

# RURAL RESIDENTIAL LAND **Survey**

July 1, 2020  
to June 30,  
2022 Update

City of Ottawa  
Planning, Development and  
Building Services Department

**July 2024**

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## INTRODUCTION

The Rural Residential Land Survey (RRLS) has been a biennial report that monitors lot creation, residential development, and future housing potential in the rural area of the City of Ottawa, including the villages. The July 1, 2020 to June 30, 2022 report is the first report that considers the new policies outlined in the new City of Ottawa Official Plan that was adopted by Council in 2021.

Following this July 1, 2020 to June 30, 2022 report, the RRLS will become an annual document, with the next reporting period being July 1, 2022 to June 30, 2023. This next report will be published in Fall 2024.

## PURPOSE OF THIS REPORT

This report:

- Monitors the number and type of rural lots created and their geographic distribution.
- Monitors housing starts in villages and other rural areas.
- Monitors rural residential development potential.
- Estimates unit supply by development status on rural land.

There are four categories of development status for vacant parcels:

- Registered Plan of Subdivision: Creates new, separate parcels of land and can be legally used for the sale of lots. It reflects that all conditions of approval have been cleared. Subdivision plans include development lots and also blocks for future residential development or other purposes. For future residential development blocks, these blocks would fall under No Plan until an application came forward to develop them, such as through Part Lot Control Exemption and/or Site Plan Control.
- Draft Plan of Subdivision: This is the approved version by City Staff, subject to conditions being fulfilled before registration can be completed.
- Pending applications: Applications submitted but no approval given during the reporting period; including Plan of Subdivision, Lifting of Part Lot Control, Plan of Condominium and/or Site Plan Control. Draft Plans of Subdivision, where approval has lapsed should also fall under this category. However, for some older Draft Approved Subdivisions, there has not been a lapsing date and they are still considered Draft Approved.
- No Plan: Zoned for residential development and/or applications indicating intent for residential development including applications for Official Plan Amendment, Zoning By-law Amendment and/or Site Plan Control. In some instances, a Community Design Plan can also indicate intent of future residential development,

prior to applications being submitted. Lots severed by means of consent application would fall in this category also.

The rural area is defined as all the land in the Rural Transect, as per Schedule B9 in the 2021 Official Plan. This is the area outside of the outer limit of the Suburban and Greenbelt Areas. As of June 30, 2022, the rural area was comprised of approximately 2,192 square kilometres, almost 79% of the total land area of the City of Ottawa and includes the 26 villages.

For past versions of the RRLS, data was collected and analyzed to December 31 for the applicable years; however, since the previous Mid-2018 to Mid-2020 RRLS report and onwards, assessments are now made to June 30 for the applicable years, to better align with growth projections in the Official Plan, that begin on July 1 of a given year. The Mid-2020 to Mid-2022 RRLS report is the second report in which the data has been assembled and analyzed from July 1 to June 30 in the next year.

The Mid-2018 to Mid-2020 RRLS update estimated a rural supply of 12,297 residential housing units as of June 30, 2018<sup>1</sup>. The June 30, 2022 rural housing supply estimate is 10,823 units, and does not include potential severances. This report will detail the analysis used to update the rural residential supply as of June 30, 2022.

## PART 1: OVERVIEW OF RURAL LOT CREATION, 2020-2022

The City monitors rural residential lot creation, the types of lots being created and their geographic distribution as a means of tracking the land division process in the rural area. The first section of this report provides an overview of lot creation from July 2020 to June 2022. Lots may be created in one of four ways: plan of subdivision, plan of condominium, part lot control or by severance.

### TYPE OF LOT CREATION

#### Plan of Subdivision

A Registered Plan of subdivision is a plan that is registered with the Land Registry Office and is generally for three or more lots, that also may include a new public road and lands for a school, park, or other non-residential use.

