop new residential areas that are in keeping with the existing character, building sizes, lot sizes and densities of the village.

Objective 3.3: Discourage further residential development along the railway corridor.

## Vision Statement – Cumberland

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*Cumberland Village will become a resilient, complete, and distinctly historic rural Village. Key community destinations and neighbourhoods will be strongly connected by scenic paths and a small but vibrant mixed-use core will be supported by residents and the surrounding rural community. The unique combination of Cumberland's historic charm, surrounding rural landscape, the Ottawa River, renowned Farmers Market and expanded heritage museum will make Cumberland Village a day trip destination for the broader region.*

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### Goals and Objectives:

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Goal 1: Establish a vibrant and active village core which highlights and builds upon the village's heritage character.

Objective 1.1: Ensure that any new infill development within or adjacent to the Village Core designation is compatible with Cumberland's heritage character.

Objective 1.2: Create a more complete and continuous Village Core through infill of vacant lots and conversion of existing residential buildings (within the Village Core) to small businesses.

Objective 1.3: Encourage economic development through links and partnerships with the Cumberland Heritage Village Museum.

Objective 1.4: Encourage the use of thematic materials, fixtures and furnishings such as river stone, reclaimed or rough finish wood and metal, natural stone and red brickwork to help build and maintain a distinct heritage character for the Village Core.

Objective 1.5: Explore ways to reroute or limit heavy truck traffic through the Village Core.

Goal 2: Create pedestrian or multiuse connections between neighbourhoods, key destinations and amenity areas throughout the Village.

Objective 2.1: Seek opportunities to systematically implement missing or currently inadequate pedestrian or multiuse connections as outlined in the Cumberland schedule D-3 plan: Cumberland's Community Connectivity Plan.

Objective 2.2: Protect for the future development of a multiuse public pathway connecting Wilfred Murray Park to the public grounds associated with the Cumberland Village Heritage Museum (CVHM).

Objective 2.3: Protect for the future development of a multiuse public pathway connecting the CVHM grounds to Quillivan Drive.

Goal 3: Encourage viable proposals to increase the population of the Village in support of the Community's vision for an increased variety of business and services within the Village Core.

Objective 3.1: Ensure that any future residential development proposals are well integrated into Cumberland's Community Connectivity Plan.

Objective 3.2: Any proposed residential development should maximize the preservation of mature trees, forested areas, natural watercourses, and where possible should reflect the modified grid pattern of the village core, maximizing connectivity and solar gain.

Objective 3.3: New residential development or infill proposals should encourage a healthier mix of housing choices that will allow residents to stay within the Village through more phases of their lives.

Goal 4: Through any future redesign of RR174, create a balanced and accessible corridor through Cumberland Village where vehicle traffic is calmed and comfortable pedestrian/multiuse connections are introduced and integrated into scenic public waterfront areas and adjacent neighbourhoods.

Objective 4.1: Through future improvements to RR174, explore ways to advance the study and development of a waterfront lookout/reststop and public dock north of the Cumberland Heritage Village Museum to act as a public access to the Ottawa River and a riverfront gateway into the Museum.

Objective 4.2: Through future improvements to RR 174, explore ways to create multi-use connections across, over or under RR 174 north of the Cumberland Heritage Village Museum (to the undeveloped and currently inaccessible public waterfront) and another crossing to Barnett Park north of Quigley Hill Road.



## Vision Statement - Dunrobin

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*The Vision for Dunrobin is to maintain built **heritage** and the **environment** while improving community connections. Dunrobin will remain a small **rural** village with commercial development focused on the main street. Dunrobin will maintain its key role as a **hub** between western villages and the urban area, including connection to public transit. Pedestrian and cycling **connections** will be improved between neighbourhoods and with the West Carleton Secondary School.*

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### Goals and Objectives:

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Goal 1: Protect the rural natural environment.

Objective 1.1: avoid development within woodlands, other natural features and surrounding agricultural lands.

Objective 1.2: Reduce the effects of light pollution in the village.

Goal 2: Allow for a moderate level of development.

Objective 2.1: Maintain the rural village character in any new development with consistent lot and building sizes.

Objective 2.2: Consider allowing the village to expand north westward in the long term, connecting the village to the nearby secondary school in future comprehensive plans.

Objective 2.3: Limit retail and commercial development to the Village Core area.

Goal 3: Improve connectivity for all modes of transportation.

Objective 3.1: Provide for enhanced connectivity between existing neighbourhoods, parks and the Dunrobin Community Centre.

Objective 3.2: Improve pedestrian and cycling connectivity on Dunrobin Road to the West Carleton Secondary School.

Objective 3.3: In the long term, consider public transit connections to the city by use of existing railway tracks.

## Vision Statement - Fallowfield

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*The vision for the village of Fallowfield is to remain a **small** rural residential community with a central **community hub** that acts as a **focal point** and provides a sense of community **identity**. Retail and personal services in the urban area will be easily **accessible** by car and public transit, but the village will remain **separate** and distinct from the urban area. The village will be a **walkable** community, surrounded by **parkland**, and **forests**, and complimented by **scenic views**.*

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### Goals and Objectives:

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Goal 1: Create a central hub for the community that includes community facilities and services.

Objective 1.1: Encourage the development of local businesses and services.

Objective 1.2: Facilitate the creation of a village community centre.

Goal 2: Develop new transportation infrastructure to make the village safe and accessible via all modes of transportation.

Objective 2.1: Improve pedestrian safety and connectivity through the construction of sidewalks and pedestrian pathways along main streets in the village.

Objective 2.2: Provide for public transit to the village.

Objective 2.3: Introduce traffic calming measures to reduce traffic speeds within the village.

Goal 3: Maintain the village's rural character and scenic views.

Objective 3.1: Improve pedestrian and cycling infrastructure, including the creation of pedestrian and cycling pathways between residential areas within the village and throughout open space adjacent to the village.

Objective 3.2: Maintain the village's character and identity as distinct from nearby suburban communities.

## Vision Statement – Fitzroy Harbour

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*The vision for Fitzroy Harbour is to remain a **small, attractive heritage** village on the Ottawa River, which is **welcoming** to visitors and new residents.*

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### Goals and Objectives:

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Goal 1: Be a destination place serving visitors to the Ottawa River and Fitzroy Provincial Park.

Objective 1.1: Encourage the development of an active business district to serve visitors and residents.

Objective 1.2: Consult with Provincial Park authorities on future comprehensive plans for the village.

Goal 2: Maintain an attractive heritage community.

Objective 2.1: Preserve heritage structures in the village.

Goal 3: *Encourage slow development that maintains the village character and identity.*

Objective 3.1: Ensure that future development is in keeping with existing village character, lot sizes and building sizes.

Objective 3.2: Promote a slow growth rate for the village.

## Vision Statement - Galetta

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*The vision for Galetta is to remain a **small** community that maintains the **natural environment** and its **quiet** character.*

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### Goals and Objectives:

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Goal 1: Maintain a clean and attractive natural environment.

*Objective 1.1:* Ensure that future development avoids the natural environment.

*Objective 1.2:* Preserve the community centre and surrounding open space.

*Objective 1.3:* Ensure that development protects the views and environment of the Mississippi River and its riparian areas.

Goal 2: Maintain the quiet village character.

*Objective 2.1:* Allow future residential growth in keeping with existing building sizes and architectural styles.

## Vision Statement - Kars

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*The vision for Kars is a slow-growing **rural community** that is welcoming, **safe**, quiet and surrounded by the healthy, scenic **countryside** and the **natural environments** of the Rideau Canal UNESCO World Heritage Site. This heritage community will provide residents of all ages with **recreational facilities** and **affordable housing**. The village will be **walkable** and **accessible**.*

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### Goals and Objectives:

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Goal 1: Preserve and enhance the surrounding natural environment.

Objective 1.1: Maintain good water quality and healthy ecosystems in the Rideau Canal and Stevens Creek.

Objective 1.2: Increase recreational opportunities by improving access points from the village to the Rideau Canal and Stevens Creek.

Goal 2: Maintain the village character and identity.

Objective 2.1: Develop new residential areas that are in keeping with the existing character, building sizes, lot sizes and density of the village.

Objective 2.2: Create opportunities for new businesses and services along the main streets.

Objective 2.3: Identify and encourage the preservation of heritage buildings within the village.

Objective 2.4: Ensure that new or replaced services are installed below ground.

Objective 2.5: Recognize and protect the cultural, natural and scenic values of the Rideau Canal National Historic Site of Canada, a Canadian Heritage River and UNESCO World Heritage Site.

Goal 3: Satisfy the housing and community needs of existing and new residents.

Objective 3.1: Increase the availability of affordable seniors' housing and apartments in the village.

Objective 3.2: Provide ample recreational facilities for the size of the village and for residents of all ages.

Goal 4: Improve safety and connectivity for pedestrians and cyclists within the village.

Objective 4.1: Create cycling routes in the form of dedicated lanes or multi-use pathways along Rideau Valley Drive and between residential areas and schools.

Objective 4.2: Improve pedestrian safety and connectivity along Rideau Valley Drive and Roger Stevens Drive.

## Vision Statement – Kenmore

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*The vision for Kenmore is to remain a **vibrant**, small and historic **residential** village. The **close-knit** community will be a **safe** and **affordable** place for **families** to live, play, and be involved in community **events**.*

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### Goals and Objectives:

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Goal 1: Maintain the built heritage of the village.

Objective 1.1: Identify and encourage the preservation of heritage buildings in the village.

Goal 2: Allow growth at a sustainable level.

Objective 2.1: Allow residential growth that is consistent with the existing housing form and density.

Objective 2.2: Ensure that development maintains the integrity of surrounding natural areas and preserves groundwater quality and quantity.

Goal 3: Facilitate an active and involved community.

Objective 3.1: Maintain the existing park and recreational facilities and add more as the village expands.

Objective 3.2: Improve linkages to the urban area and nearby villages for commuters and young people.

## Vision Statement – Kinburn

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*The vision for Kinburn is an **attractive** and **growing** small community that is welcoming to families, seniors and small businesses. Kinburn will have an active **mainstreet** and diverse **recreational opportunities**.*

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### Goals and Objectives:

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Goal 1: Foster residential and business growth while maintaining village character.

Objective 1.1: Broaden the scale of home-based business uses to allow for more dynamic use of residences in the village for small scale employment.

Objective 1.2: Focus retail and commercial development in the Village Core area.

Objective 1.3: Allow moderate residential growth that is consistent with the existing housing form and density.

Goal 2: Maintain an attractive and pedestrian-oriented community.

Objective 2.1: Improve existing pedestrian connections within the village.

Objective 2.2: Focus future recreation and open space along the Carp River natural corridor.

## Vision Statement – Marionville

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*The vision for Marionville is to be a **growing, attractive and safe** community. The planning and development of the village will take into account the relationship between the City of Ottawa and Russell Township and the Township of North Dundas.*

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### Goals and Objectives:

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Goal 1: Cooperate on planning and future development activities with Russell Township and the Township of North Dundas.

Objective 1.1: Consult with Russell Township and the Township of North Dundas on future City of Ottawa comprehensive plans for the village.

Objective 1.2: Coordinate growth, services, and recreation with Russell Township and the Township of North Dundas.

Goal 2: Foster growth and economic development.

Objective 2.1: Promote residential development in keeping with the existing housing form and density of the village.

Objective 2.2: Foster growth on the main street.

Objective 2.3: Encourage more business services in the village to serve residents and the rural community.

Goal 3: Maintain an attractive and safe community.

Objective 3.1: Ensure that development provides pedestrian connections.

Objective 3.2: Improve the streetscape on the main street.



## Vision Statement - Metcalfe

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*The vision for the village of Metcalfe is to have **balanced** moderate growth in population and employment while maintaining the **architecture** and **greenspace** that help define the **character** of this picturesque and friendly heritage community. Metcalfe residents will have access to business **services** and **recreation** opportunities located within the village.*

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### Goals and Objectives:

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Goal 1: Provide for balanced, moderate growth.

Objective 1.1: Allow moderate residential growth that is in keeping with the existing character, building sizes, lot sizes and densities.

Objective 1.2: Promote residential development in a variety of low-rise housing forms to encourage affordability and choice in housing.

Goal 2: Maintain and enhance greenspace.

Objective 2.1: Identify and protect significant greenspace areas in the village from development.

Objective 2.2: Enhance existing greenspace and open space areas.

Goal 3: Promote a range of businesses and services.

Objective 3.1: Encourage retail and commercial land uses on the two main streets of Victoria Road and 8th Line Road.

Goal 4: Improve recreation, walkability and safety.

Objective 4.1: Enhance park areas and connectivity between neighbourhoods within the village.

Objective 4.2: Establish traffic calming measures to reduce traffic speeds within the village core.

## Vision Statement - Munster

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*The vision for Munster is to maintain the village as a **quiet**, close-knit **community**. There will be little or no growth in the future. Residents of Munster will continue to have access to **schools**, **recreation** areas and **shopping** within the village.*

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### Goals and Objectives:

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Goal 1: Maintain a quiet and close-knit community.

Objective 1.2: Only allow residential growth in keeping with the existing character, building sizes, lot sizes and densities of the village.

Objective 1.3: Enhance connectivity between neighbourhoods within the village.

Goal 2: Limit growth within the village.

Objective 2.1: Maintain the existing village boundary.

Objective 2.2: Maintain the village's character and identity as distinct from nearby suburban communities.

Objective 2.3: Ensure all new development is based on available municipal services.

Goal 3: Maintain schools, recreation areas and shopping within the village.

Objective 3.1: Maintain retail businesses and services on the main street.

Objective 3.2: Enhance connectivity between the school, recreation areas and shopping areas in the village.

## Vision Statement – Navan

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*The vision for Navan is to remain a **rural** village where residents of all ages enjoy the peaceful and beautiful **natural environment**. The community will have ample opportunities for **recreation**, community **events** and activities, and thriving **local businesses** that provide goods and services for residents and visitors. The village will retain its **bilingual** character and culture while respecting its long **history** as it grows at a modest pace.*

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### Goals and Objectives:

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Goal 1: Develop a complete and sustainable community.

Objective 1.1: Encourage growth of small businesses and home-based businesses along Trim Road and Colonial Road.

Objective 1.2: Allow the village to expand slowly with residential development that respects the character of the village.

Objective 1.3: Ensure that development maintains the integrity of surrounding natural areas and preserves groundwater quality and quantity.

