

Manotick Secondary Plan

[Amendment #162, March 3, 2016]

1.0 INTRODUCTION AND PLANNING FRAMEWORK

1.1 Community Vision

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

1.2 Goals and Objectives

1.2.1 Goals

The goal of the Manotick Secondary Plan is to provide a policy framework that supports the community vision. The policy framework will serve to:

1. Maintain and enhance Manotick's village character.
2. Enhance and develop Manotick as a vibrant, walkable and cycle friendly community and gathering place for both residents and visitors.
3. Ensure that the Village Core is a focus of commercial and community activity.
4. Address local parking and traffic issues in the Village Core.
5. Ensure that residential development located outside of the Village Core consists primarily of single detached dwellings, with the exception of the Mahogany Community and lands designated Residential (Medium Density) as detailed in this Plan. This density of development will offer a broader range of housing that will take advantage of public services.
6. Maintain Manotick's natural areas and open spaces while enhancing access to the Rideau River.
7. Improve connectivity that provides ways for residents and visitors to easily travel throughout the Village to the core, schools, parks, natural areas, Rideau River, and neighbourhoods.
8. Protect the natural environment.
9. Provide a strategy for the expansion of public water and wastewater services.

1.2.2 Objectives

In order to implement the vision for Manotick, the objectives of the Manotick Secondary Plan are to:

1. Provide a land use plan and policies that will guide long-term development and improve sustainability in the Village.
2. Provide a connectivity plan for pedestrians, cyclists and others that will improve ways in which residents and visitors can travel within, to and from the Village Core, that also increases access to the Rideau River, Manotick's amenities, services and destinations.
3. Provide a strategy to address local parking and local traffic issues in the Village Core.
4. Provide policies guiding future expansion of public water and wastewater services.
5. Provide an implementation strategy for this Secondary Plan.

2.0 LAND USE AND DESIGN

The Plan sets out a broad range of land use categories within the Village including: Village Core, Residential, Mixed Residential-Commercial, Parks, Open Space and Greenspaces. Each of these categories may be further divided into distinct areas with each having its own policies. All land uses

located within Manotick’s village boundaries will be subject to the Land Use and Design policies in Section 2.0.

Land uses for the Village are shown on Schedule A – Land Use, Schedule B – Village Core Character Areas and Schedule C - Mahogany Land Use. Any changes to these three Schedules will require an amendment to this Plan.

The maps and illustrations identified as Annexes provide further information and details to guide future development. Any changes or modifications to these Annexes will not require an amendment to this Plan.

2.1 General

Building height in Manotick will be low profile with development limited to a height of three storeys to reinforce its village character.

2.2 Village Core

The Village Core is the focus of non-residential and residential uses. It is comprised of five character areas: Main Street, Bridge Street, Historic Village, Mews and Gaps as shown on Schedule B – Village Core Character Areas. Specific policies are described in each character area.

The following general policies will apply to all five character areas in the Village Core.

Policies:

1. A broad range of uses are permitted in the Village Core. The policies for the character areas within the Village Core specify the nature of uses permitted in each of these areas. The list of permitted uses is not exhaustive and additional complementary and compatible uses will be permitted through amendments to the Zoning By-law. An apartment dwelling – low rise is only permitted in the Bridge Street, Gaps and Mews character areas.
2. The Design Priority Areas consist of the Main Street, Bridge Street and the Historic Village character areas. Development in these three character areas will be subject to review by the City’s Urban Design Review Panel as set out in the Official Plan. Design review will focus on achieving streetscape improvements and high design standards for both public and private sector development projects.
3. The Main Street and Historic Village character areas are areas of heritage interest with some individually-designated buildings. Development adjacent to or within 35 metres of a designated building will require a Cultural Heritage Impact Statement in accordance with Official Plan policies in Section 4.6.1 – Heritage Buildings and Areas.