#### Plan of Condominium

A condominium is a legal framework for the division and ownership of real property. A condominium permits the division of land and buildings horizontally and vertically. Land

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<sup>1</sup> October 2021, City of Ottawa. *Rural Residential Land Survey, 2018-2020 Update*. [RURAL RESIDENTIAL LAND Survey July 1, 2018 to June 30, 2020 Update \(ottawa.ca\)](https://ottawa.ca/en/land-use/planning-and-development/rural-residential-land-survey).



use approvals would have been dealt with through a site plan control application to permit the proposed development.

#### Lifting Part Lot Control

Part Lot Control is a mechanism, instead of severance, to ensure orderly division of land within a Plan of Subdivision.

#### Consent to Sever

A consent to sever commonly known as a severance is a simple process to create a new lot, often used when only a few lots are proposed and where a new road is not required. Since 2000, approximately 35% of country lot creation, has been created by severance, as compared to approximately 6% in the villages. Committee of Adjustment is the decision-making authority for severances. City staff, technical agencies, and the public are able to review the application and provide comments on the proposal to the Committee prior to their decision.

Annual lot creation data for the 1975 to Mid-2022 period is provided in Appendix A for each ward containing rural land, as per Schedule B9 in the Official Plan. A running total of lots registered from 1975 to mid-2022 can be found in Appendix B for each village and rural sub-area. The Wards containing the majority of the rural lands are Wards 5 – West Carleton-March, Ward 21 – Rideau-Jock, Ward 20 – Osgoode and Ward 19 – Orléans South Navan. There are also small portions of rural lands in Ward 1 – Orléans East – Cumberland, Ward 3 – Barrhaven West and Ward 22 – Riverside South-Findlay Creek. Previous versions of the RRLS grouped data by the former municipalities. However, as boundaries have changed, with the expansion of urban lands, this report is taking the approach of four Rural Sub-Areas, being Rural Northwest, Rural Southwest, Rural Southeast and Rural Northeast. These Sub-Areas are identified on MAP 1 of this report.

For each Rural Sub-Area there is:

- A summary table of lot creation by lot type (Appendix A, Tables A1 to A4).
- A summary table of subdivision activity (Appendix B, Tables B1 to B4).

#### RURAL RESIDENTIAL USES

Rural Residential lots are broken down into the following categories, described below.

##### Village Lot

Subdivision – lot created within one of the 26 villages by means of registered subdivision.

Severance - lot created within one of the 26 villages by means of a certified severance.

##### Country Lot

Subdivision – lots created outside of villages by means of registered subdivision.



Severance - lot created outside of villages by means of a certified severance (not including farm severances as noted below).

#### Infill Severance Lot

Severances created outside the villages where the severance is amongst a cluster of existing dwellings and not from a large vacant lot.

#### Areas of Poor Soils Lot

Severances created outside the villages. Not permitted since 2004 but included for historical purposes.

#### Farm Severance – Residence Surplus to a Farming Operation

Farmland accounts for approximately 40% of Ottawa's Rural area and is required by the *2020 Provincial Policy Statement* (PPS) to be protected for long-term use for agricultural production. These lands are designated Agricultural Resource Areas on schedule B9 of the Official Plan. The 2020 PPS only permits lot creation in the Agricultural Resource Area for 'agricultural uses', 'agricultural-related uses' and a 'residence surplus to a farming operation.' A residence surplus to a farming operation is a principal detached dwelling on a lot fronting an existing public road, in an Agricultural Resource Area, which has become surplus through farm consolidation. The lot is created by means of a severance (also referred to as a Farm Severance). However, these severed lots will have a dwelling on them, and so do not count as new potential residential lots. A dwelling is not permitted on the retained farm lot.

#### YEAR OF LOT CREATION

**Subdivisions:** Based on the registration date of the subdivision.

**Plan of Condominium:** Based on the registration date of the condominium agreement. Very few lots are created in the Rural Area by plan of condominium.