Goal 2: Improve walkability and safety.

Objective 2.1: Improve pedestrian connectivity and traffic safety and connectivity along Colonial Road, Smith Road and Trim Road through traffic calming measures and increased sidewalks within the village.

Objective 2.2: Provide pedestrian-scale street lighting where possible on multi-use pathways, at bus stops and along main streets.

Goal 3: Maintain the village's rural character and open space.

Objective 3.1: Preserve agricultural land surrounding the village.

Objective 3.2: Preserve and enhance existing designated open space, parks and recreational facilities through improved connectivity and add more as the village expands.

## Vision Statement – Notre-Dame-des-Champs

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*The village of Notre-Dame-des-Champs abuts the urban area, but the community spans this boundary. The long-term vision is for the village to maintain its character and to expand through comprehensive study of future changes to the urban boundary. In the shorter term, the village of Notre-Dame-des-Champs will strive to be **safe** for pedestrians, **community-oriented** and respectful of the **environment**. The village will retain the essence of a rural village within a larger urban context.*

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### Goals and Objectives:

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Goal 1: Ensure that development is environmentally responsible.

Objective 1.1: Avoid the development of areas with a high water table.

Objective 1.2: Avoid the development of areas which have natural or ecological significance.

Goal 2: Develop a pedestrian-friendly village.

Objective 2.1: Ensure that new development is connected by sidewalks or multi-use pathways.

Objective 2.2: Enhance existing pedestrian and cycling connectivity within the village.

Goal 3: Preserve the village identity.

Objective 3.1: Establish Navan Road as the village main street with a mix of residential and commercial uses.

Objective 3.2: Provide family-oriented services.

Objective 3.3: Ensure that the Church and Community Centre remain focal points within the community.

Goal 4: Conduct a future comprehensive planning study to consolidate the Village and the urban parts of the Notre-Dame-des-Champs community.

Objective 4.1: Undertake a comprehensive planning process which studies the location of the urban and village boundaries to connect the village residents with the community within the urban boundary.

Objective 4.2: Examine carefully the situation and boundaries of Notre-Dame-des-Champs in future comprehensive study of the location of the urban boundary.

## Vision Statement – Osgoode

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*The vision for the village of Osgoode is a vibrant **multigenerational** village that is **clean, safe** and supportive of pedestrian and cycling connectivity. Osgoode will experience moderate growth that maintains the **character** of the village. The village will be **self-sufficient** and **sustainable**, with **small businesses** that serve both residents and visitors along the main street.*

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### Goals and Objectives:

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Goal 1: Allow the village to grow sustainably in the long term.

Objective 1.1: Ensure all new development is serviced by individual well and septic system.

Objective 1.2: Preserve groundwater quality and quantity in future development.

Objective 1.3: Encourage the development of a variety of housing forms, in keeping with the existing character and density of the village.

Goal 2: Create an attractive and vibrant main street.

Objective 2.1: Encourage the development of small local businesses that serve residents and visitors along Osgoode Main Street.

Objective 2.2: Promote the development of vacant land and reuse of existing vacant buildings along Osgoode Main Street.

Objective 2.3: Develop a village main street gateway feature.

Goal 3: Improve infrastructure for pedestrians and cyclists.

Objective 3.1: Improve pedestrian and cycling connectivity through the expansion and maintenance of sidewalks, pathways and cycling networks.

Objective 3.2: Introduce sidewalks and pedestrian-scale street lights along Osgoode Main Street.

Goal 4: Provide residents with enhanced recreational opportunities.

Objective 3.3: Provide ample recreational facilities, parks and open space for the size of the village, including programming for residents of all age groups.

## Vision Statement - Sarsfield

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*The vision for Sarsfield is a **growing** village, welcoming to newcomers and ideal for families. The village will have an active **mainstreet** with commercial and retail activities. Services will be available throughout the village. Residents will be able to **walk** between neighbourhoods and the village core. Future development will be in keeping with the **historic roots** and **cultural lifestyle** of this historic **rural francophone** community and will protect important groundwater and environmental resources.*

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### Goals and Objectives

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Goal 1: Provide the conditions to allow the village to grow.

Objective 1.1: Encourage growth of the village in the long term westward towards Dunning Road and eastward and south of the cemetery.

Objective 1.2: Encourage adaptive reuse, infill and intensification of the former school site and other under-utilized lands in the village.

Goal 2: Create an active main street and allow business services throughout the village.

Objective 2.1: Broaden the scale of home-based businesses to allow for a more dynamic use of residences in the village for small scale employment.

Objective 2.2: Focus retail and commercial developments in the Village Core area.

Goal 3: Improve Connectivity

Objective 3.1: Enhance pedestrian and cycling connectivity in existing neighbourhoods, new neighbourhoods and on the main streets.

Goal 4: Maintain the historic and cultural francophone heritage of Sarsfield.

Objective 4.1: Preserve the views of the historic St-Hugues Parish Church through appropriate building height limits and consideration of the viewshed of the church.

## Vision Statement – Vars

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*The Vars vision is for a vibrant, active, rural, and sustainable community that is bilingual and welcoming to all. As a community Vars seeks to: provide a **supportive social structure** for all in the community; encourage residents to **reduce their environmental impact**; be a “**live, work, and play**” community; and preserve the best parts of the community for **future generations**. Vars will maintain the **rural character** of the village and its surroundings, and protect its natural beauty, while working to make the community more **sustainable** and **self-reliant** so that more people can live, work, and play within the community. Vars will ensure that the community **welcomes** and **supports** all who live here.*

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### Goals and Objectives:

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Goal 1: Maintain the rural character of the village and its surroundings and enhance non-motorized connectivity.

Objective 1.1: Establish Rockdale Road as the village main street.

Objective 1.2: Increase parkland and recreational space.

Objective 1.3: Maintain wetlands and forests in and around the village.

Objective 1.4: Improve pedestrian connectivity on Rockdale Road, Buckland Road, and Devine Road.

Goal 2: Encourage moderate economic development.

Objective 2.1: Broaden the scale of home-based business uses to allow for more dynamic use of residences in the village for small scale employment.

Objective 2.2: Encourage retail and commercial development within the Village Core area.

Objective 2.3: Encourage new businesses in the village by providing flexibility of permitted uses.

Goal 3: Encourage the building of sustainable housing to cater to families and seniors of all income levels.

Objective 3.1: Ensure that residential growth is consistent with existing housing size, form and density.

Objective 3.2: Encourage the adaptive redevelopment and infill of existing serviced neighbourhoods in the village.

Objective 3.3: Control development of new residential care homes and expansion of existing residential care homes within the village.

Goal 4: Promote the preservation of agricultural land.

Objective 4.1: Ensure that future village expansion avoids agricultural land.

## Vision Statement - Vernon

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*The vision for Vernon is a peaceful **historic** rural residential village, well connected with the city and with an active community, recreational opportunities, and **vibrant** small businesses and services along the mainstreet. Vernon will be a quiet **home** for residents who value a **balanced** lifestyle. Residential areas will be surrounded by the clean and well-protected **natural environment**.*

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### Goals and Objectives:

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Goal 1: Protect and enhance the natural integrity of the surrounding environment.

Objective 1.1: Limit development to areas that are neither environmentally sensitive nor ecologically, historically or culturally significant.

Objective 1.2: Ensure that both the integrity of the natural areas surrounding the village and the village's groundwater quality and quantity are sustained through appropriate limits to future development.

Objective 1.3 Protect the groundwater that provides drinking water to the village.

Goal 2: Continue to increase the level and quality of services and infrastructure within the village.

Objective 2.1: Encourage redevelopment of village streets to include sidewalks where appropriate, and redesign Bank Street to feel like a traditional village mainstreet.

Objective 2.2: Enhance the quality of internet services.

Goal 3: Provide a variety of local recreational opportunities.

Objective 3.1: Provide adequate recreational facilities for the size of the village and programming for residents of all age groups.

Goal 4: Form a complete and growing small community.

Objective 4.1: Promote low density residential development within the village boundary, reflecting the character and identity of the village.

Objective 4.2: Encourage mixed-use and commercial development along Bank Street.

Objective 4.3: Preserve heritage structures within the village.



## *Part 2:*

# *General Policies*

### **A unique vision for growth and development for each Village**

1. Planning for growth, development and redevelopment in Villages will be consistent with the Vision, Goals and Objectives as they are respectively detailed in Section 1 Part 1 of this plan.

### **Suitability and Compatibility**

2. Future village development will be limited to lands that are suited for the proposed use. Suitability shall be assessed within the context of compatibility within the community and will avoid negative impacts on the natural and social environment.
3. The following will be addressed in new development proposals to improve the compatibility of development in villages:
  - a. Building heights, setbacks and design;
  - b. The layout and location of parking;
  - c. Landscape elements and features;
  - d. Issues such as noise, lighting, parking, traffic impact and pedestrian linkages;
  - e. Consideration of the design and layout of subdivisions through location of roads, pathways, open spaces and parks so that they reflect historic grid or modified grid patterns rather than suburban-style curvilinear patterns;
  - f. Other considerations as defined by the Design Guidelines for the Development of Rural Villages and in the Official Plan.

### **Protection of Agriculture**

4. No policy in this plan is intended to limit the ability of existing agricultural uses to continue.

### **Respect for Private Property**

5. Illustration of any lands within Village Schedules or Overlays does not imply that the lands are available or open to the public.
6. The City will determine when to purchase lands for public benefit. The inclusion of privately-owned lands within any designation, schedule or overlay in this plan does not in any way obligate the City, Conservation Authority or Province to acquire, compensate or purchase these lands.

## **Clean Water**

7. Consistent with Part IV of the Clean Water Act certain land use activities that constitute a Significant Threat to municipal drinking water within Wellhead Protection areas or Intake Protection Zones as defined in Schedule K of the Official Plan may be prohibited. Such restrictions will be detailed in the text and schedules of the Source Water Protection Plan prepared by the Source Water Protection Authority and implemented through zoning provisions and site plan development.

## **Village Institutions**

Institutions provide for a range of community and emergency uses within the village. The intent of this use is to serve the needs of village residents and the surrounding rural community. Examples include: libraries, schools, emergency services, arenas, community centres, places of worship, museums and medical facilities. By their nature institutional uses generally require additional infrastructure and public services. For this reason a number of additional objectives and policies apply to institutional uses within villages.

8. Institutional uses should, wherever possible, locate within or in close proximity to the Village Core uses in order to provide a focal point for the village and to meet the needs of residents;
9. New institutional uses must not adversely impact adjacent land uses and must respect the character of the surrounding village or rural area;
10. New Institutional uses have the potential to generate additional vehicular traffic from outside the community and should be located therefore on either a collector or arterial road to minimize the impact on local streets;

## **Residential Care Facilities**

The City will support efforts to decentralize institutions such as Residential Care Facilities throughout the city and foster a neighbourhood mix. Care must be taken however in ensuring that the communities within which these facilities are located are able to meet the needs of facility residents and the public. Specifically it is the objective of this plan to ensure that Residential Care Facilities meet the enhanced physical, psychological and/or sociological service needs of facility residents and the public. It is acknowledged that in many cases these needs cannot be met within the context of most villages in the City. As a consequence Residential Care Facilities may then, by necessity, be more readily located within the urban area of the City.

11. Residential Care Facilities should, wherever possible, locate in close proximity to the Village Core uses in order to provide a focal point for the village and to meet the needs of residents;
12. Residential Care Facilities must not adversely impact adjacent land uses and must respect the character of the surrounding village or rural area;
13. Residential Care Facilities must meet community and resident needs and contribute to a mix of uses in neighbourhoods.
14. The location of new and expanded Residential Care Facilities must meet the needs of their residents and the community and thus will be based on the availability of:
  - a. Public transportation;
  - b. Community services;
  - c. Emergency services;
  - d. Medical services;
  - e. Social services;
  - f. Parks and recreation facilities; and
  - g. Accessibility for persons with disabilities.

### **Retirement Homes**

Retirement homes have the objective of meeting the increasing need for housing for seniors in the rural area and in Villages. Location of retirement homes allows residents of communities to age in place and contributes to housing mix and social diversity.

15. Retirement Homes should, wherever possible, locate in close proximity to the Village Core uses in order to encourage walking to nearby community facilities and commercial services and to provide a focal point for the village and to meet the needs of residents;

### **Village Natural Heritage System**

The Natural Heritage System as defined in the Official Plan is composed of various natural features and may include woodlands, wetlands, watercourses, ravines and other lands within villages that have been identified by City or Province as significant. These features may occur on public and privately-owned lands. The Natural Heritage system provides a valuable contribution to biodiversity and wildlife habitat, control of natural hazards such as flooding and erosion and may be enjoyed by residents for passive recreation. The purpose of the Natural Heritage System is to preserve key natural

features within and adjacent to villages for conservation or passive leisure uses. The Official Plan requires that any development within or adjacent to these lands must be assessed in terms of its impact on the Natural Heritage System.

For each of the villages in this Plan a map overlay has been prepared showing the general boundaries of the Natural Heritage System. Within the lands illustrated on these maps the following policies apply.

16. Consistent with the Official Plan an Environmental Impact Statement is required for any development within or adjacent to the Natural Heritage System.
17. New development and significant re-development will be prohibited within the Natural Heritage System unless an Environmental Impact Statement demonstrates that it will not result in a negative impact.
18. New development and significant re-development will not be permitted in areas of:
  - i. significant habitat of endangered species and threatened species;
  - ii. provincially significant wetlands,
  - iii. fish habitat, except in accordance with provincial and federal requirements;
  - iv. areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.
19. Additional Natural Heritage System features may be added by amendment to this plan or the Official Plan on the basis of new information such as a subwatershed study or Environmental Impact Statement.
20. Uses that do not adversely affect the natural characteristics of the area, such as open air recreation, scientific, educational, or conservation uses associated with the environmental features; agriculture operations established at the time of adoption of this Plan; or forestry as defined by the Forestry Act will be permitted, subject to other policies in this Plan.

## **Parks**

21. Public Parks will be permitted in all land use designations;

## Roads

Conceptual roads have been identified in the Official Plan and on many of the Village Schedules. Many of these conceptual roads were established in the original township plans and have been carried forward into this plan.