2.2.1 Main Street

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

Policy:

1. Permitted uses in the Main Street character area will include a variety of commercial, retail, office, personal service uses. This will contribute to a lively pedestrian-oriented street as will residential dwellings located in mixed use buildings and institutional uses. Residential dwellings are limited to above-grade locations. Existing residential uses are permitted; however no new residential-only buildings are permitted.

2.2.2. Bridge Street

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

Policies:

1. Permitted uses in the Bridge Street character area will include a variety of commercial, retail, office and institutional uses. This will contribute to a pedestrian-oriented street as will residential dwellings located in mixed-use buildings. Residential only buildings are permitted.
2. New development adjacent to the Rideau River will require a cultural heritage impact study in accordance with the Official Plan. It will demonstrate how development will contribute to and complement the Rideau River and respect its designation as a UNESCO World Heritage site in accordance with the Official Plan Section 4.6.3 River and Canal Corridors. Development will be reviewed in consultation with Parks Canada.
3. Development shall adhere to the Official Plan's natural hazard policies due to the floodplain and slope stability issues within the Bridge Street character area. Slope stability is the predominant hazard as shown in Annex 2 - Natural Heritage and Constraints.

2.2.3 Historic Village

The Historic Village encompasses the oldest part of the Village and also includes the historic Manotick Mill Quarter, which Council has approved as a pedestrian-oriented cultural tourist hub with complementary community cultural events.

Policies:

1. Permitted uses within the Historic Village character area will include a variety of commercial, retail, office, institutional, and mixed-use development. These uses will contribute to a pedestrian-oriented area as will residential-only and mixed-use development.
2. New development will contribute to the creation of a pedestrian-oriented area to complement existing streetscape work. Improvements may include special paving stones, landscape treatment and signage as shown in Annex 6 – Village Connectivity – Manotick Village Core and Historic Character Area.
3. Through road construction projects in the road right-of-way, the City will assist in the creation of a pedestrian-oriented area to complement the existing streetscape work in the Historic Village. Improvements may include special paving stones, landscape treatment, and signage as shown in Annex 6 – Village Connectivity – Manotick Village Core and Historic Character Area.
4. Through the development review process, the City will strive to protect views to and from the Rideau River to identified buildings and structures of cultural heritage value including but not limited to the Watson's Mill and the Mill Quarter.
5. This Plan encourages urban forest renewal through the planting of trees to complement the tree canopy identified in Annex 1 – Historic Village Street Tree inventory. The City will strive to protect street and private trees during the development review process. If a street tree is removed as a result of development on a site, the developer must replace it with the largest tree possible in consultation with the City.
6. The City will use the Architectural Design Guidelines prepared by Lalonde Doyle for the Mill Quarter when reviewing any development application on the following properties: 1125 Clapp Lane, Dickinson House (1127 Mill Street), Carriage House (1127 Mill Street), Ayres Building (1128 Mill Street) and Weavers House (1131 Mill Street).

2.2.4 Mews

The Mews constitutes the Village's local shopping centre and is located immediately to the west of the Main Street character area.

Policies:

1. Permitted uses in the Mews character area include a variety of commercial, retail, office, personal service businesses and institutional uses that provides products and services for residents and visitors.
2. Complementary multi-unit residential uses are permitted to provide for this character area to evolve into a mixed-use area. Single detached and semi detached dwellings are not permitted.
3. The City will require submission of a development concept plan at the time of development application for a significant development or significant addition to the shopping centre. The concept plan will show uses, built form, internal pedestrian and cycling networks and facilities connecting the shopping centre to the surrounding area. The submission of this development concept plan will be a pre-requisite to deeming a development application complete.
4. The Mews will be limited to a maximum gross leaseable area of 11,000 square metres.

2.2.5 Gaps

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

Policies:

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

2.2.6 Design Guidelines – Village Core

In addition to the general guidelines for development set out in the Official Plan and other approved design guidelines, the following guidelines will be followed in order to maintain and enhance the overall character of the Village Core.