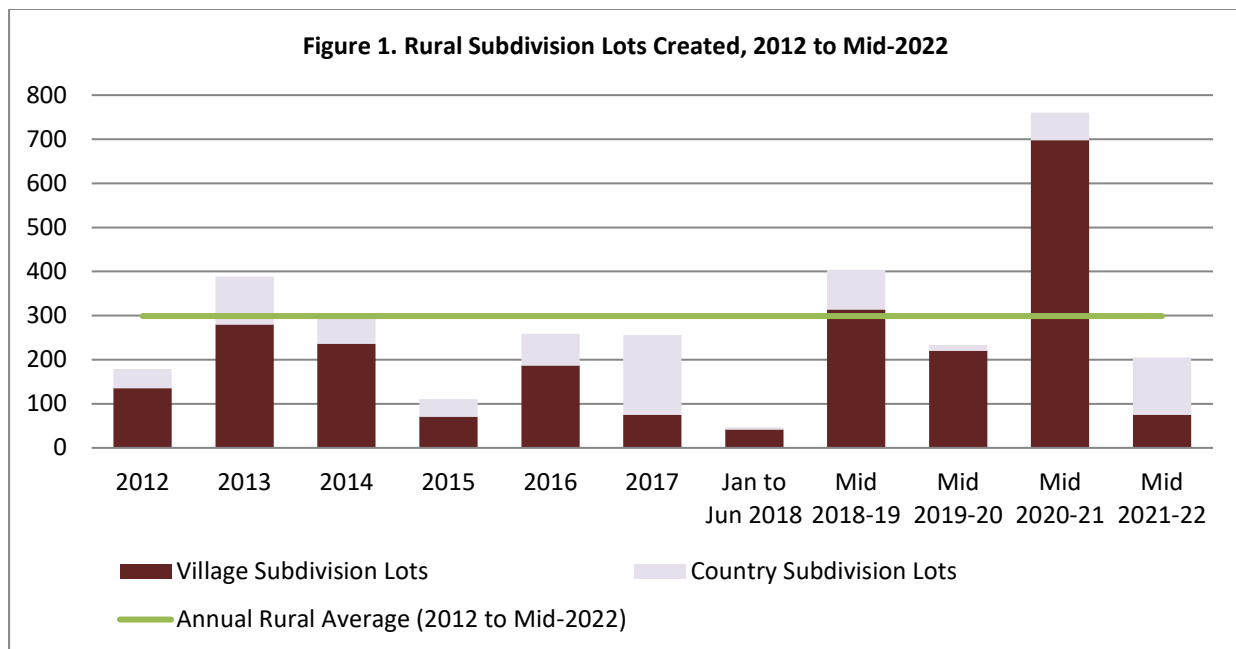
**Part Lot Control:** Based on Part Lot Control By-law registration.

**Severances:** Based on the date the Committee of Adjustment issues the certificate for the creation of the lot(s).

#### RURAL VILLAGE AND COUNTRY LOTS

From Mid-2020 to Mid-2021, 760 rural housing lots were created, and from Mid-2021 to Mid-2022, 238 rural housing lots were created, for a total of 998 rural housing lots created for this reporting period. Villages represented 78% of the lot creation in the Rural Area.