22. Based on the conceptual location of future roads detailed design and alignment of the road networks will be established through future applications to develop these lands.
23. Ottawa Road 174 is a busy rural arterial road that traverses the northern edge of the village of Cumberland. The speed and volume of traffic create safety issues for vehicles turning to/from existing driveways and streets accessing this roadway. No new development will be permitted on lands abutting Ottawa Road 174 if new direct access to the roadway is proposed. Development may be permitted on adjacent lots if site access is obtained by way of Old Montréal Road, other existing or proposed new public streets, or, subject to City approval, via a proposed service lane or shared laneway with existing development. In the long term, public streets and private driveways that at present access Ottawa Road 174 may be subject to consolidation or relocation of access points if at some future date roadway modifications occur.  
[carried forward from OPA 76]

*Part 3:*  
*Land Use*  
*Designations*

### Part 3 - Village Land Use Designations

This section of the plan presents the objectives and policies for land use designations in the following Villages.

Ashton	Kinburn
Burritt's Rapids	Marionville
Cumberland	Metcalf
Carlsbad Springs	Munster
Dunrobin	Navan
Fallowfield	Notre Dame des Champs
Fitzroy Harbour	Osgoode
Galetta	Sarsfield
Kars	Vars
Kenmore	Vernon

The objective and policies for each land use designation should be read in conjunction with the goals, objectives, policies, schedules and overlays in other parts this plan and the Official Plan. There is no implied order to the numbering of policies.



## Village Core

The objective of lands within the Village Core designation is to be the social centre and economic focal point for the village and surrounding community. The character of the Village Core reflects the historical and cultural roots of villages as the centres of commerce, housing and culture in the rural area and the future of villages as prosperous, connected communities.

The Village Core is intended to accommodate a range of pedestrian-oriented uses and on-street vehicle parking to support mixed-use, higher density residential, retail, commercial, employment and institutional uses. Within a village the greatest density of residential and commercial uses will be found in the Village Core designation. Village Core development proposals should reflect the village's historical and cultural identity and enhance the community's social and economic focal points.

This plan encourages a mix of individual uses and mixed-use buildings to ensure the Village Core continues to function as a dynamic centre for the village.

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### Policies

1. Uses in the Village Core permitted are:
  - Retail,
  - Residential
  - Commercial,
  - Employment uses,
  - Institutional uses,
  - Mixed-Use,
  - Residential Care Facilities,
  - Retirement Homes
  - Home-based businesses consistent with those permitted in the Village Residential - Enterprise Designation
2. Development is permitted up to 4 stories in height.
3. In order to encourage a walkable Village Core and to protect the character of the villages, clustering of small scale retail, mixed use and commercial buildings will be encouraged.
4. The individual occupancy of a retail use shall not exceed a gross lease-able area of 2,500 square metres.
5. Consistent with the Design Guidelines for the Development of Rural Villages, efforts should be made to integrate existing structures into new development. New or renovated buildings should be designed to complement the existing village streetscape.

## Village Residential

The objective of the Village Residential designation is to define residential neighbourhoods composed predominantly of detached housing.

The Village Residential designation areas will permit a variety of dwelling types and lot sizes to provide for the needs of residents of all ages. Particular emphasis must be made to ensure housing is available for young people starting out and for residents who wish to age in their same community.

In communities with municipal water and wastewater services the Village Residential designation will allow for a greater density of development and a greater variety of housing forms.

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### Policies

1. Uses permitted in the Village Residential designation will be primarily low-density residential and bed and breakfast establishments;
2. The predominant use of land in the residential designation will be for detached dwellings, duplex or semi-detached residential dwellings.
3. Multi-unit residential development may be permitted in accordance with the Official Plan and the following considerations:
  - a) Designed and located in such a manner as to be compatible with the surrounding uses; this will include considerations such as but not necessarily limited to servicing, parking, lighting, form, height, landscaping, massing and facade;
  - b) The development should be located with direct access to designated Arterial or Collector Roads or should have access to such roads without passing through areas predominantly characterized by detached dwellings;
  - c) Adequate buffers, landscaping and screening will be provided adjacent to detached dwellings and non-residential uses;
  - d) Applicable council-approved design guidelines;
  - e) Availability of services.
4. Residential infilling on vacant land is encouraged within existing residential areas. The built form, massing and profile of new housing shall be integrated and compatible in design with existing housing. The Design Guidelines for Low-Medium Density Infill Housing and the Design Guidelines for the Development of Rural Villages will also be referred to when evaluating new proposals for infill development.

## Village Residential - Enterprise

The objective of the Village Residential - Enterprise designation is to identify residential areas that can include small-scale home-based business activity at a scale larger than the Village Residential designation and that contributes to the character and economic vitality of village life.

More intensive use of residential properties for home-based businesses has historically been a character-defining element of villages. These home-based businesses foster economic activity, support employment in the village, offer flexibility for dual-income families, reduce the necessity of trips to the urban area, and help build community identity. Many businesses begin as small home-based operations. By fostering more of these businesses villages and their residents benefit not only economically but socially.

The Village Residential - Enterprise designation defines areas in proximity to the village core or on main streets where a diversity of home-based businesses can provide necessary services to residents of the village and the surrounding rural area. Within the Village Residential - Enterprise designation home-based businesses typical of an active rural village atmosphere will be permitted as-of-right.

The Village Residential - Enterprise designation is intended to ensure that villages remain active places with a scale of economic activity distinct from the city and suburbs.

Nevertheless Village Residential - Enterprise is a residential land use designation. Commercial or industrial uses, and uses requiring outside storage will be not permitted and are directed to other land use designations within the village and in the rural area.

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### Policies

1. Uses permitted in the Village Residential - Enterprise will be the same as the Village Residential designation with the addition of expanded home-based businesses, Residential Care Facilities, and Retirement Homes.
2. The implementing Zoning By-law will permit a scale of home-based businesses that is generally greater than that permitted in Village Residential areas.
3. Criteria to ensure that home-based businesses are compatible with neighbouring residential uses will be set out in the implementing Zoning By-law. Considerations may include but are not necessarily limited to:
  - Predominant use of the dwelling must be residential; Availability of adequate servicing, parking, landscaping, lighting, form, height, massing and facade;
  - No outside storage;
  - Activities associated with the operation of a home-based business must occur indoors;
  - Sales (excluding mail orders and telemarketing) will be limited to products produced on premises;

- The operators of the home-based business must reside on-site, must be present while the business is in operation, and must consider its potential impacts on the neighbours, so as to maintain compatibility with nearby residential uses;
- The permitted number of clients;
- Number of employees;
- Maximum floor area of the home based business and;
- Use of an accessory building will be permitted subject to a maximum floor area based on size of dwelling on the property.

## Village Commercial

Within the villages there are certain commercial uses that are better suited to larger sized parcels of land outside of the village core area. These uses by the nature of their activity require larger parcels of land to accommodate travel by automobile, outside storage of construction materials, sale of landscaping materials, or other service-related facilities. Within Villages uses such as these will be directed to the Village Commercial designation.

The objective of the Village Commercial designation is provide a wide range of goods and services to village residents and the surrounding rural community. Village Commercial uses are intended to augment businesses in the village by attracting new development of a scale and type not compatible with the more constrained parcel sizes and walkable character of the Village Core.

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### Policies

1. Uses in the Village Commercial include:
  - Retail and hospitality services for the traveling public such as automobile service stations, gas bars and restaurants;
  - Retail and Commercial uses which require larger land areas or accessory outside storage, such as;
    - i. a building supply store ;
    - ii. animal hospitals;
    - iii. greenhouse;
    - iv. construction products and services;
    - v. farm equipment and similar agriculture-related uses;
    - vi. warehousing and;
    - vii. warehouse with accessory display and sales area.
2. In order to encourage growth and redevelopment in the Village Core uses in the Village Commercial designation should not exceed greater than 2,500 square metres of gross leasable area. Nevertheless the City may contemplate a Zoning By-law amendment for retail uses greater than 2,500 square metres of gross leasable area provided they do not have an adverse impact on the viability of the similar activities in the Village Core. In addition to requirements for a Zoning By-law amendment the City may require a market study, prepared by a credible expert in the field of market studies, to demonstrate that the development will not have an adverse impact on the Village Core.
3. Indiscriminate location of single commercial uses is discouraged and wherever possible clustering of compatible commercial uses will be encouraged.
4. Village Commercial development proposals will demonstrate compatibility with the character of the village.

## Village Industrial

The objective of the Village Industrial designation is to define areas within villages where light industrial uses may occur.

A distinction is made between Light Industrial uses which involve the manufacturing of finished materials or parts from previously prepared materials and Heavy Industrial uses which involve the manufacturing or processing of products from raw materials or the production and storage of flammable, explosive or other hazardous materials. Within villages Light Industrial uses will be permitted but Heavy Industrial uses will not be permitted and are directed to other lands as defined in the Official Plan.

The reason that Heavy Industrial uses will not be permitted is because they may generate noise, dust, fumes, small particulates, odours, or vibration and may also include the storage and use of chemicals, and processes that are potentially hazardous and noxious. Villages are generally too small to provide a sufficient buffer for such uses. Additionally heavy industrial uses may also require servicing infrastructure to support their enhanced energy, transportation, water, emergency services and/or employment needs. The infrastructure needs of heavy industry cannot normally be met within the more limited servicing scope of a village.

A particular consideration for the city is the potential threat to public health that arises from the location of industrial activities in proximity to municipal drinking water supplies. Industrial uses may pose a risk to drinking water when located within wellhead protection areas or intake protection zones as illustrated on Schedule K of the Official Plan. New industrial uses and expansions of existing industrial activities therefore will be directed towards lands outside of wellhead protection and intake protection zones.

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### Policies

1. Permitted uses in the Village Industrial designation are: light industrial uses such as manufacturing, factory or assembly-line processes using previously prepared materials, warehouses, storage yards and other compatible uses such as commercial or office uses accessory to the main industrial uses.
2. Heavy industrial uses will not be permitted in villages.
3. Development or redevelopment of industrial uses that may pose a significant threat to public and private drinking water supplies may not be permitted. The definition of specific land uses for restriction or prohibition will be identified in Source Water Protection plans prepared under the Clean Water Act. Wellhead protection and intake protection zones as illustrated on Schedule K of the Official Plan.
4. Pit, quarry and asphalt operations will not be permitted in villages and are directed to other areas of the city as defined in the Official Plan.

5. Lands in the Village Industrial designation shall have direct access to an arterial/collector road, Provincial highway or designated truck routes of sufficient capacity to accommodate the traffic volumes projected to be generated by activity in the area.
6. The review of applications for site plan control approval for industrial uses must ensure that adjacent non-industrial land uses are not affected. Considerations may include but are not necessarily limited to:
  - a. Building and site design considerations;
  - b. Berming and fencing;
  - c. Landscaping and lighting;
  - d. Adequate buffering in the form of a strip of land devoted for soft landscaping will be provided around any Industrial site to minimize the impact on surrounding development; and
  - e. Additional setbacks in accordance with Ministry of Environment guidelines and good planning.

## Village Parks and Open Space

The objective of the Village Parks and Open Space designation is to define areas within villages that provide or may provide for a variety of active and passive recreational uses and may include playgrounds, community centres, arenas, fair grounds, sports fields, museums, waterfront, beaches, picnic areas, nature trails, conservation lands or other public lands. Village Parks and Open Space areas may also function to connect neighbourhoods within a village through walkways, cycle paths or a trail system.

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### Policies

1. Uses in the Village Parks and Open Space designation include: active and passive recreational uses, community centres, fairgrounds, museums, cemeteries and related and compatible uses.
2. Village Parks and Open Space areas for active recreational uses should be level and accessible by pedestrians and vehicles. Such lands are usually obtained as a condition of development approval.
3. Village Parks and Open Space lands may be used for the development of active and passive recreation facilities depending on the needs of the community as established by the City. Prior to the transfer of lands to the City, certain conditions of conveyance will be required to be met including such matters as site grading, park servicing, and, the provision of walkways and fencing.
4. New Village Parks and Open Space areas should be located along village mainstreets or secondary streets near Village Residential, Village Residential - Enterprise and Village Core areas and should be easily accessible by pedestrians and cyclists.
5. In approving plans of subdivision, the city shall consider requiring a walkway and bicycle path system to be developed so that an integrated open space network may be created. Where possible, walkways and/or bicycle paths should be located along watercourses, hedge rows and other natural boundaries or along Collector Roads.
6. The inclusion of privately-owned lands within the Parks and Open Space designation does not obligate the City, Conservation Authority or Province to acquire, compensate or purchase these lands.
7. Unless specifically identified as a public space (i.e. Park or trail) illustration of these lands in Village Schedules does not imply that the lands are available or open to the public.



## Village Greenspace

The objective of the Village Greenspace designation is to identify areas within villages that provide a valuable contribution to biodiversity and wildlife habitat, are assessed as having a high environmental value by the City, Conservation Authority, or Province, or are constraint lands because their physical characteristics and location have been identified as a risk for the loss of life, injury, property damage, or social disruption if developed. These environmental constraints to development may be natural hazards such as flood plains and unstable soils or hazards that result from human activity such as contaminated sites and mine hazards. Because of the constraints on these lands development or redevelopment will not generally be permitted in this designation.

It should be noted that this designation does not encompass all natural hazard or natural heritage elements that are present within the village. Other elements may be located on the Village Natural Heritage System schedule, Schedule K of the Official Plan or in Conservation Authority schedules illustrating the floodplain or regulation limit under the Conservation Authorities Act. It is anticipated that lands will be added to this designation overtime through the development application process.

The Village designation includes various lands defined or designated by the Province, City or Conservation Authority as:

- a. A Provincially Significant Wetland or Wetland Complex as designated on Schedule A of the Official Plan;
- b. Areas of Natural and Scientific Interest – including Candidate Areas;
- c. Significant Woodland;
- d. Wetlands associated with a Significant Woodland;
- e. Significant Valleyland;
- f. Significant Wildlife Habitat;
- g. Habitat for Species at Risk;
- h. Fish Habitat
- i. Flood Plain;
- j. Natural Corridors and Linkage features
- k. Dynamic Beach; or
- l. Areas of Unstable Soil.