Built Form

1. New buildings will be designed to be pedestrian-oriented which may include providing entrances and clear windows facing the street.
2. New development at Manotick Main Street and Bridge Street shall be designed to enhance this intersection with distinctive architectural design and enhanced landscape treatment.
3. During development review, the City will encourage owners with property on Manotick Main Street between Maple Avenue and Beaverwood Road that have a secondary access on Ann Street to close their driveway access on Manotick Main Street. The resulting space could accommodate outdoor amenity areas, such as patios, that will support pedestrian activity and contribute to street animation.
4. New development and additions should be of their own time and reflect existing heritage and rural character by using design elements, colours and materials inspired by buildings in the Village, such as clay brick, stone, wood or high quality modern materials which complement existing elements in the area.
5. Building walls visible to the public should be articulated and designed in a way that does not create a blank wall facing the public realm.
6. Signage should be located and designed to enhance a building's design and scale.
7. Rooftop mechanical equipment should be screened from public view, where possible.
8. Longer buildings should have articulated facades that break up the mass of the building and complement the small storefronts of existing businesses within the Village Core.

Landscape/Streetscape Design

1. New development and capital projects will include the creation of attractive public and semi-public outdoor amenity areas such as courtyards, outdoor cafes and seating areas, where possible.
2. New development will use soft landscaping to screen parking areas and define property limits, particularly in areas such as the Historic Village where trees are one of the defining features of the area.
3. Through new development and capital projects, the City will pursue tree planting using recognized arboricultural best management practices and use new technologies such as silva cells that will maximize the potential for long-term survival of the planted tree.

2.3 Residential

The predominant form of housing in Manotick is the single detached dwelling, located primarily in three residential land use designations: Residential Detached (Estate), Residential Detached (Low Density), and Special Design Area (SDA). With the availability of public water and wastewater, housing will be able to be provided at higher densities in the Mahogany Community and in the Residential (Medium Density) designation.

Policy:

1. Permitted residential uses within designated residential areas consist only of single detached dwellings, except for the Mahogany Community (Schedule C – Mahogany Land Use) and Residential (Medium Density) areas, where there may be a mix of residential dwellings in accordance with specified densities.

2.3.1 Residential Detached (Estate)

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

Policy:

1. The permitted use is limited to single detached dwellings built at a minimum density of 2.5 units per gross hectare to a maximum of 5 units per gross hectare.

2.3.2 Residential Detached (Low Density)

This designation generally applies to residential development on Long Island and in the vicinity of the Village Core as shown on Schedule A – Land Use.

Policies:

1. The permitted use is limited to single detached dwelling built at a minimum density of 5 units per gross hectare to a maximum of 12 units per gross hectare.
2. Notwithstanding Policy 1 above, development on Nicolls Island will be restricted to existing uses due to slope stability, poor road linkages and servicing limitations. Public water and wastewater are not foreseen for this area.

2.3.3 Residential (Medium Density)

The Residential (Medium Density) designation will allow a greater range of dwelling types that include ground-oriented multiple unit dwellings.

Policies:

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

2.3.4 Special Design Area (SDA) – Estate Residential and Open Space

The Special Design Area (SDA) – Estate Residential and Open Space affects lands located west of Mud Creek as shown on Schedule A – Land Use.

Policies:

1. Single detached dwellings are permitted and will be based on private wells and septic systems. Lot sizes of between 0.4 and 0.6 ha will be permitted. Precise lot sizes will be based upon findings detailed in hydrogeological studies that will be required for approval for each proposed plan of subdivision.
2. Development will proceed in accordance with the "Concept Development Plan for the Special Design Area in the Village of Manotick", approved by City Council July 11, 2006.
3. The City will ensure that the groundwater recharge area known as the Kars Esker will be protected during development through additional hydrogeological testing to delineate the limit of the hydrogeological constraint area.

2.3.5 Mahogany Community

Notwithstanding other policies in this Plan, the Mahogany Community shown in Schedule C will be subject to the policies below based on an Ontario Municipal Board decision. (OMB File No. PL080373 issued on April 8, 2009).

