

**Subject: Amendment to the Master Drainage Plan for Western Development
Lands, Village of Richmond**

File Number: ACS2024-PRE-PS-0037

**Report to Agriculture and Rural Affairs Committee on 1 February 2024
and Council 7 February 2024**

**Submitted on January 11, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Rideau-Jock (21)

**Objet: Modification du Plan directeur de drainage pour les terrains
d'urbanisation de l'Ouest du village de Richmond**

Dossier: ACS2024-PRE-PS-0037

**Rapport au Comité de l'agriculture et des affaires rurales
le 1er février 2024**

et au Conseil le 7 février 2024

**Soumis le 11 janvier 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
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Quartier: Rideau-Jock (21)

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Master Drainage Plan, Western Development Lands, Village of Richmond to permit interim stormwater management solutions to facilitate timely approvals of residential development, as per Document 1.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du Plan directeur de drainage pour les terrains d'urbanisation de l'Ouest du village de Richmond afin de permettre l'aménagement de solutions provisoires de gestion des eaux de ruissellement et ainsi de faciliter l'approbation en temps voulu des demandes d'aménagement résidentiel, comme l'indique le document 1.

BACKGROUND

The Master Drainage Plan (MDP) for the Western Development Lands in the Village of Richmond provides details with respect to the stormwater management system of the subject area and is applicable for all development within the Western Development Lands as identified in the Village of Richmond Secondary Plan.

The MDP has evolved over time and has been updated to reflect how development has occurred in the Western Development Lands. The most recent approved MDP is version five from October 2019.

The ultimate stormwater management facility known as Pond 2 is identified on lands owned by Caivan (Richmond South) Limited and their development has not proceeded to the point where they are prepared to construct the infrastructure as required by the MDP. Mattamy (Jock River) Limited has advanced their development within the Western Development Lands to a point where they are ready to proceed to construction with a remaining item being a requirement for the stormwater outlet. They have requested an ability to proceed under an interim solution. As the MDP did not contemplate interim measures, an amendment to the Plan is required to permit this approach.

Site location

Village of Richmond, Western Development Lands

DISCUSSION

The Master Drainage Plan for the Western Development Lands, in the village of Richmond does not provide for the ability for development proposals to use interim measures.

In order to facilitate timely development of lands within the Western Development Lands, it is appropriate to include a provision in the MDP to allow for interim solutions to be implemented, with appropriate safeguards, to allow for phased residential development to proceed.

If in the future an interim stormwater management solution is determined to be appropriate as a long term solution, the proponent would be required to formally amend the Master Drainage Plan accordingly.

The language proposed to be inserted in the MDP is detailed in Document 1.

RURAL IMPLICATIONS

Approval of the report will allow for phased residential development to proceed in the village of Richmond, a priority village for growth in the Rural Transect of the Official Plan.

CONSULTATION

The proposed amendment to the Master Drainage Plan was not subject to public consultation.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the report recommendations.

LEGAL IMPLICATIONS

There are no legal impediments associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

Risk implications will be examined through the review of any interim stormwater management proposal submitted by developers, through the plan of subdivision application process.

ASSET MANAGEMENT IMPLICATIONS

Asset management implications will be examined through the review of any interim

stormwater management proposal submitted by developers, through the plan of subdivision application process.

FINANCIAL IMPLICATIONS

For any interim solutions that may proceed the proponent will be required to provide, at their expense, construction of interim works, monitoring of the interim solution, maintenance of the works, provision of financial securities, lands held aside for potential future works, and decommissioning and rehabilitation as necessary.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

Environmental implications will be examined through the review of any interim stormwater management proposal submitted by developers, through the plan of subdivision application process.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more liveable for all.

SUPPORTING DOCUMENTATION

Document 1 – Details of the Amendment to the Master Drainage Plan for Western Development Lands, Village of Richmond

Document 2 – Master Drainage Plan for Western Development Lands, Village of Richmond, revision 5, dated October 21, 2019

CONCLUSION

The amendment to the Master Drainage Plan for Western Development Lands, Village of Richmond to allow for interim stormwater management solutions will allow for development to proceed in a timely fashion.

DISPOSITION

Infrastructure Planning Unit, Asset Management Services, Infrastructure & Water Services Department amend the Master Drainage Plan for Western Development Lands, Village of Richmond as per City Council's final decision.

Document 1 - Details of the Amendment to the Master Drainage Plan for Western Development Lands, Village of Richmond

The proposed change to the Master Drainage Plan for Western Development Lands, Village of Richmond:

1. Add section 9.1 to the report, titled "Interim Solutions"
2. Under section 9.1, add language similar in effect to the following:

"Despite the requirements outlined in this report, in order to facilitate timely residential development in the Western Development Lands, the City may approve at its discretion solutions that may implement alternative works than recommended in the approved Master Drainage Plan, on an interim basis.

For an approved interim solution to proceed the proponent will be required to provide at their expense, as determined necessary by City staff, construction of interim works, monitoring of the interim solution, maintenance of the works, provision of financial securities, lands held aside for potential future works, and decommissioning and rehabilitation, plus any other requirements as identified.

If in the future an interim stormwater management solution is determined to be appropriate as a long term solution, the proponent would be required to initiate a formal amendment to the Master Drainage Plan accordingly."