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## Policies

1. New development or significant redevelopment is discouraged in and around lands designated Village Greenspace.
2. Any proposal for development or redevelopment within Village Greenspace will require an Environmental Impact Statement as defined in the Official Plan.
3. New development or significant redevelopment will not be permitted in:

- a. A Provincially Significant Wetland or Wetland Complex;
  - b. Significant Habitat for threatened species or endangered species;
  - c. Fish Habitat except in accordance with Provincial and Federal requirements;
  - d. Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards or dynamic beach hazards unless it has been demonstrated to the satisfaction of the Conservation Authority and City that:
    - i. The site has safe access appropriate to the natural hazard;
    - ii. The development and site alteration can occur in accordance with floodproofing standards;
    - iii. New hazards are not created and existing hazards are not aggravated; and
    - iv. No adverse environmental impacts will result.
4. Lands within the Village Greenspace designation may be dedicated to the City for passive recreational use but such lands will not generally be considered part of the parkland dedication requirement.
5. The boundary of Village Greenspace designation will be corroborated by the City and then surveyed by the applicant as part of a complete application.
6. In determining if further investigation is required in the event an environmental constraint is identified; the policies in the Official Plan shall apply when considering development in the village.
7. Construction or Development within the Village Greenspace designation may require a permit issued under the Conservation Authorities Act.

## Village Mobile Home Park

The objective of the Village Mobile Home Park designation is to recognize existing mobile home parks and to define requirements for new or expanded mobile home parks within villages.

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### Policies

1. Permitted land uses will be mobile homes and accessory uses such as a private park for use of the residents and related buildings such as a laundromat and/or office for the mobile home park.
2. New Mobile home parks will only be allowed through an amendment to the Official Plan.
3. Prior to the development of any new or the expansion of an existing mobile home park, the City will require that consideration be given to matters as outlined in the Official Plan including the following considerations:
  - a. The provision of an on-site park with recreational facilities for the use of park residents;
  - b. The construction and maintenance of the internal private roads to a standard acceptable to the municipality;
  - c. The details of proposed water and sewer servicing of the development having regard to Ottawa Official Plan and the Rural Infrastructure Master Plan;
  - d. compatibility with adjacent existing or future land uses; and,
  - e. Village dwelling unit capacity numbers, if applicable.
  - f. Connectivity to the remainder of the village.

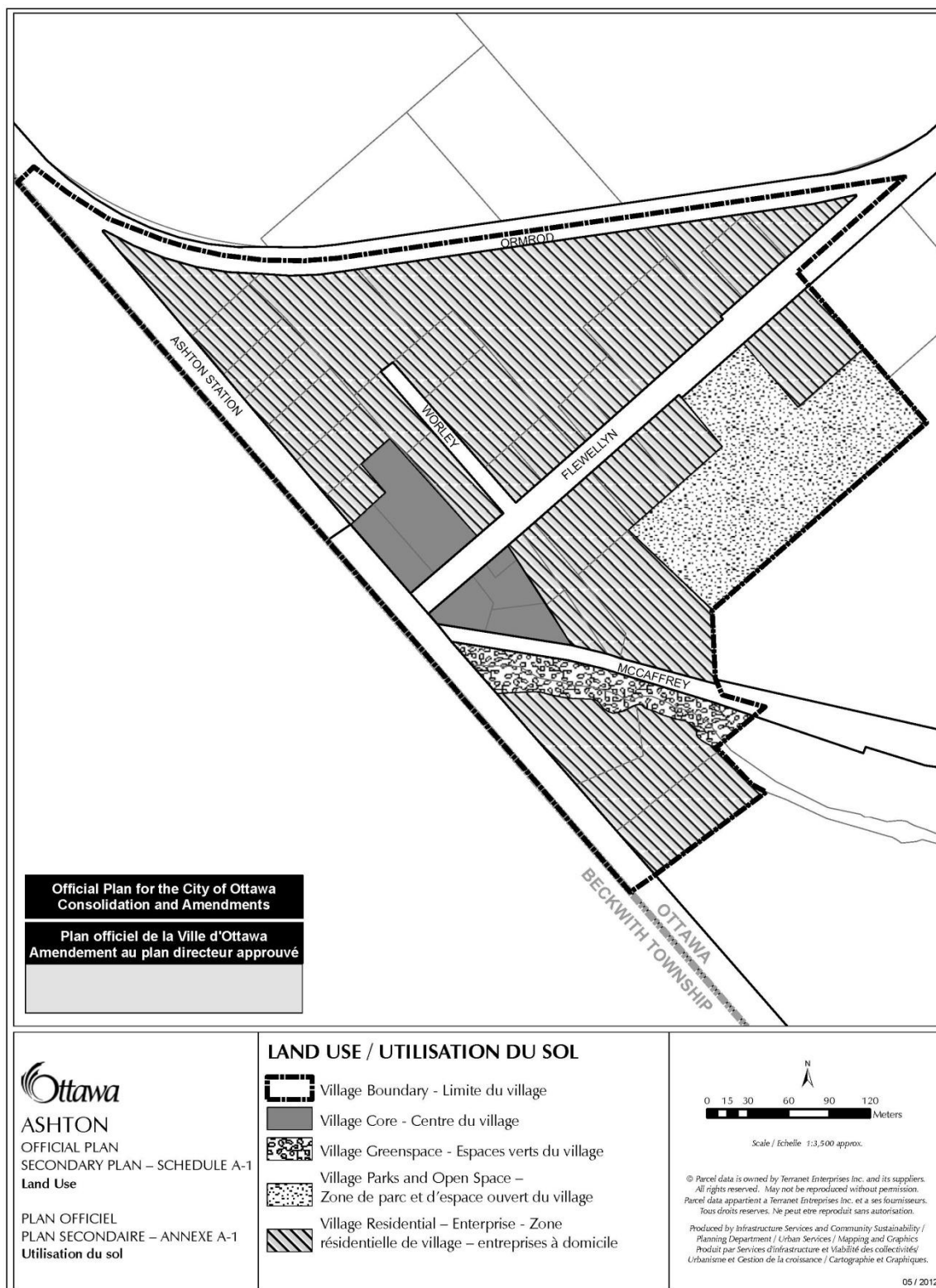
*Part 4:*

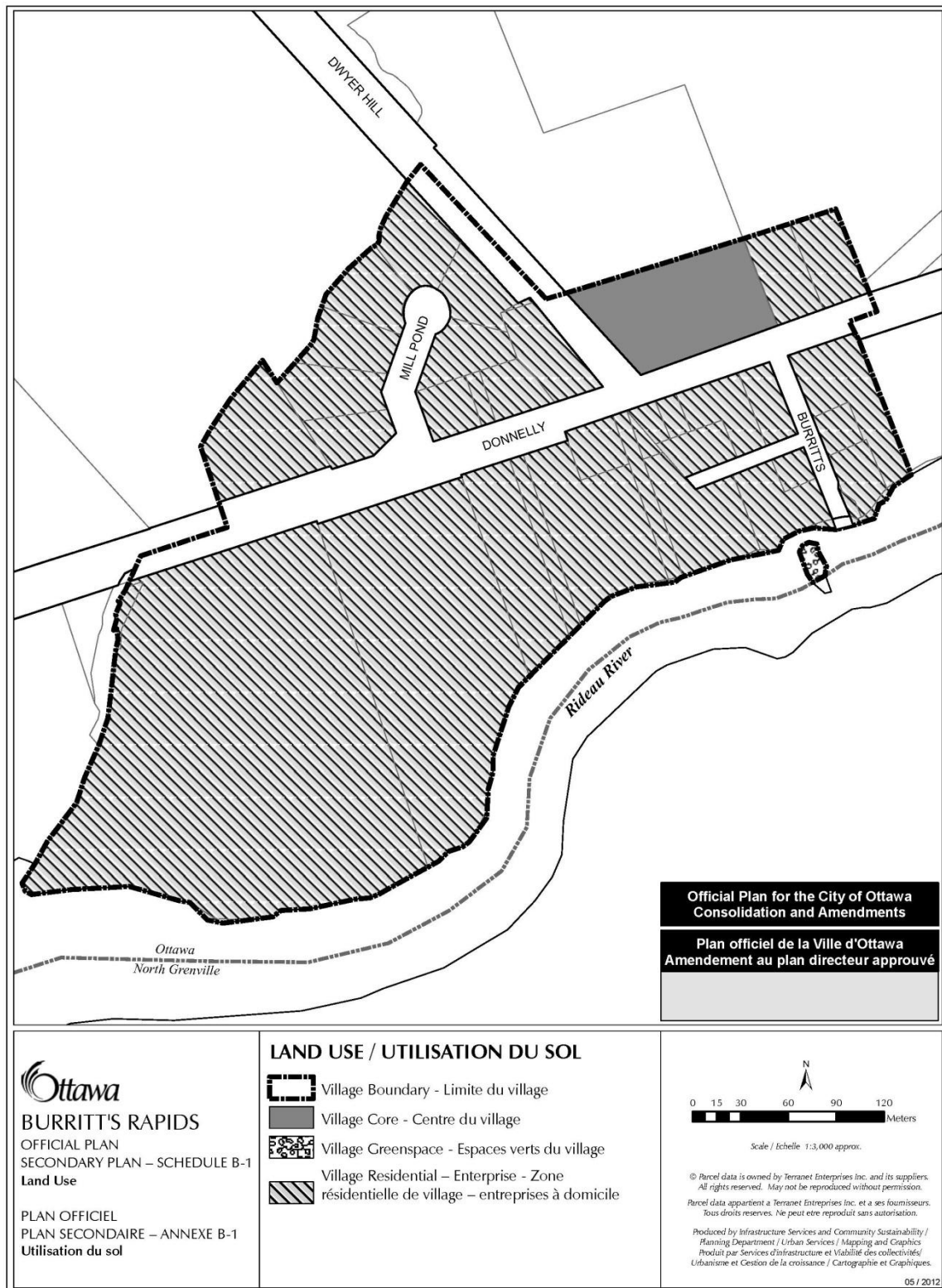
VILLAGE  
LAND USE  
SCHEDULES  
AND  
NATURAL  
HERITAGE  
SYSTEM  
OVERLAYS

## Part 4: Village Schedules and Natural Heritage System Overlays

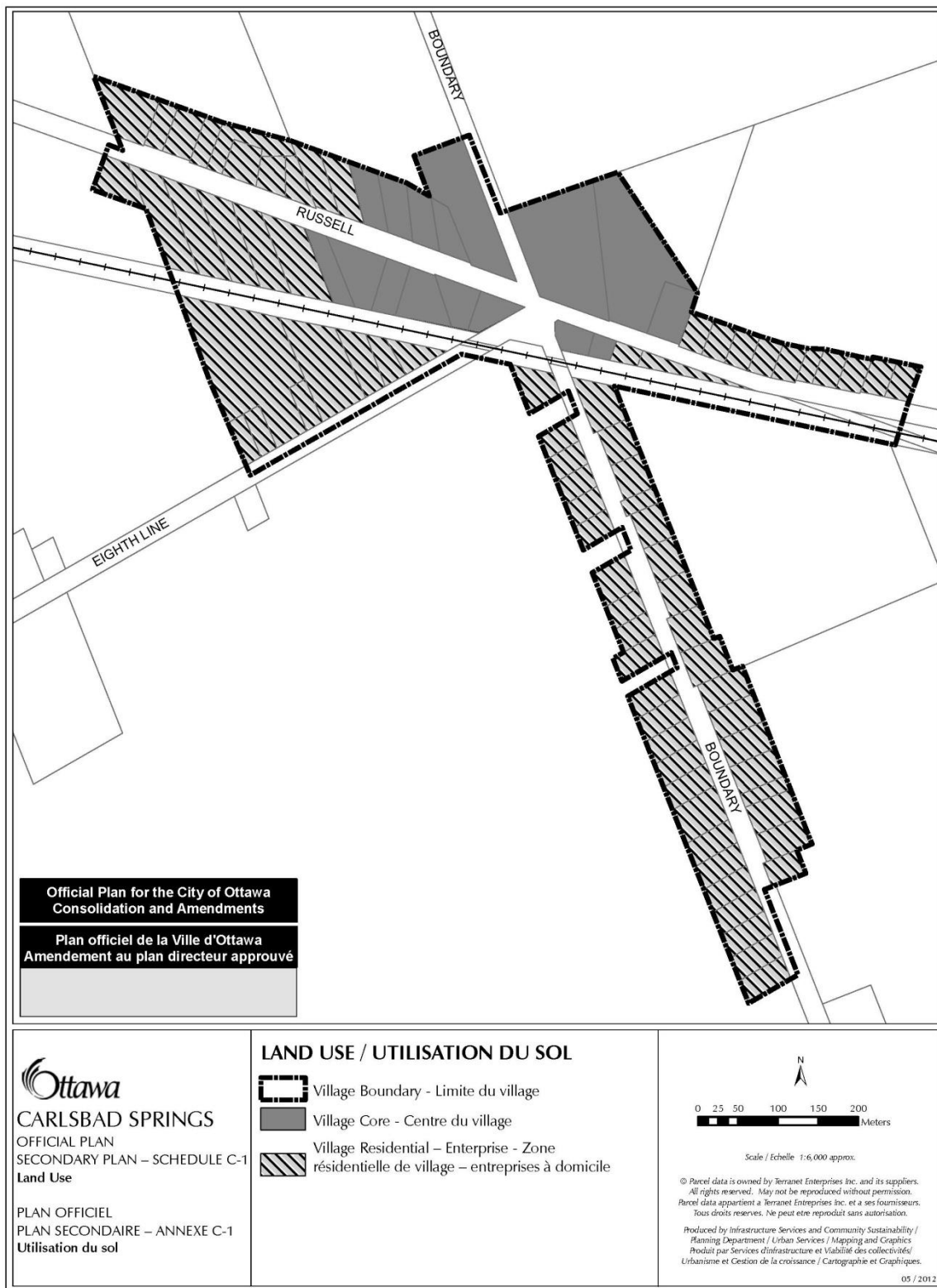
### Village Land Use Schedules

This section of the plan presents the land use schedules that illustrate the land use designations that apply within each of the villages.