Policies:

1. All development shall be on the basis of central water and wastewater services.
2. The Mahogany Community Development Concept Plan (January 2008) as approved by the City of Ottawa will be used as the basis for the approval of subsequent plans of subdivision, site plans and zoning.
3. The location of land uses will be in accordance with Schedule C – Mahogany Land Use.
4. The following definition of “gross residential” applies to the Mahogany development. “Gross residential” refers to a unit of land, either an acre or hectare, designated for residential development and does not include lands designated as “School”, “Parks and Open Space”, “Watercourse and Development Setbacks”, “Natural Environment Area” or “Stormwater Management Ponds”.
5. The land use and associated densities below will be permitted in the Mahogany Community:
 - i. Single Family (Low Density) areas will provide for approximate lot sizes of 22 metres x 50 metres;
 - ii. Single Family (Moderate Density) areas may have a density up to seven units per gross residential acre (16 units per gross residential hectare);
 - iii. Mixed Residential areas may have a density up to 14 units per gross residential acre (35 units per gross residential hectare), and consist of singles, street townhouses, semi-detached, linked bungalows and multiple clusters provided that no more than 25 per cent of the total residential units on the lands shown conceptually on Schedule C are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.
6. The level of development and the phasing of the Mahogany Community will be dependent on the provision of local and regional transportation infrastructure. It is projected that the Vimy Memorial Bridge will create additional capacity to support the development. The developer will be required to demonstrate this capacity and how to achieve the City’s approved level of service operating standard. The release of phases and dwelling units is dependent on the demonstration of capacity to support it.
7. The total amount of development in Phases 1 to 5 shown on Schedule D – Phasing for Mahogany Community shall not exceed 1,400 dwelling units and shall be built in accordance with the following phasing policies. It should be noted that the size of each phase as illustrated on Schedule D is conceptual in nature.
8. Planning approvals are in place for Phase 1 development of the Mahogany Community lands. The development of Phases 2 to 5 depends on the impact of the Vimy Memorial Bridge on the transportation network. The zoning amendments for each phase(s) of development will be supported by Traffic Impact Studies which include/consider the following:
 - i. The study area must include a wider network reaching northward to the intersections on each side of the Vimy Memorial Bridge;
 - ii. Field survey and verification of the actual intersection capacity and operation in the field;
 - iii. Comments regarding the southeast and southwest sector transportation network development. Issues related to the Southwest Transitway, Trillium Line, and major roadway modifications, such as Limebank Road and Prince of Wales Drive, need to be monitored with the identification of actual infrastructure timing as part of the justification for all significant development in this area of the city;
 - iv. Depending on the timeframe of each phase, it shall be the responsibility of the developer to fund or wait for City implementation of the following local modifications (subject to change depending on the results of the required studies and verifications):
 - o A wider analysis of the transportation network reaching northward to the intersections on each side of the Vimy Memorial Bridge;
 - o Replacement of the Prince of Wales Drive/Bankfield Road intersection with a two-lane four-legged roundabout and construction of a new connection between First Line Road and new two lane, three legged roundabout on Prince of Wales Drive south of Bankfield Road.

