



*Village Heritage... Village Character... Village Pride*

## Manotick Secondary Plan

The City of Ottawa has now posted all documents related to the revised Manotick Secondary Plan that will be going to ARAC (Agricultural and Rural Affairs Committee of Council) on December 10th. ARAC Chair, Councillor Moffatt has arranged that the ARAC meeting be held in Manotick at the Manotick Arena (2nd Floor) starting at 6:30 pm. I urge residents of the Village of Manotick and surrounding area to attend this historic meeting and to provide your views regarding this update to our Secondary Plan.

There are three documents posted on the city website and also available here on the MVCA website:

[1. Manotick Secondary Plan - Official Plan and Zoning By-law Amendments \( File #: ACS2015-PAI-PGM-0165\)](#)

The recommendation to Council via ARAC is that Council approve:

- a. Official Plan Amendment 162 to replace the existing Manotick Secondary Plan with a new Secondary Plan for Manotick, and to update various schedules and a policy in the Official Plan, as set out in Document 2; and
- b. An Amendment to Zoning By-law 2008-250 to implement the new Manotick Secondary Plan, as detailed in Document 3

[2. Official Plan Amendment \(Document 2\)](#)

[3. Recommended Zoning Maps and Details of Recommended Zoning \(Document 3\)](#)

### Manotick Secondary Plan Display Boards

The Manotick Secondary Plan project web site has been updated with boards that were shown at the June 27th open house at the RVCA headquarters. You will find the web site at <http://ottawa.ca/en/city-hall/public-consultations/planning-and-infrastructure/2014-manotick-secondary-plan-update>.

Story boards presented at the Sat Nov 29th, 2014 Secondary Plan Open House

- [Alternative Travel Modes](#) [ 3.17 MB ]
- [Existing Wastewater System](#) [ 1.2 MB ]
- [Proposed Water Distribution System](#) [ 1.81 MB ]
- [Proposed Wastewater Network](#) [ 1.78 MB ]
- [Village Core – Character Areas](#) [ 1.05 MB ]
- [Manotick Secondary Plan Boundary](#) [ 1.99 MB ]
- [Mahogany Land Use](#) [ 1.7 MB ]
- [Natural Heritage Systems](#) [ 1.95 MB ]
- [Parking and Traffic](#) [ 2.39 MB ]

### Manotick Secondary Plan: Land Use



[Article by Councillor Scott Moffatt](#) February 2015



[Introduction to Land Use Planning in Ontario](#) - Presentation given by Krista Libman, City of Ottawa, April 12, 2014

## Secondary Plan IN THE NEWS

[Secondary Plan Still Needs Tweaks](#) Ottawa Community News, August 14

[Secondary Plan Important to Manotick](#) Ottawa Community News, June 26, 2015

[Moffatt looking at 5 storey buildings, vacant lands](#) Manotick News, January 23, 2015

[Secondary Plan top of mind for Moffatt in 2015](#) by Emma Jackson January 5th, 2015

[Community wants to drive Secondary Plan review](#) Article by Emma Jackson, Oct. 3, 2013

## CBC Radio to broadcast live from Manotick Friday morning

*The Mill, traffic, infrastructure and youth issues in village to be featured in special edition of Ottawa Morning*

SPECIAL TO THE  
MESSENGER

Manotick will be the focus of a special edition of CBC Radio's Ottawa Morning show Friday.

Throughout the last several months, the program has been featuring and broadcasting from a number of communities in Ottawa and the surrounding area.

"We will be looking at the community of Manotick, looking at the changes that are taking place, some of the things that make Manotick unique, and some of the issues facing the community," said CBC Ottawa Morning Producer Christine Maki.

Ottawa Morning host Hallie Cotnam will be broadcasting live from the village Friday morning. She will be discussing a number of issues in the village, including youth issues with Janice Domaratzki of the MVCA, traffic and growth with MVCA President Klaus Beltzner, the success and popularity of Manotick's events and restaurants with Manotick BIA President Donna Smith, and the history of the village and Watson's Mill.