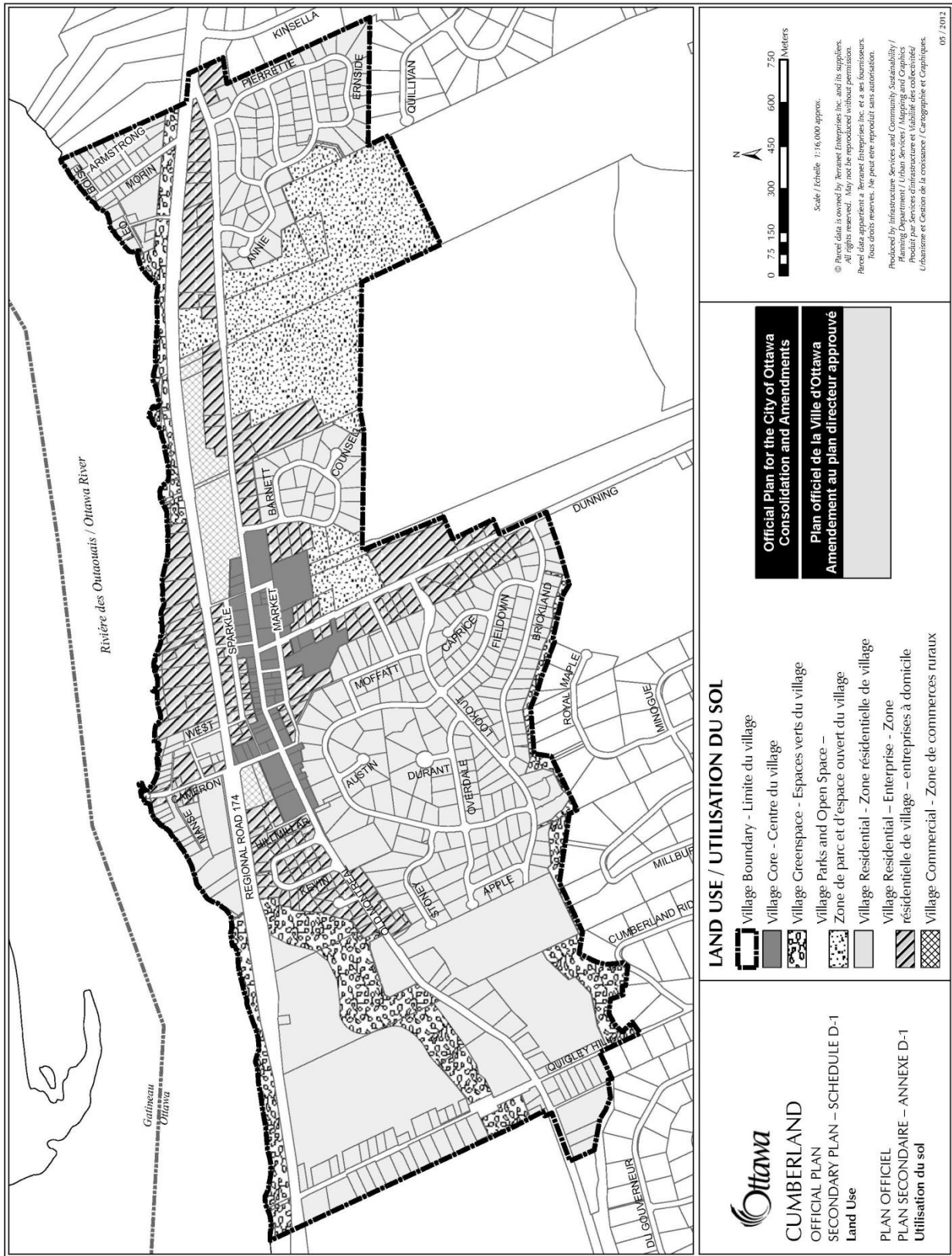


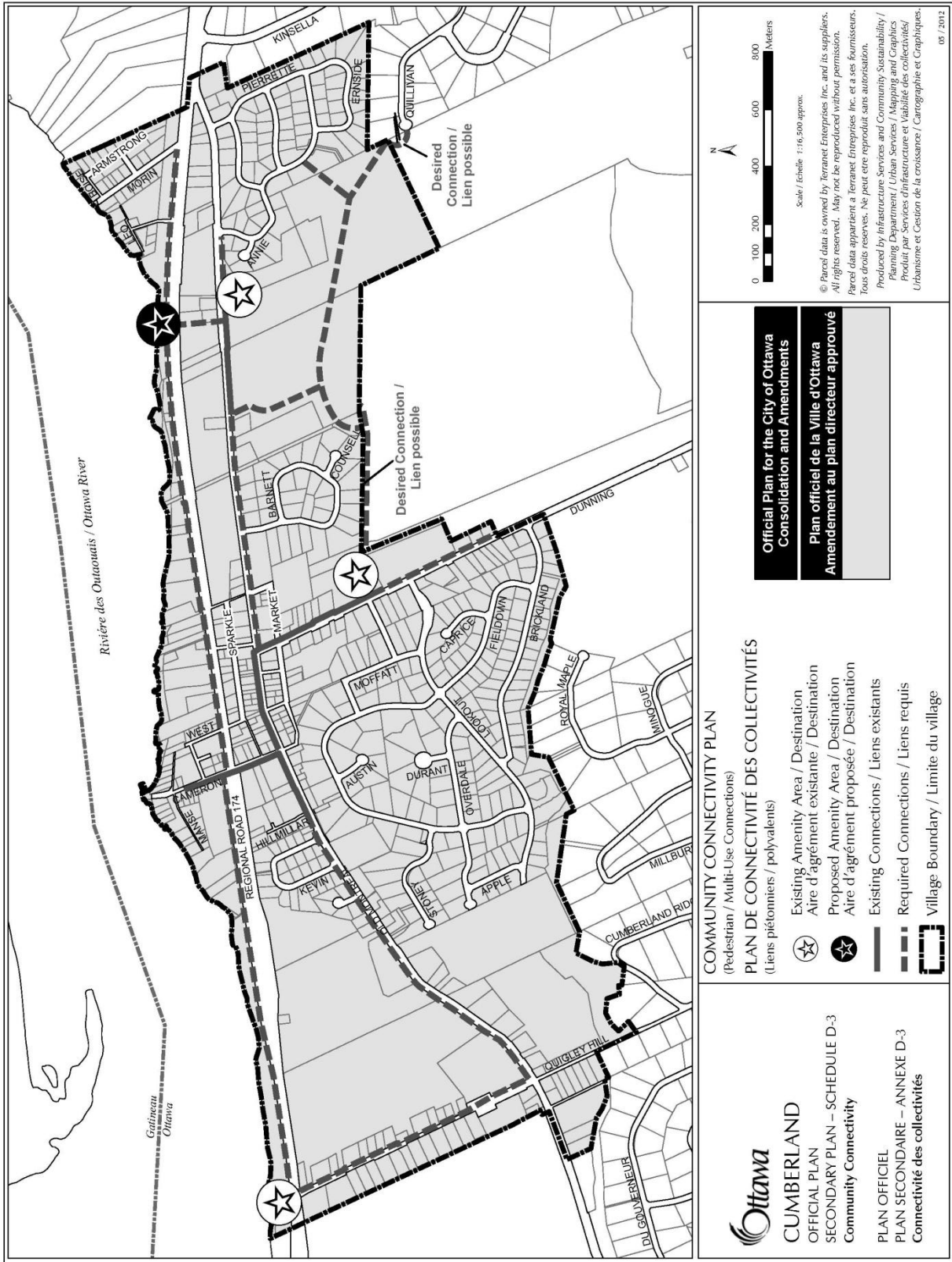




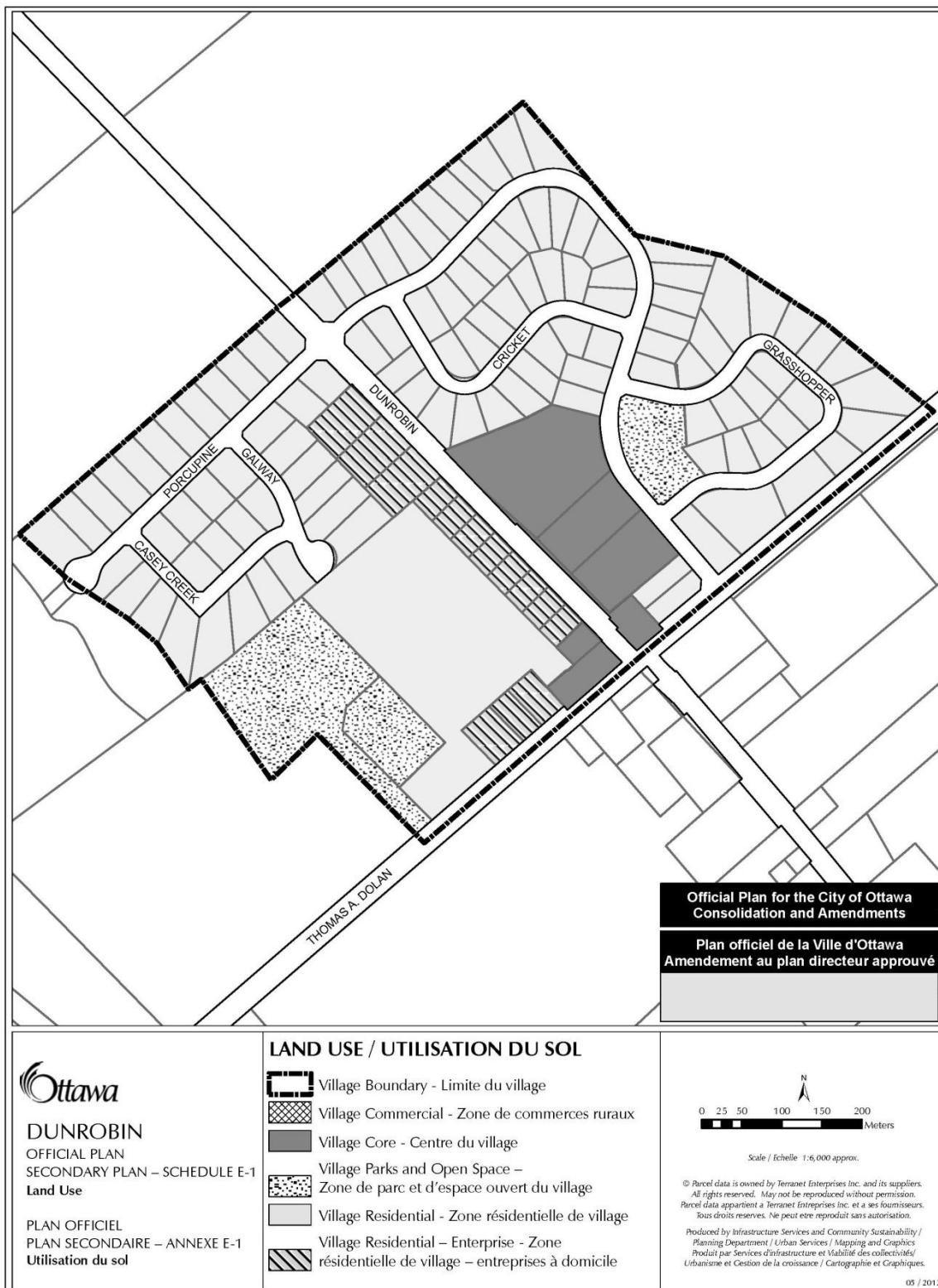


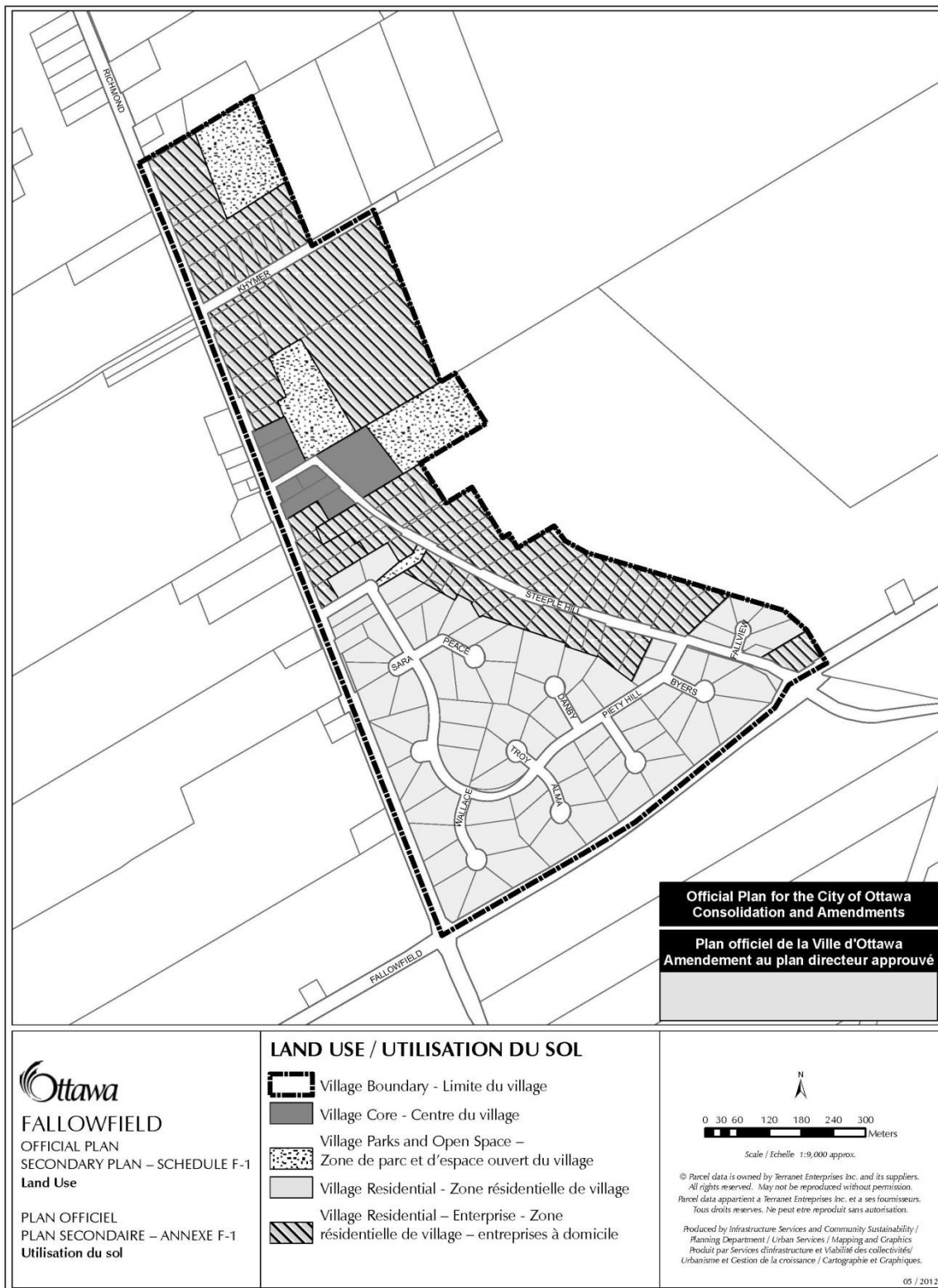


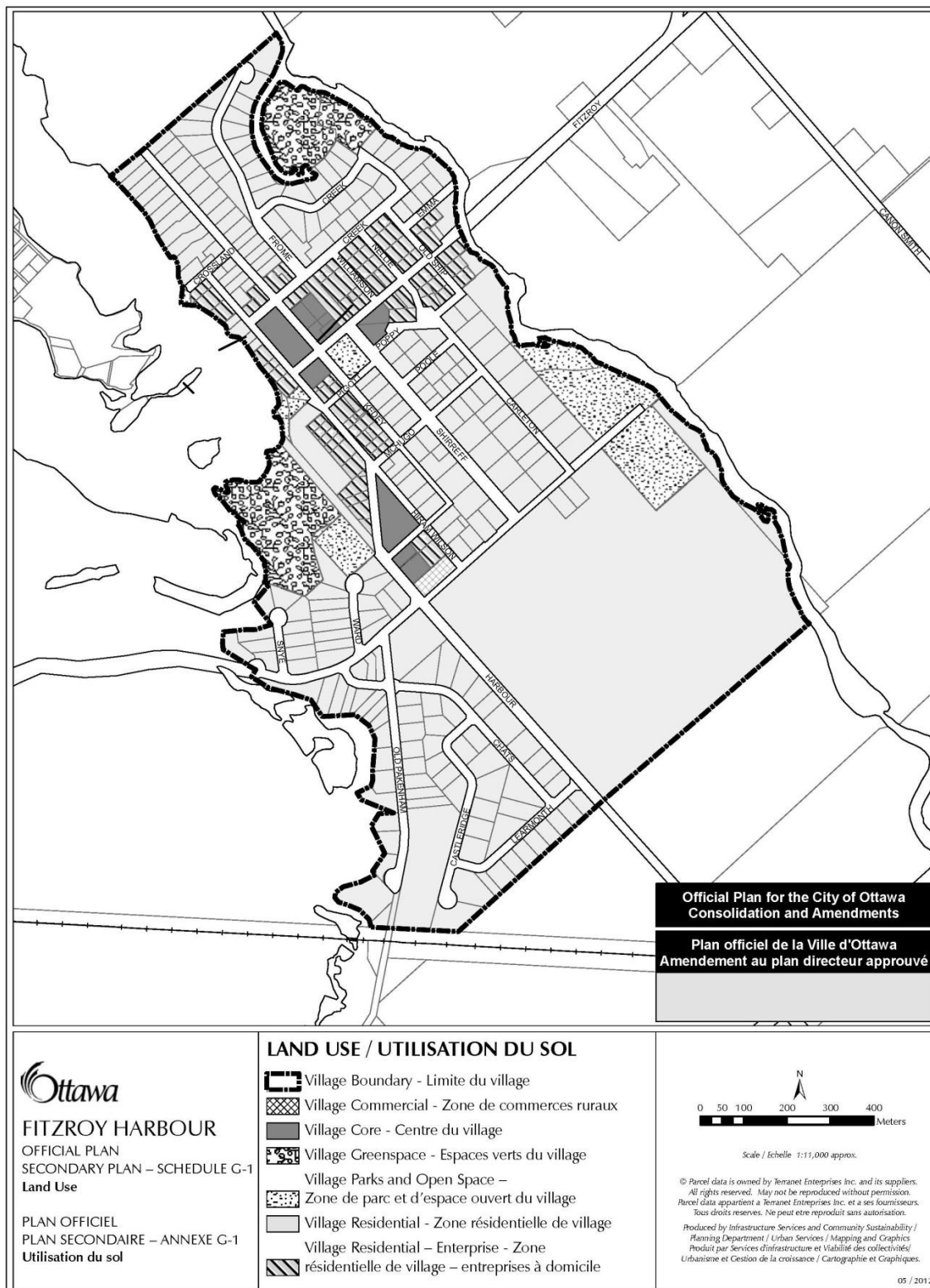




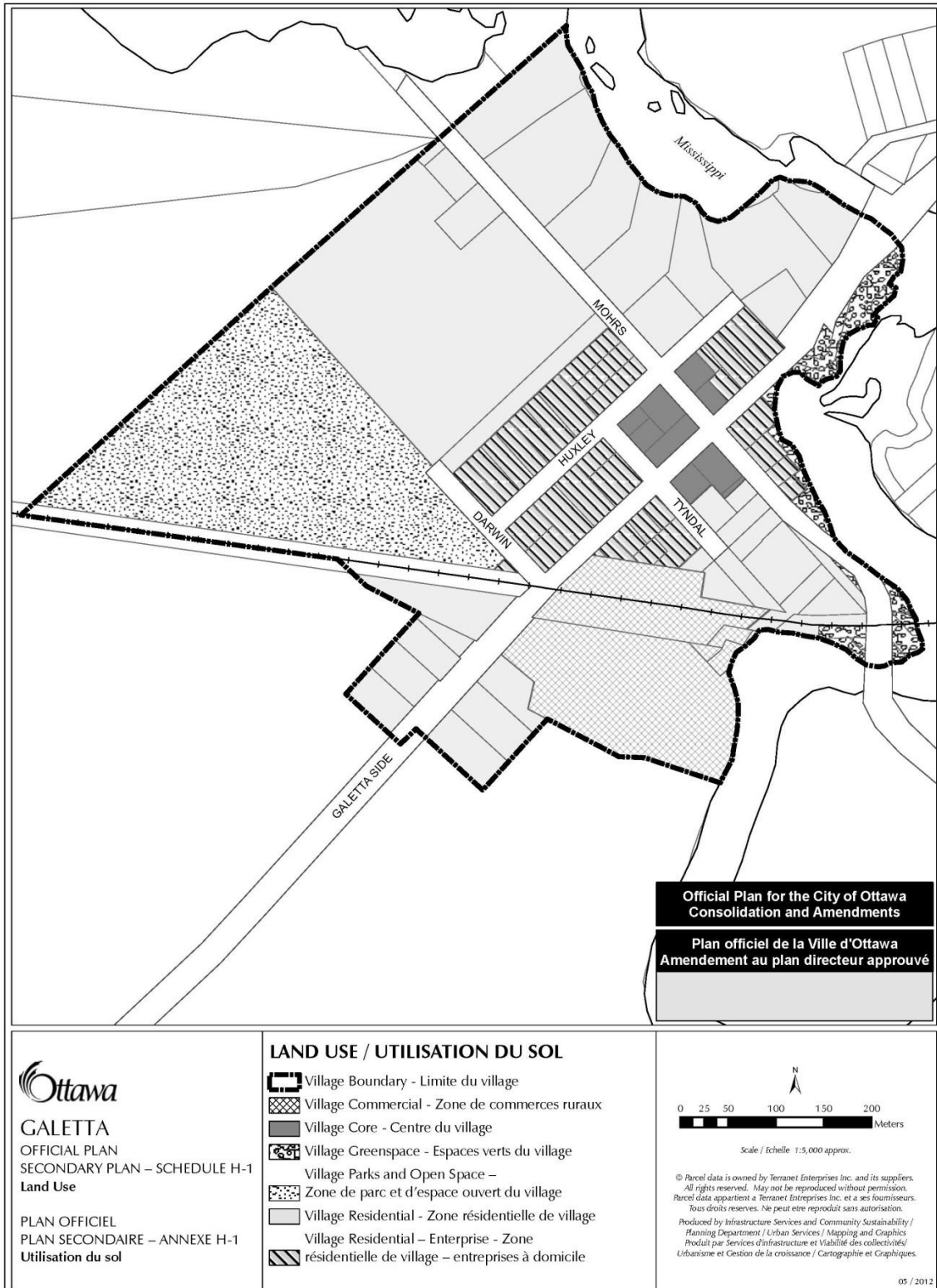


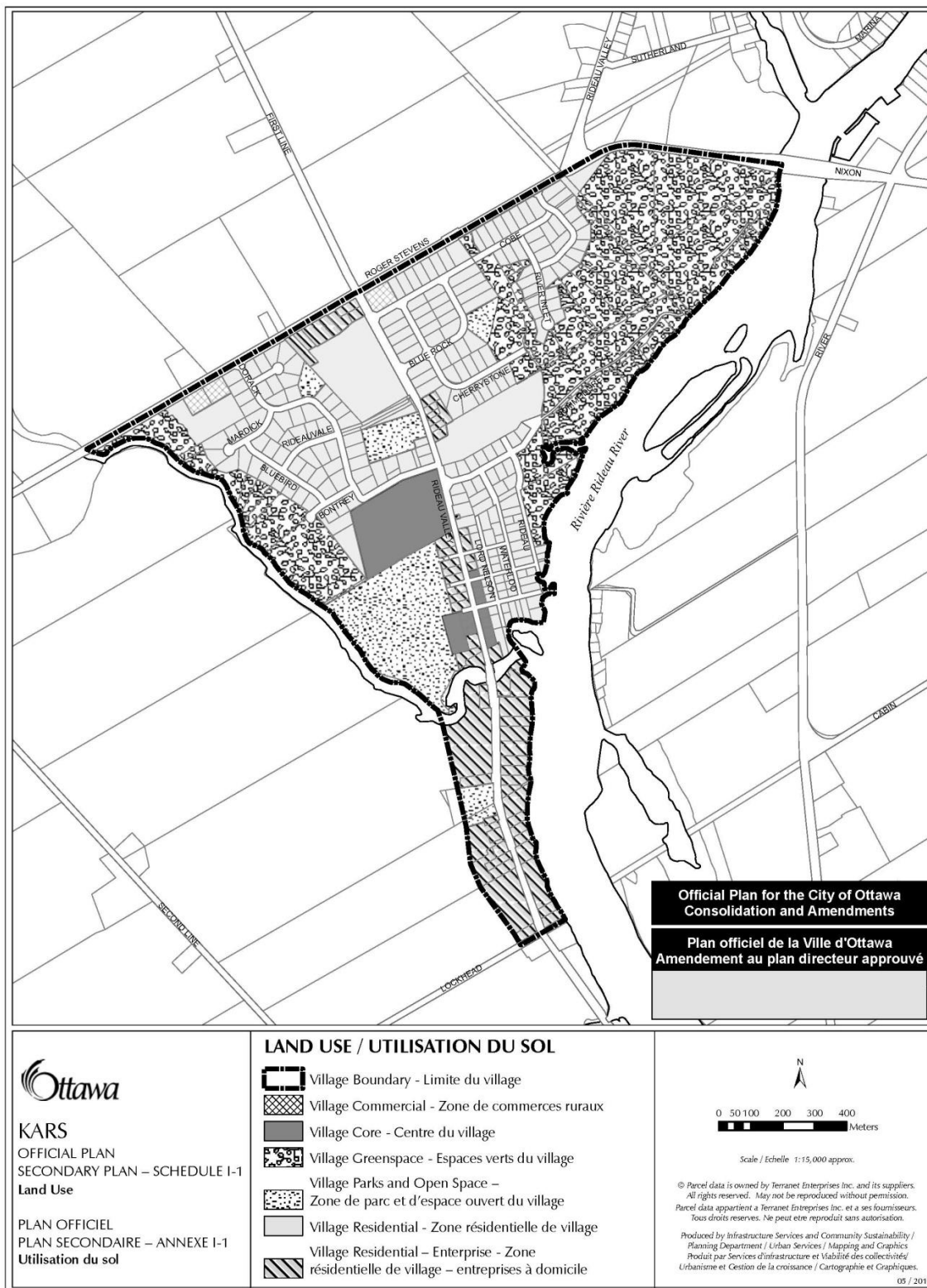


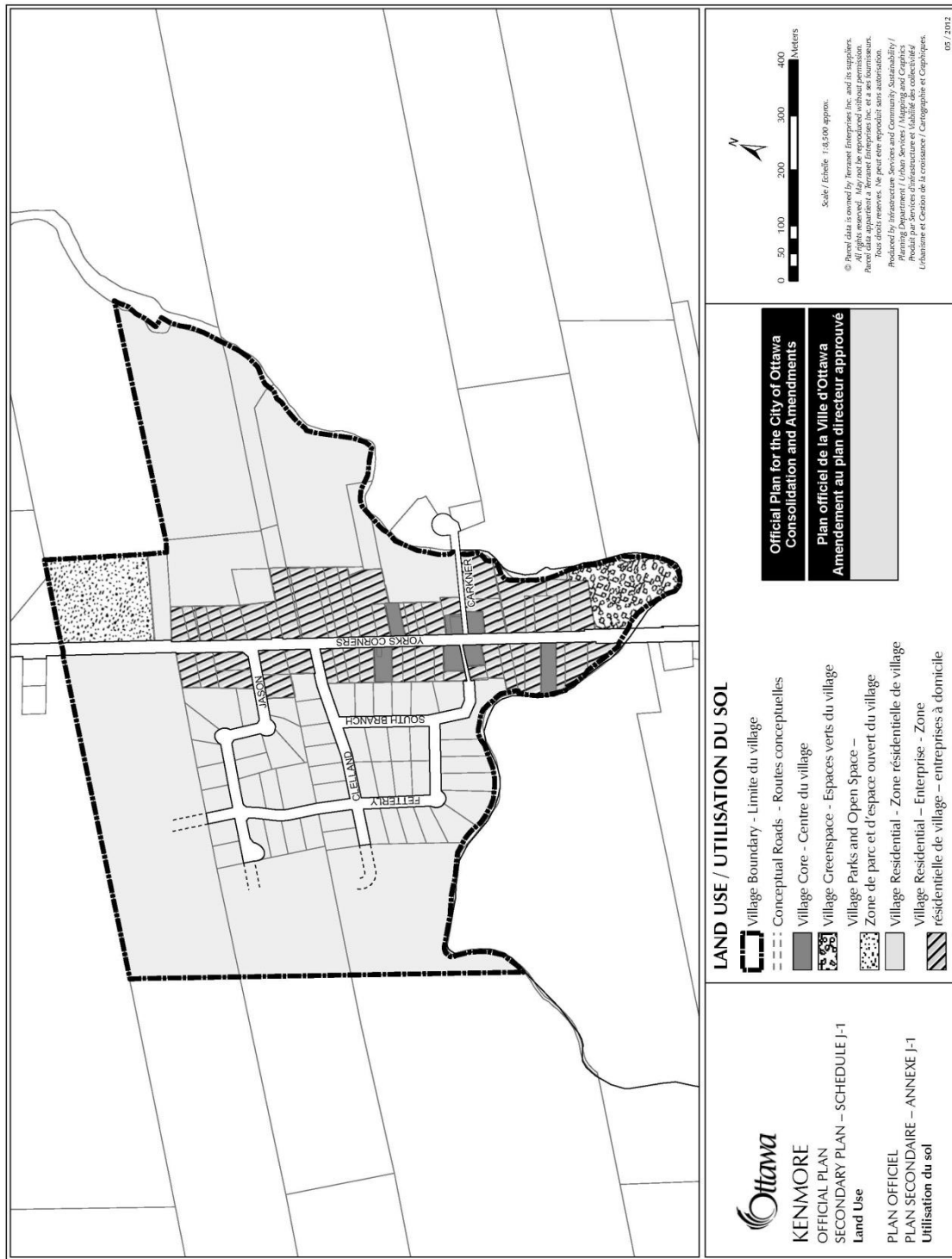