- Potential modifications to the Bankfield/Prince of Wales intersection (if warranted);
 - Widening of Bankfield Road to four lanes from First Line Road west to Prince of Wales Drive;
 - An additional turn lane and approach lanes, as identified/required at both the Bankfield/First Line Roads and Bankfield Road/Prince of Wales Drive intersections;
 - Consideration of the need to connect the East-West Collector to First Line Road in order to minimize the site traffic impact on Manotick Main Street;
 - A pedestrian/cycling or multi-use path connection to Potter Drive and Carrison Drive;
 - An east-west Collector Road link to First Line Road, if not provided/required at Phase 3.
9. The Design Guidelines in the “Mahogany Community Development Concept Plan” (January 2008) and the Mahogany Community design guidelines dated October 30, 2008 should be used in the review of subsequent plans of subdivision to reflect village character.
10. The site designated Natural Environment Area on Schedule C – Mahogany Land Use is subject to all the policies of Section 3.2.2 and 5.2.1 of the Official Plan, including the need for an Environmental Impact Statement (EIS) within 30 metres of the boundary of the Natural Environment Area;
- i. The City and the developer enter into negotiations for the City to secure the property and retain it in its natural state.
 - ii. By 2011, the City and the developer have not reached agreement on securing the property, then the developer will complete an EIS of development within the Natural Environment Area to demonstrate that development could occur and still meet the test of the Provincial Policy Statement. The City will amend the Manotick Secondary Plan to change the designation of the Natural Environment Area based on the outcome of the EIS.
 - iii. Any development potential (over and above the 1,400 dwelling units permitted in Phases 1 to 5) arising from the approval of an EIS will be added to the “Future Development Area”.
11. The precise location of the Stormwater Management Ponds, shown conceptually on Schedule C - Mahogany, will be determined at the detailed design stage.

2.3.6 Mixed Residential-Commercial

The Mixed Residential-Commercial designation affects lands at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive as shown on Schedule A – Land Use.

Policies:

1. The permitted uses include a variety of residential uses and a limited range of commercial and retail uses that do not compete with uses located in the Village Core.
2. When the lands designated Mixed Commercial-Residential located south of Potter Drive are connected to public water and wastewater services, townhouse dwelling and stacked dwelling are permitted.
3. For lands located at the south-west corner of Bankfield Road and First Line Road, a hydrogeological study must be submitted at the time of a development application. The study will determine the limit of the hydrogeological constraint area and the feasibility of development due to the presence of the Kars Esker. Public water and wastewater are not foreseen for this area of the Village.
4. The Mud Creek Subwatershed Study (2015) will be used in the evaluation of development applications at the south-west corner of Bankfield Road and First Line Road and south of Potter Drive as shown on Schedule A – Land Use.

2.4 Park, Open Space and Greenspaces

Manotick has numerous parks, open spaces and greenspaces providing active and passive recreation opportunities. The Park, Future Park and Open Space designations are shown on Schedule A – Land Use. Schedule C – Mahogany Land Use shows the greenspace designations in the Mahogany Community.

2.4.1 Park

A Park is a publicly-owned accessible greenspace that is intended to be used for active or passive recreational purposes, with some exceptions described below. The Park designation applies to lands shown on Schedule A – Land Use.

Policies:

1. A Park permits a range of active and passive recreational uses including community garden, environmental preserve and education area and park.
2. The City will continue to develop Centennial Park as a major recreational and sporting facility permitting uses including community centre, office, parking lot, recreational and athletic facility, restaurant, sports arena and park.
3. The City will consult Annex 7 – Village Connectivity and the Parks and Pathway Development Manual (2012) during park development and redevelopment to ensure that pedestrian and cycling linkages are implemented over time.

The Mill Street Parkette will accommodate a park and a public parking lot.

2.4.2 Future Park

The intent of this designation is to show the conceptual location of new parks that will result from the plan of subdivision application process. The Future Park designation applies to lands throughout the Village as shown on Schedule A – Land Use

Policies:

1. Permitted uses in this designation include community garden, environmental preserve and education area and park.
2. The City will determine the final location and size of all new parks through the plan of subdivision application process.
3. New development will ensure that there are connections between the Future Park and the surrounding subdivision.
4. Development of Future Parks will be undertaken in accordance with the City of Ottawa's Park and Pathway Development Manual.

2.4.3 Open Space

The Open Space designation applies to lands as shown on Schedule A – Land Use. The Open Space designation applies to lands that are not developable due to environmental constraints, but still contribute to the greenspace network.