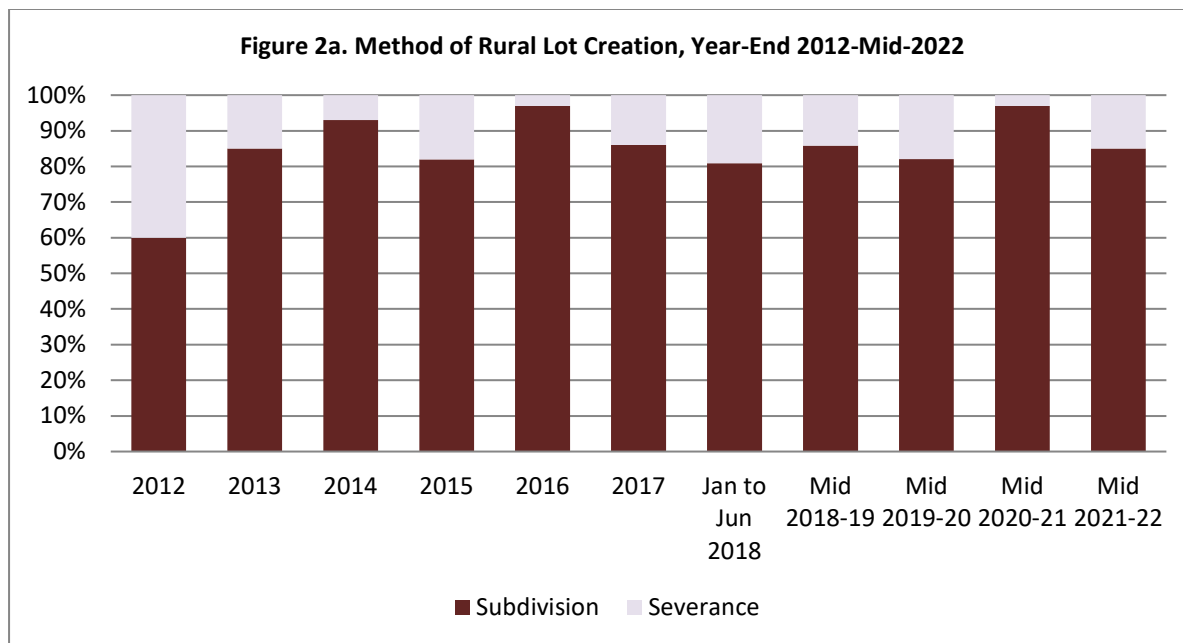
To maintain a historical time series, Figure 1 shows the rural subdivision lots created over the past ten and a half years with 2012 to 2017 representing a calendar year, Jan 1, 2018 to June 30, 2018 representing the 6 months before conversion, and Mid-2018 to Mid-2020 and Mid-2020 to Mid-2022 representing our current July 1 to June 30 reporting period.



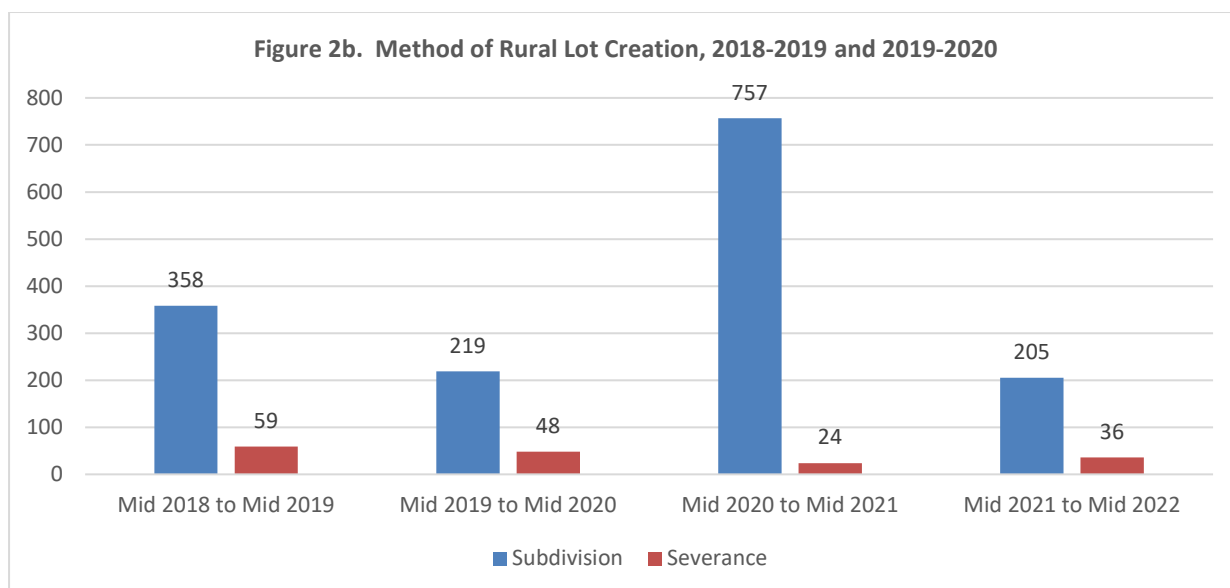
The surge in subdivision lot creation in Mid 2020-21 can be attributed mostly to lots created in the villages of Richmond (490) and Manotick (186). In Mid 2021-22 there were significantly less subdivision lots created in villages (81), and lots created in Country lot subdivisions (157), was the highest since 2017. Eighty-three percent of those 157 lots can be attributed to country lot subdivisions registered in the Rural Northwest Sub-Region.