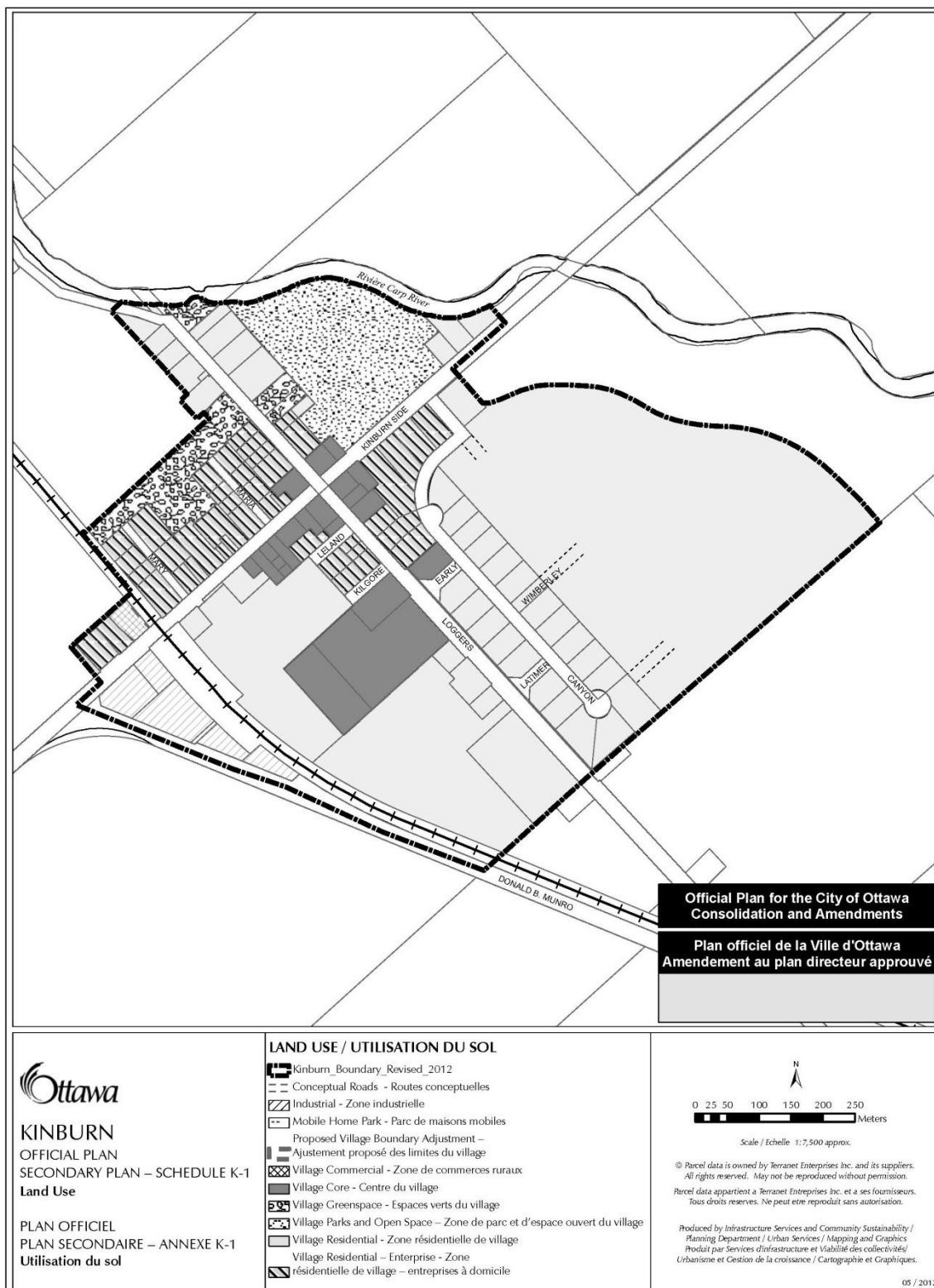
















**Ottawa**  
**METCALFE**  
 OFFICIAL PLAN  
 SECONDARY PLAN – SCHEDULE M-1  
**Land Use**  
 PLAN OFFICIEL  
 PLAN SECONDAIRE – ANNEXE M-1  
 Utilisation du sol

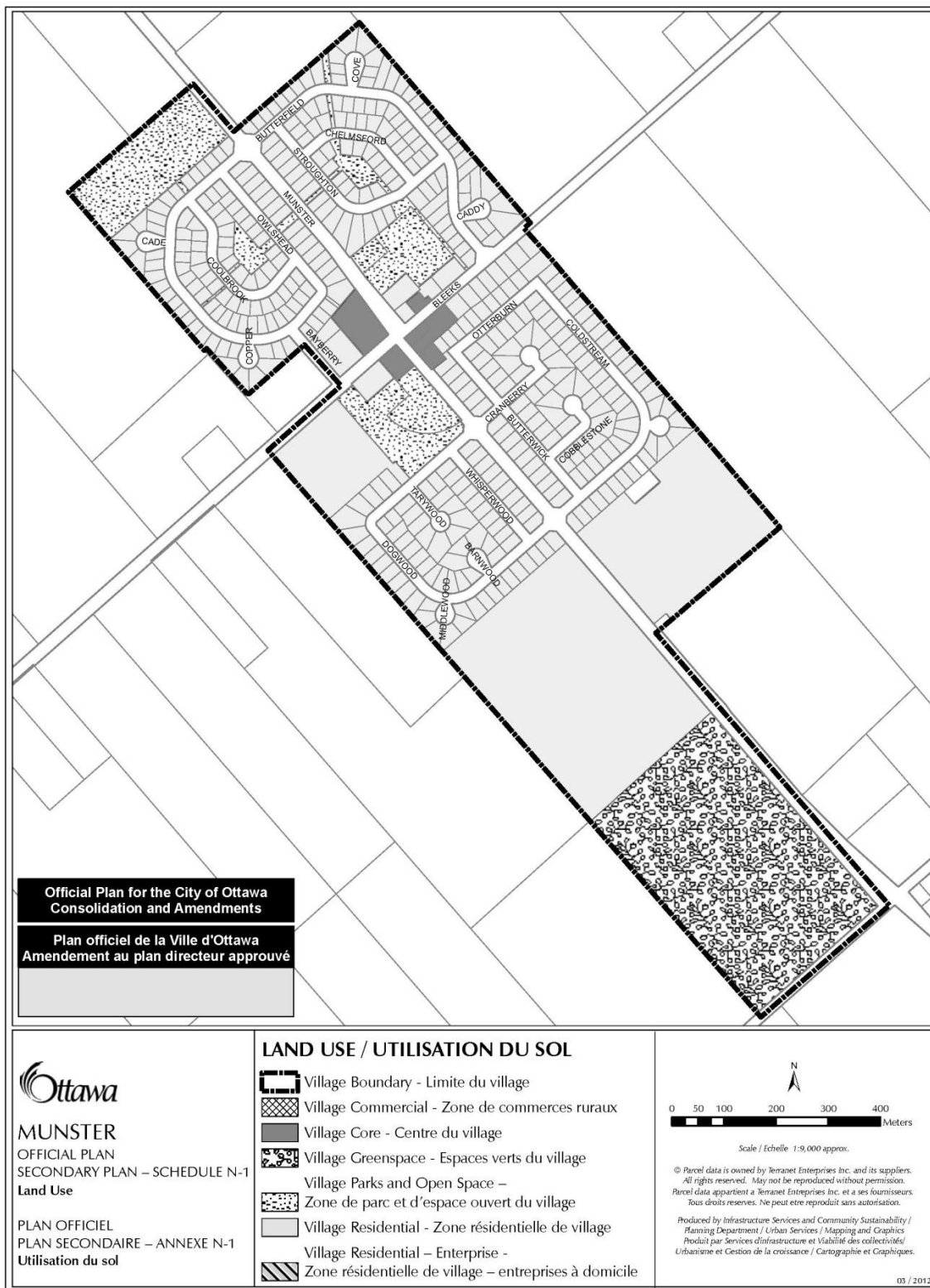
**LAND USE / UTILISATION DU SOL**

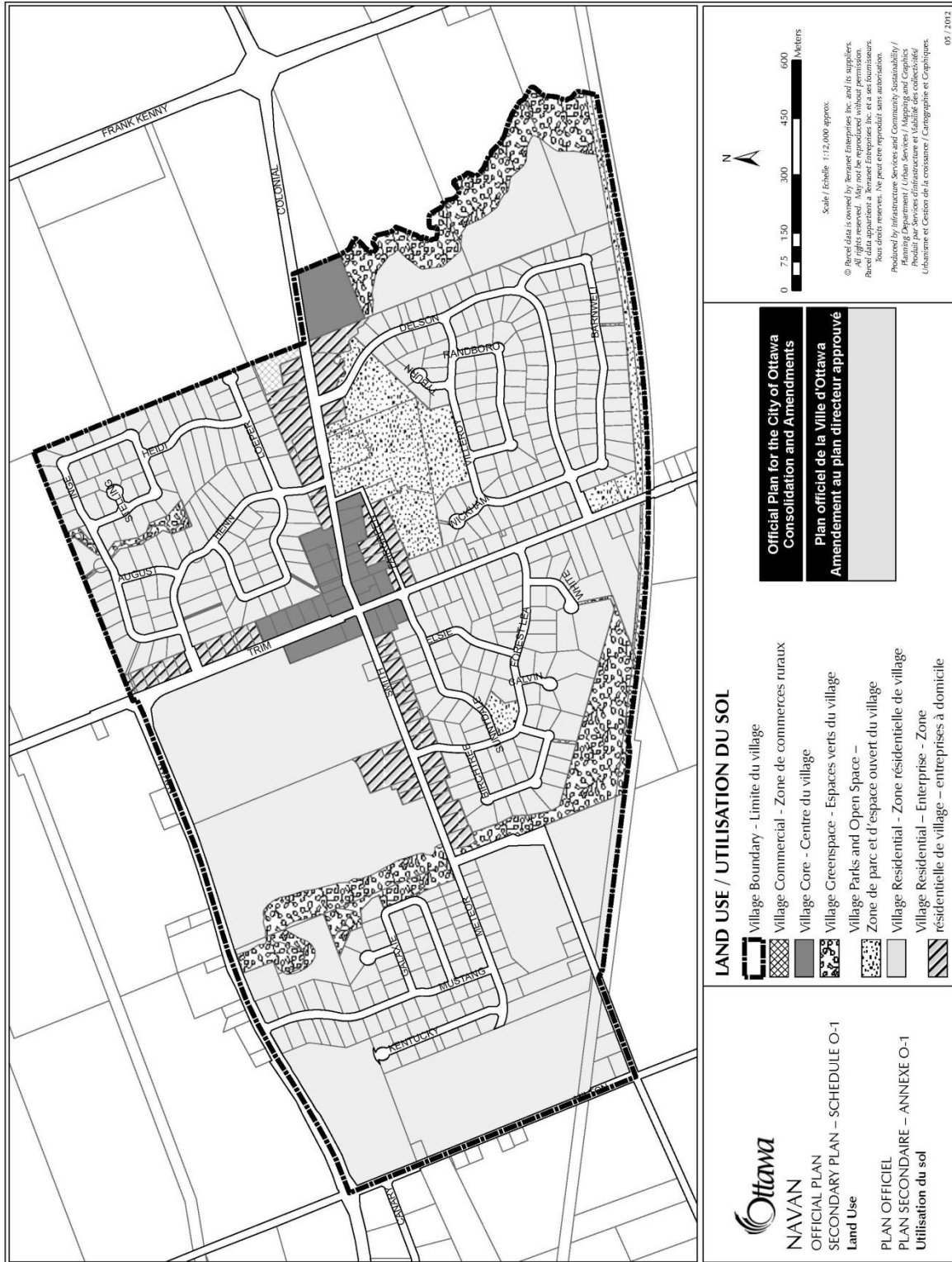
- Village Boundary - Limite du village
- Conceptual Roads - Routes conceptuelles
- Village Commercial - Zone de commerces ruraux
- Village Core - Centre du village
- Village Parks and Open Space –  
Zone de parc et d'espace ouvert du village
- Village Residential - Zone résidentielle de village
- Village Residential – Entreprise - Zone  
résidentielle de village – entreprises à domicile