Policies:

1. Permitted uses for lands designated Open Space will support those lands retaining their natural characteristics and their use for passive recreational uses such as a recreational trail and environmental preserve and education area.
2. The City will determine the location of new pathways located west of Mud Creek, where site conditions permit, during the development review process. Future pathways and sidewalks from McManus northward towards Bankfield Road will be determined at the time of development review for adjacent lands.
3. No development is permitted within the Development Setback as shown on Schedule A – Land Use.
4. The land designated Open Space on the north side of Bankfield Road, is under private ownership and not available for public use.

2.4.4 Greenspaces (Mahogany)

The following policies apply to the Mahogany Community lands shown on Schedule C - Mahogany Land Use.

Policies:

1. An eastern and western open space node shall be developed in the Mahogany Community located south of the Potter Drive residential area. The intended functions are neighbourhood parks and shared open spaces with possible future school sites.
2. Lands designated Neighbourhood Amenity and Watercourse and Development Setback will accommodate trails and pathways. The location and design of any trails or pathways will require approval by the City and the Rideau Valley Conservation Authority.
3. A small area of natural greenspace will be retained around the pond as a Neighbourhood Amenity and seasonal wildlife habitat. The permitted uses in this Neighbourhood Amenity designation include trails and pathways. The location and design of any trails or pathways will need to be approved by the City and the Rideau Valley Conservation Authority.

3.0 CONNECTIVITY, TRAFFIC AND PARKING

These policies identify ways to improve pedestrian and cycling connectivity throughout Manotick and to address traffic and parking issues in the Village Core area. Specifically this Plan identifies: i) proposed pedestrian facilities and proposed cycling routes; ii) projects to improve access to the Rideau River; and iii) traffic and parking improvements in the Village Core.

3.1 Sidewalks and Multi-use Pathways

Annex 7 – Village Connectivity illustrates a series of improvements to the pedestrian network. These improvements include proposed sidewalks, paved shoulders and multi-use pathways which will improve ways for pedestrians to access the Village Core, schools, library, parks and other local destinations.

Policies:

1. Through the development review process, new sidewalks, paved shoulders and multi-use pathways will be constructed, where possible.
2. The City will consider new sidewalks, paved shoulders and multi-use pathways in road re-construction work within the road right of way, where possible. In addition, the City will consider implementing multi-use pathways through park development and re-development initiatives.
3. The City will consider a pathway located on the west side of Mud Creek, subject to slope stability and geotechnical constraints and the requirements from the Rideau Valley Conservation Authority.
4. The City will work with landowners to demarcate an existing public easement found in the rear yard of private property located immediately north of Long Island Road Park to provide increased visual access to the Rideau River.
5. In the Historic Village, sidewalks will be replaced with materials that complement the existing streetscape as shown in Annex 6 – Village Connectivity – Manotick Village Core and Historic Character Area, where possible. This can be achieved through the development review process and through the City's lifecycle planning for the area.

3.2 Rideau River Access and Views

The Rideau River runs through Manotick and is part of the Rideau Canal UNESCO World Heritage Site. While many properties have riverfront access to the Rideau River, the majority of these properties are

under private ownership. The Plan identifies ways to provide the public with better access and views of the Rideau River.

Policies:

1. The City will consider improving public access to the Rideau River through park re-development projects by implementing improvements identified in Annex 5 – Rideau River Access and Annex 9 – Transportation Measures Recommended for Consideration – Alternative Travel Modes, where possible.
2. The City, in consultation with Parks Canada, will improve public access to the Rideau River through the construction of facilities as part of park re-development, where possible. Under the federal Historic Canals Regulations, Parks Canada (Rideau Canal Office) oversees all in-water and shoreline works along the Canal system. An approved work permit must be obtained prior to construction, and work must adhere to Parks Canada's *Policies for In-Water and Shoreline Works and Related Activities*.
3. Where possible, the City will provide public access to the Rideau River through its right-of-ways abutting the River and will encourage other government bodies to provide access from lands under their jurisdiction.
4. For plans of subdivision adjacent to the Rideau River, the proponent will provide public access along the Rideau River through the development application review process unless there are compelling reasons to not do so. This will be undertaken by requiring land dedicated for public purposes at the shoreline or adjacent to environmental constraints. These dedicated lands should be accessible from a public road.
5. The City will strive to protect views to the Rideau River as part of the City's development review process and in consultation with Parks Canada.
6. The City will implement scenic entry routes into Manotick in accordance with Official Plan Section 4.6.4 – Scenic Entry Routes through the development review process and works in the road right-of-way.