As part of the program, Manotick Messenger editor and publisher Jeff Morris will take Cotnam and her crew on a guided tour of the village.

"It's exciting for Manotick that CBC would come out and feature

the village for an entire show," Morris said. "We tried to give them a real feel for Manotick and what makes it such a special place."

The tour included stops at Watson's Mill and Dickinson Square, the corner of Bridge and Main Streets, and a look at the new Minto Mahogany development.

"The Mill was a good place to start the tour because it is the vortex of the village," said Morris. "Manotick was built around the Mill and because of the Mill. While some of us take the story and the history of the Mill for granted locally, most of the people in Ottawa are unaware of the rich history of the Mill and of Dickinson Square. The ghost of Ann Crosby Currier is a huge part of our local identity, and the story of her death at Watson's Mill remains a riveting tale more than 150 years after her passing."

"A visit to the corner of Bridge and Main Streets is an eye opener for anyone, and it really gives a good indication of some of the traffic issues facing Manotick."

"The Minto development is also an important thing to examine," added Morris. "Minto went to extensive lengths to ensure that the homes in the Mahogany community were consistent with the look and feel of the village, and that the village character would not



Hallie Cotnam, host of CBC Radio's Ottawa Morning, will be broadcasting from Manotick Friday morning.

be compromised. When you look at how urban developers are infringing on smaller rural towns and villages, Minto provided a template on how responsible growth in a historic village can be done right."

Ottawa Morning host Hallie Cotnam was impressed with the village in her first trip to Manotick.

"It's a beautiful community and it has a great mix of shops and restaurants," she said.

"There are definitely a lot of places here that you would never find in the city."

Among the other things to be discussed on the show will be the issues and problems facing our youth, from a lack of ac-

JEFF MORRIS PHOTO  
tivities and options to the recent Fentanyl outbreak.

Traffic and infrastructure in the village will also be discussed, and the impact of the Strandherd-Armstrong Bridge will be at the forefront of that discussion.

[Hallie in the Hood - Manotick](#) Audio clips from the radio program, April 4, 2014



[Planning in Ontario Case Study: Village of Manotick](#)

A copy of the city's Manotick planning primer, as presented to the Probus Club in January 2012



[Current Manotick Secondary Plan](#)



[As it was heard](#) by the City at its last public consultation, April 2011



[MVCA comments on the proposed Terms of Reference for the re-start of the Secondary Plan Review.](#)

The city has re-started Manotick's Secondary Plan Review with the first meeting of a public advisory committee on December 10, 2013. Councillor Moffatt proposed the initial membership for this committee to include Noel Norenus (Manotick Culture, Parks and Recreation Association), Todd Sandrock (St. James' Anglican Church), Liam Swords (real-estate), Donna Smith/Dianne Pritchard (Manotick BIA), Erin O'Connor (Minto), Klaus Beltzner (Manotick Village and Community Association) and himself. City Planner Rose Kung presented a draft Study Terms of Reference (TOR) for review and comment by the advisory committee.

Ms. Kung also proposed a general public meeting/workshop for January 2014 (date to be determined) to present and gather input. The proposed agenda includes:

- i) Manotick's 2013 profile
- ii) Findings of 2011/2012 Village Plan Review – determine if there are other issues
- iii) Current plan's vision for village - confirm vision
- iv) Current plan's vision for Village Core – confirm vision
- v) Land use/intent and zoning - solicit input
- vi) Existing conditions for parks, pathways, sidewalks, village destinations
- vii) Existing village design conditions of Village Core
- viii) Existing parking and traffic conditions – confirm issues
- ix) Existing jobs by sector and population, housing by type

## Resource Documents

### 1. CAUSE Report 1995

Community Assist for an Urban Study Effort or CAUSE, is a program developed by the Ontario Association of Architects (OAA) to assist Ontario communities to preserve the quality of life and their environment.