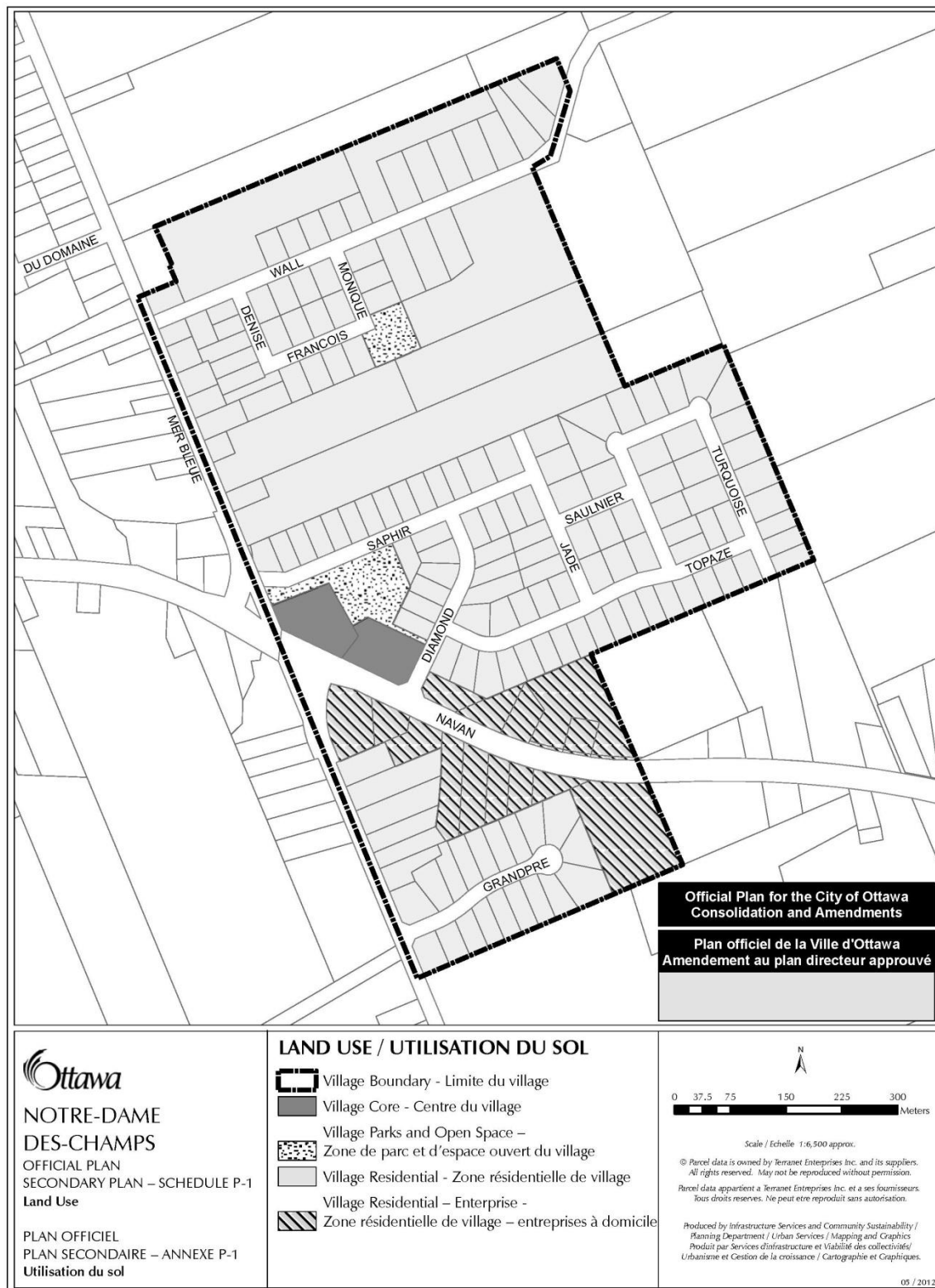
Scale / Echelle: 1:17,000 approx.  
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05 / 2012

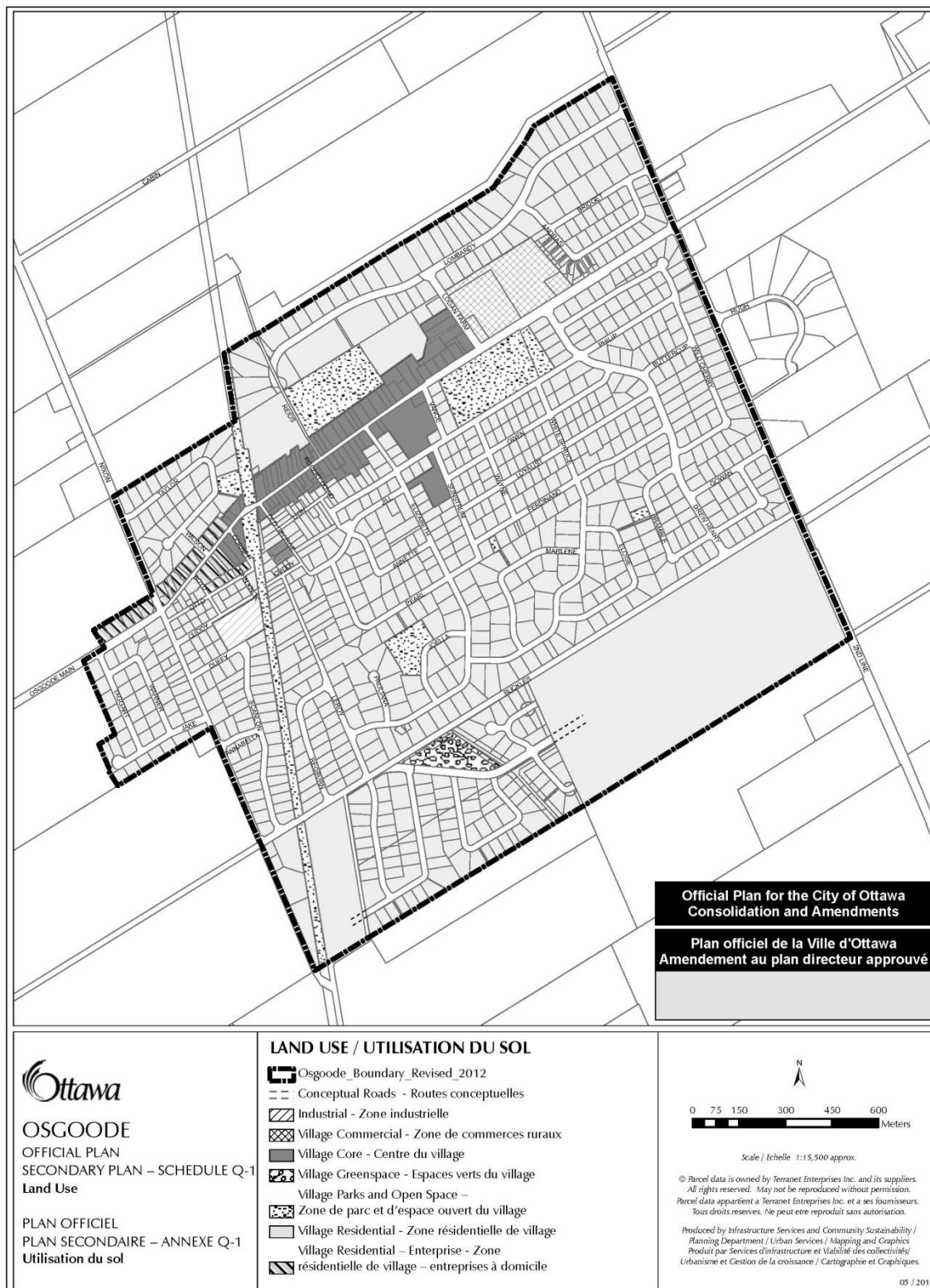


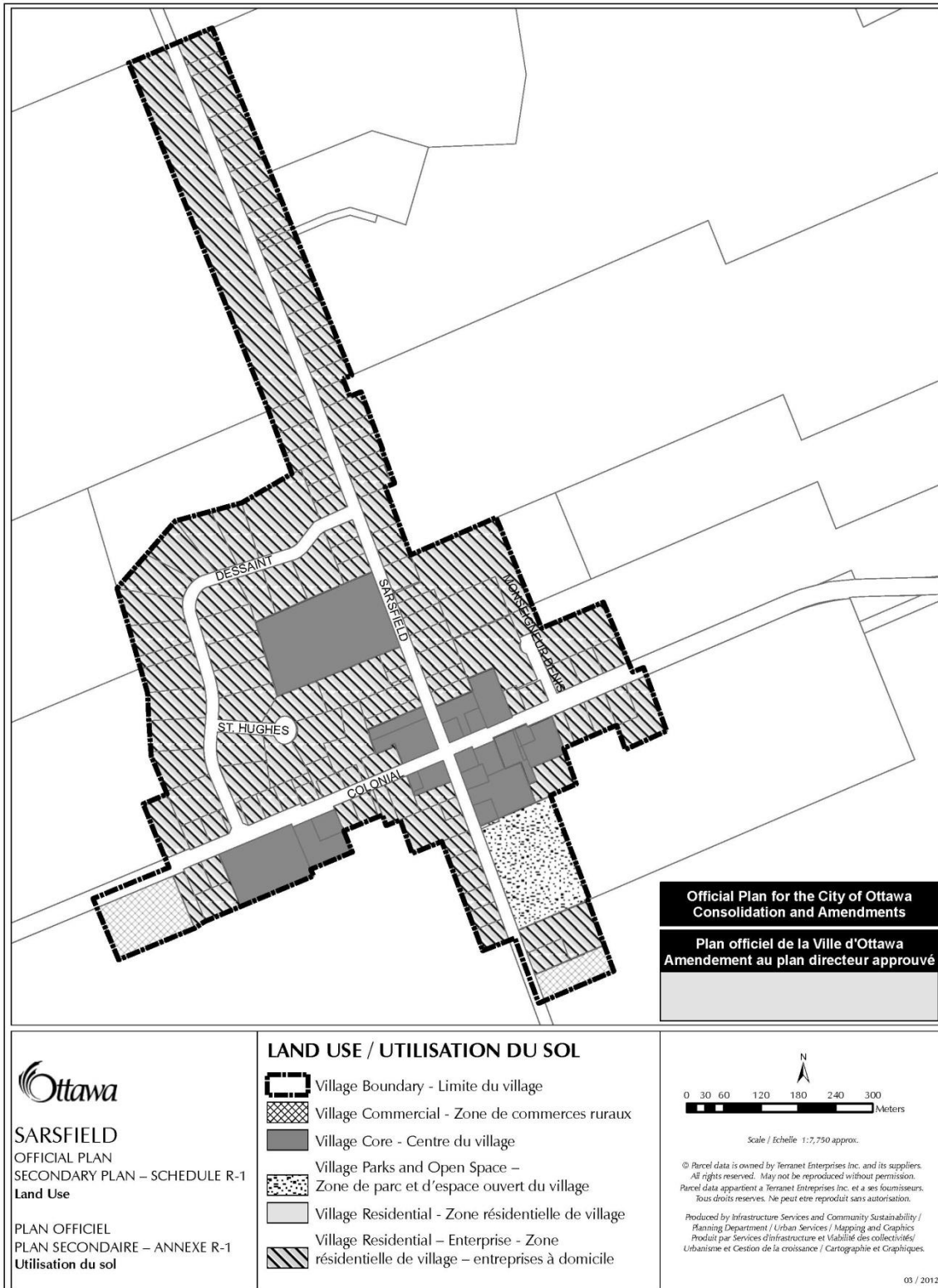






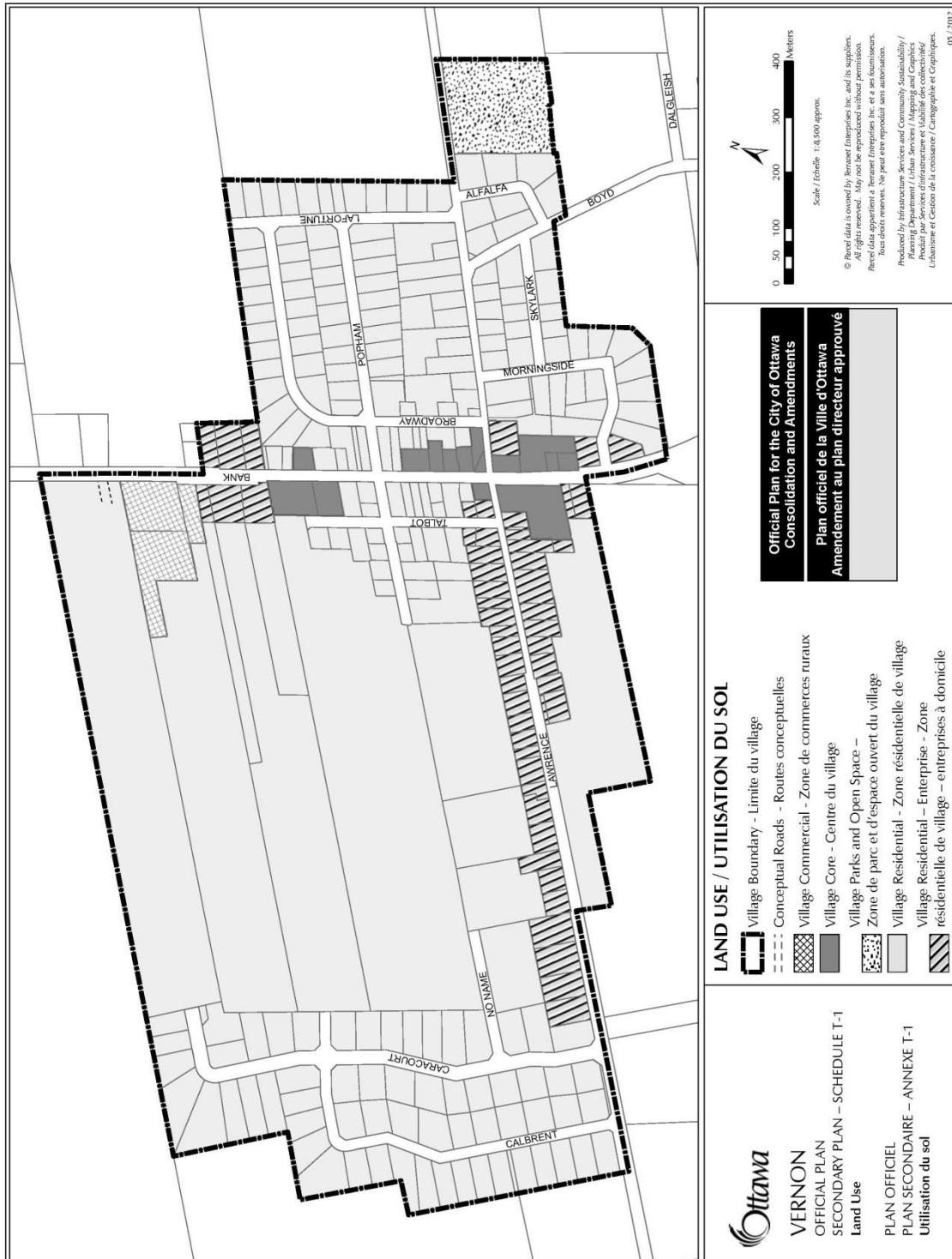












## Natural Heritage System Overlays

This section of the plan presents the natural heritage system overlays. These schedules provide more detail on the general boundaries of features as they are defined in the Official Plan.