3.3 Cycling

The Ottawa Cycling Plan identifies major routes in the Village and Annex 7 – Village Connectivity shows detailed proposed cycle routes within the Village boundaries.

Policies:

1. Through the development review process, new on-road cycling facilities will be constructed.
2. The City will construct new on-road cycling facilities as part of its road work within the road right-of-way.
3. The City at the design phase of road construction and as part of the development review process will determine the type of cycling facility that will be provided.
4. Through the development review process specific road modifications will be undertaken to facilitate cycle travel as shown in Annex 9 – Transportation Measures – Alternative Travel Modes.
5. The City will facilitate cycle travel through road right-of-way modifications as part of road re-construction within the road right-of-way as shown in Annex 9 - Transportation Measures – Alternative Travel Modes.

3.4 Local Traffic and Parking

Traffic and parking improvements are identified within the Village Core area. These improvements are identified in Annex 8 – Transportation Measures – Parking and Traffic.

3.4.1 Local Traffic

Policies:

1. The City will continue to monitor the impact of vehicular activity on Bridge Street following the opening of the Vimy Memorial Bridge.
2. The City will consider a reduction of the posted speed limit as part of road re-construction work within the road right-of-way.
3. The City will consider implementing permanent traffic calming measures on local streets as part of the development application review process and as part of road re-construction work within the road right-of-way, where there is a demonstrated speed issue. The City will also consider implementing temporary traffic calming measures on local streets where there is a demonstrated speed issue.
4. The City will consider a roundabout control at the intersection of Manotick Main Street/Rideau Valley Drive/Bankfield Road subject to re-alignment of approach roadways.
5. The City will consider a roundabout control at the intersection of Manotick Main Street/Antochi Lane at the time of development application review in this area or as part of construction in the road right-of-way.

3.4.2 Parking**Policies:**

1. The City will consider implementing parking improvements shown in Annex 8 – Transportation Measures Recommended for Further Consideration – Parking and Traffic as part of road re-construction work within the road right-of-way to improve facilities for pedestrians on Manotick Main Street.
2. The City will consider angled parking which meets municipal standards in the Village, should opportunities arise.

4.0 NATURAL HERITAGE SYSTEM AND ENVIRONMENTAL CONSTRAINTS

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

4.1 Natural Heritage System

Development in or adjacent to the natural heritage system will need to be supported by technical studies as described by the policies below, and in conjunction with Section 2.4.2 of the Official Plan. The existing natural heritage system in Manotick is shown on Annex 2 - Natural Heritage and Constraints, which identifies natural features such as surface water features, significant woodlands, significant valleylands and linkage corridors.

Policies:

1. The Mud Creek Subwatershed Study (2015) recommendations will be used in the evaluation of development applications for this area.
2. Natural heritage features that are not shown on Annex 2, but which meet the City's natural heritage system definition in Section 2.4.2 of the Official Plan, will be subject to the policies of this Plan.

3. Development and site alterations will not be permitted within or adjacent to any natural feature or adjacent to the designated Natural Environment Area on Schedule C – Mahogany Land Use unless an Environmental Impact Statement (EIS) has been prepared as part of the development application process, which indicates that there will be no negative impacts on the natural features or their ecological functions. For the purposes of this Plan, “adjacent” is generally defined as within 30 m of the edge of the feature. In cases where large-scale alterations to the landscape are proposed, such as for general site grading or pre-loading, this requirement for an EIS may extend up to 120 metres from the edge of the feature.

4.2 Environmental Constraints

Existing known environmental constraints such as unstable slopes and floodplains are shown on Annex 2 – Natural Heritage and Constraints.