<a href="#">Introduction</a>	pg i-v	Table of Contents, Acknowledgements, Public Meeting Results,
<a href="#">Regional Context</a>	pg 1-6	Population, Revenue, Infrastructure and Utilities, Retail Sales Market, Industrial Prospects
<a href="#">Heritage</a>	pg 7- 12	A Brief History, Historic Buildings
<a href="#">Different Areas within Manotick Core</a>	pg 13-28	Parts of the Core, Gateways to Manotick
<a href="#">Different Areas within Manotick Core (cont)</a>	pg 29-41	Pedestrian Walkways, Bridge Street, Mill, Direction for Core Development
<a href="#">Different Areas within Manotick Core (cont)</a>	pg 42-51	Street Furniture, Farmers' Market, Tourism, Sketch of Proposed Improvements to Core
<a href="#">Recreation and Open Spaces</a>	pg 53-69	The River, Open Space Opportunities, Manotick Estates and Centennial Park, Neighbouring Municipalities
<a href="#">Implementation Strategies</a>	pg 71-73	Immediate Action, Mid Term Interventions, Long Term Goals
<a href="#">Appendix</a>	pg 75-78	History of Cause, Process, Manotick CAUSE team members


### 2. [Main Street Manotick](#) - November 1997 (Large file - 17 MB)

Streetscape concept and design guidelines articulate how the intrinsic qualities of Manotick Main Street can be enhanced. Prepared by Corush Sunderland Wright Ltd.

## City's Village Zoning Recommendations go to ARAC

On Thursday February 7, The City of Ottawa Agriculture and Rural Affairs Committee will vote on accepting the City's Village Zoning Recommendations.

The meeting will be held at 9:30 a.m. in the Champlain Room, City Hall, 110 Laurier Avenue West, Ottawa. You are welcome to attend the meeting and present your views.

 [Report](#) outlining the Departmental recommendations and further information on how you can make your views known.

 [Manotick Secondary Plan \(MSP\) Review Process Proposal](#)

### ● Public Information Session: Changing the Zoning for land use in Manotick

**Thursday, October 25 - 6-9 pm (Presentation at 7 pm)**  
**Alfred Taylor Recreation Centre**  
**2300 Community Way, North Gower**



A zoning by-law amendment report is being prepared by the City that contains proposed changes for all Villages, including the Village of Manotick.

A staff presentation at 7 pm will explain how the new land use policies identified below will change the City of Ottawa Zoning By-law as it applies to villages, including the Village of Manotick.

- [Welcome](#)
- [Your Association](#)
- [Community Calendar](#)
- [Village Voice](#)
- ["Keep it to 40" Campaign](#)
- [Events](#)
- [Transportation](#)
- [Development in the Village](#)
- [Official Plan-Rural](#)

**The following amendments will affect all Villages regarding legal non-complying lot sizes, parking requirements in Village Core areas, new provisions to permit slightly more intensive home-based businesses in certain areas of Villages and a new DR – Development Reserve Zone for selected properties in certain Villages are as follows:**

#### **1. Legal non-complying lots – new lot width and lot area provisions for existing lots in a VM, V1, V2 or V3 Zones**

The lot fabric in Villages varies widely given that development has occurred over a long period of time prior to zoning controls being in place. As a consequence, it is difficult to assign subzones that will render the majority of lots compliant with lot area and lot width requirements. A general provision already exists for non-complying vacant lots in the VM, V1, V2 and V3 zones. An additional provision is needed to address historic development patterns for existing lots where a dwelling is in existence on the lot. This general provision will render these lots compliant with lot width and lot area provisions. All other provisions of the Zoning By-law, setbacks from lot lines and maximum building heights for example, will continue to apply. ***This new provision will permit demolition of an existing building and***

- [Component](#)
- [Rideau River Issues](#)
- [Community Info](#)
- [Contact Us](#)

*reconstruction of a new building in a new location without the approval of the Committee of Adjustment for relief from the lot area or lot width requirements for the zone.* However, the replacement building would need to comply with all other provisions in the By-law.

**2. Home-based businesses in all Villages in the Village Mixed Use Zone**

The Village Mixed Use zone permits a variety of residential uses as well as a wide range of commercial uses. Currently, a home-based business is permitted in association with a residential use in a Village Mixed Use Zone. As amendments are proposed to permit a slightly more intensive home-based business in residential areas adjacent to the busier Village Mixed Use Zone, it was considered appropriate to **permit a home-based business to be more intensive in the busier Village Mixed Use context in all Villages.**

**DRAFT Home-based business provisions (The numbers are preliminary only! They can be amended during the consultation process in response to the concerns/feedback of Village residents)**

<p>Amendments to implement new policies regarding home-based businesses in the Villages of Ashton, Burritt's Rapids, Carlsbad Springs, Cumberland, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Kars, Kenmore, Kinburn, Marionville, Metcalfe, Munster, Navan, Notre Dame des Champs, Osgoode, Sarsfield, Vars, Vernon</p>	<p>Amendments are needed to implement the new policies for the Village Residential – Enterprise designation regarding home-based businesses. The new policies are intended to allow a slightly more intensive home-based business in certain areas of Villages, such as locations along busier roads and in the vicinity of the Village Core Area.</p> <p>The proposed zoning amendments will permit the number of non-resident, on-site employees to increase from one to two. In addition, the area of the dwelling that will be permitted to be occupied by a home-based business will increase from 54 square metres to 75 square metres, to a maximum of 45% of the area of the dwelling.</p>
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**3. New DR 3 – Development Reserve subzone 3 for Villages**

The Development Reserve zone has been applied to vacant land within Villages where it is anticipated development will occur in the future by Plan of Subdivision or in circumstances where the planned use of the land has not yet been determined. The DR zone permits a narrow range of uses that will not limit the future development of the land, such as an agricultural use. The DR subzones are intended to permit the existing use of the land, such as one detached dwelling. However, the construction of a new detached dwelling on vacant land or the creation of a new lot with a new dwelling on it through an application for consent is not permitted in a DR zone.

During the course of consultations with residents, it became apparent that the DR zone provisions could be modified to provide for the creation of a limited number of lots on a public road while still maintaining the general intent of the DR zone provisions. This would permit modest development on the land, such as the creation of a lot for a family member where that lot has frontage on a public road, while still reserving developable lands to the rear for future development.

Not all lands currently in a DR – Development Reserve Zone will be rezoned to the new DR3 subzone. Only certain parcels of land have the necessary characteristics to permit the creation of a limited number of new lots through the consent process. These characteristics include adequate road frontage to permit the creation of a new lot while still preserving enough frontage for road access for future development and a parcel size large enough to accommodate the new lot on the severed parcel and a plan of subdivision on the retained parcel. **The new provisions would permit the severance of a maximum of two new lots from a lot existing as of June 25, 2008.**

**4. Reduced parking space rates for some land uses in Village Core Areas**

Typically, Village Core Areas developed prior to zoning regulations being in force. As there were no parking requirements to comply with, parking areas were not typically provided and it was common for the building footprint to extend to the property line. This form of development in Villages is similar to the Traditional Mainstreet context in urban areas.

The parking requirements for the Traditional Mainstreet Zone are lower than the parking requirements for the Village Mixed Use Zone. As the Village Mixed Use context is very similar to the Traditional Mainstreet context in the urban area, **modest parking reductions are proposed for certain uses in the Village Mixed Use Zone.** These reductions will facilitate development in Village Mixed Use Zone by recognizing the existing conditions on lots where development occurred prior to parking requirements being in force.

**DRAFT Parking provisions (The numbers are preliminary only! They can be amended during the consultation process in response to the concerns/feedback of Village residents)**

- 100. (1) Parking, queuing and loading spaces and all driveways and aisles leading to those spaces must be provided for each land use in accordance with the provisions of Part 4 of this by-law, and:
  - (a) must be set aside for and used exclusively for that purpose;
  - (b) must not be obstructed; and
  - (c) must be located on the same lot as the use or building for which they are provided, except where otherwise permitted.