Policies:

1. The Mud Creek Subwatershed Study (2015) will be used in the evaluation of development applications for this area.
2. Environmental constraints not shown on Annex 2 - Natural Heritage and Constraints, but which meet the definitions in the Official Plan, will be subject to the policies of this Plan.
3. Technical studies may be required to address constraints such as unstable slopes and floodplains, in keeping with the policies of the Official Plan (Sections 4.7.3, 4.8.1 and 4.8.3) during the development application process.
4. A permit under Ont. Reg. 174.06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* from the Rideau Valley Conservation Authority, may be required for works such as site grading, the placement of fill, the alteration of existing channels of watercourses, and certain construction projects. The Conservation Authority should be consulted for any project near a pond, river, stream or wetland regarding the need for a permit.
5. An approved work permit is required from Parks Canada before work can commence on all in-water and shoreline works along the Rideau River, including but not limited to docks, shoreline stabilization and renaturalization. Parks Canada administers the Rideau River and associated canal system, as a federal waterway and work must adhere to Parks Canada’s *Policies for In-Water and Shoreline Works and Related Activities*.

5.0 SERVICING

Public water and wastewater services are available in limited areas of the Village. It is expected that the public water and wastewater network will expand in accordance with the following policies.

5.1 Water and Wastewater

Policies:

1. New development will be connected to public water and wastewater services, except where these services are not in close proximity or where the City deems that extending the services is not financially or technically feasible.
2. The expansion of public water and wastewater will generally follow a logical sequence as shown on Annex 3 – Proposed Wastewater Network and Annex 4 – Proposed Water Distribution Network.
3. The expansion of public water and wastewater services will be undertaken through a Local Improvement Process initiated by residents in a geographic area.
4. When public services are expanded, generally both water and wastewater services will be installed at the same time.

5. Property owners connecting to public water and wastewater services must decommission their existing private wells and septic systems.
6. All development within the Manotick Special Design Area (SDA) lands shown on Schedule A – Land Use will be single detached residential development based on private wells and septic systems. Precise lot sizes for individual lots and the area of development will be based upon findings detailed in field verification and subsequent geological studies that will be required for approval for each plan of subdivision proposed.
7. The City will ensure that the groundwater recharge area known as the Kars Esker will be protected during development through additional testing to delineate the limit of the hydrogeological constraint area. All proponents within the Manotick Special Design Area (SDA) lands must submit a complete Hydrogeological Investigation in conformity with applicable____ guidelines/standards and the City's Official Plan.
8. New pump station buildings and landscaping will be designed to integrate into existing streetscapes while respecting neighbourhood character.

5.2 Stormwater

Policies:

1. Stormwater management requirements for any future development will be determined through studies following the policies in the Official Plan Section 4.4.1 and requirements from the Ministry of the Environment and Climate Change.
2. Existing studies such as the Manotick Special Design Area Environmental Management Plan (MMM/WESA, 2006), the Mahogany Community Phase 1 Stormwater Management Servicing (IBI Group, May 2012) and the Mud Creek Subwatershed Study (2015) will be used in the evaluation of development applications, where applicable.

6.0 Implementation and Interpretation

Implementation and Interpretation of this Secondary Plan shall be made having regard to all applicable policies set out in Volume 1 – Primary Plan of the Official Plan for the City of Ottawa.

Schedules

Schedule A – Land Use
Schedule B – Village Core Character Areas
Schedule C – Mahogany Land Use
Schedule D – Phasing for Mahogany Community

Annexes

Annex 1 – Historic Village – Street Tree Inventory
Annex 2 – Natural Heritage Wastewater Network
Annex 3 – Proposed Water Distribution System
Annex 4 – Proposed Water Distribution System
Annex 5 – Rideau River Access
Annex 6 – Village Connectivity Plan – Manotick Village Core and Historic Character Area
Annex 7 – Village Connectivity
Annex 8 – Transportation Measures – Parking and Traffic
Annex 9 – Transportation Measures – Alternative Travel