- (2) Despite subsection (1)(c) in the case of Area A (Central Area) as shown on Schedule 1 and in the TM and VM Zones, parking spaces required or provided under this by-law may be available for use by any other land use located either on or off site, but these spaces are not intended to serve as the required parking for these other land uses.
- (3) Despite subsection (1)(c):
  - (a) a parking lot located in an AM, or TM or VM Zones, or on a property fronting on Rideau Street, Sparks Street or Bank Street in the MD Zone need not have its driveway or aisle located on-site, provided that access to the parking lot is provided from another lot in either an AM, TM, VM or MD Zone; and

**Table 101- MINIMUM PARKING SPACE RATES**

I Land Use	Minimum Number of Parking Spaces Required			
	II Area A on Schedule 1 and MC Zone at Tunney's Pasture (Central Area)	III Area B on Schedule 1 other than MC Zone at Tunney's Pasture (Inner City Area)	IV Area C on Schedule 1 (Suburban Area)	V Area D on Schedule 1 (Rural Area)
<b>ZONE RELATED</b>				
(a) (i) LC Zone: for the following uses in the LC Zone: bank machine, convenience store, day care, municipal service centre, personal service business, retail food store, retail store and service and repair shop	None	None	as per use - related parking rates below	not applicable
(a)(ii) TM or VM Zones: for any use in the TM Zone, other than a restaurant on Elgin Street and on Preston Street (between Wellington Street and Carling Avenue)	parking is not required for any use that has a gross floor area of less than 150 m2 and is located on the ground floor of a building. [existing provisions to be replaced with OMB ordered provisions that would eventually apply to both VM and TM Zones, see table below]			

I Land Use	II Area A on Schedule 1 and MC Zone at Tunney's Pasture (Central Area)	III Area B on Schedule 1 other than MC Zone at Tunney's Pasture (Inner City Area)	IV Area C on Schedule 1 (Suburban Area)	V Area D on Schedule 1 (Rural Area)
(a)(ii) TM or VM Zones: restaurant use on the ground floor of a building	N/A	a restaurant use that legally existed on June 25, 2008 requires no parking spaces for the first 280m2 of floor area, 3 spaces for the next 50 m2 gross floor area over	a restaurant use that legally existed on June 25, 2008 requires no parking spaces for the first 280m2 of floor area and 10 spaces per 100m2 over 280 m2 gross floor area.	

		280m2 and 10 spaces per 100m2 over 330 m2 gross floor area.  any other restaurant use requires no parking spaces for the first 150m2 of floor area, 3 spaces for the next 50 m2 gross floor area over 150m2 and 10 spaces per 100m2 over 200m2 gross floor area.	any other restaurant use requires no parking spaces for the first 150m2 of floor area and 10 spaces per 100m2 over 150 m2 gross floor area.
retail use on the ground floor of a building	NA	a retail use requires no parking spaces for the first 150m2 of floor area and 2.5 per 100m2 of gross floor area over 150m2.	
other uses on the ground floor of a building	any other use in a TM or VM zones that has a gross floor area of less than 150 m2 and is located on the ground floor of a building requires no parking spaces		
all other uses and cases in the TM or VM zones	the requirements of Use Related parking rates as set out below		

On **December 6, 2011** a public meeting was held to discuss proposed changes to the Manotick Village Plan. [Slide show presented at that meeting](#)

Links with further information

Manotick Secondary Plan from 2001: [http://ottawa.ca/city\\_hall/ottawa2020/official\\_plan/vol\\_2c/former\\_rideau/manotick/index\\_en.html](http://ottawa.ca/city_hall/ottawa2020/official_plan/vol_2c/former_rideau/manotick/index_en.html)

### Village Development Plans

● Friday, May 27, 2011

The "[As We Heard It](#)" summary are the notes from the Manotick Village Review Public workshop held on April 19th. They will be also posted on the City website in the near future. You can find a link to Manotick's page [here](#).

The information from these notes will help the city in the months ahead prepare the policies, maps and a vision for each of the villages. They will then return in the fall to present a draft of their plan for Manotick to the community.

● Tuesday, April 19th, 2011 a [Meeting was held in Manotick](#) for review of Rural Village Development Plans and Policies.

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