*Note: Prior to this report, severances were being counted at the time of application instead of at the time of lot certification. It can take a year or more for a lot to be certified, therefore prior to this reporting period lots may have been counted pre-maturely. Numbers in Figure 2a and Figure 2b, from Mid-2018 to Mid-2022, are at the time of lot certification.*

*Note: Prior to this report, Farm Severances were being counted in lot creation (and at the time of application instead of at the time of lot certification). Although a lot is created, a housing unit already exists on the lot and so there is not potential for additional housing. Therefore, from this point forward we are not counting these lots for the purposes of our analysis. For reporting periods prior to Mid 2018, the severance numbers may be artificially high. However, most severances are not Farm Severances. Since Mid-2018, approximately 1 in 4 severances in the Rural Area are Farm Severances.*



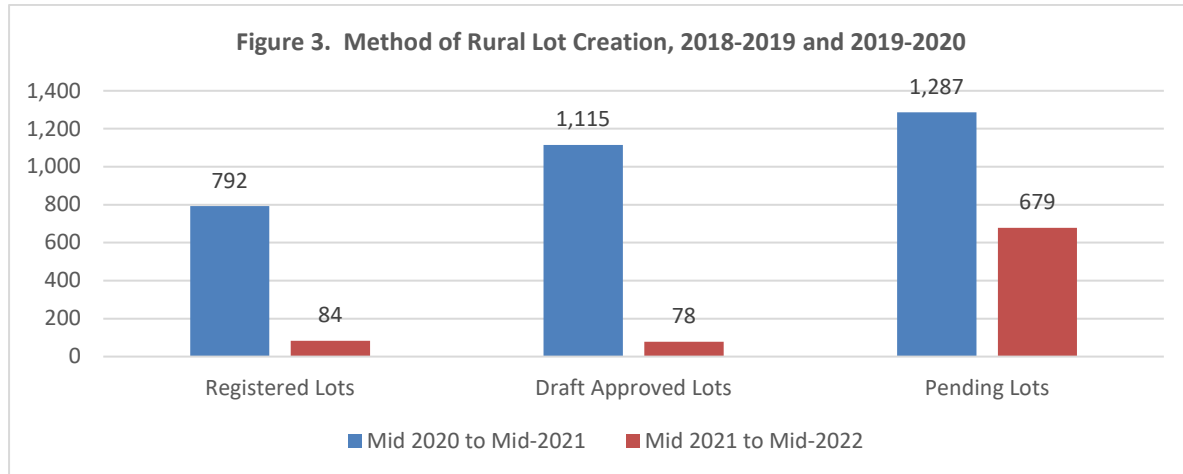
From January 2012 to Mid-2021-22, 16% of lot creation has been by means of severance. For the Mid-2020 to Mid-2022 reporting period, a total of sixty lots were created by means of severance. Only ten of those lots were within villages. Country lot subdivisions are no longer permitted outside of villages, with outstanding subdivision applications grandfathered. At some point severances should dominate the creation of lots in the Rural Countryside.



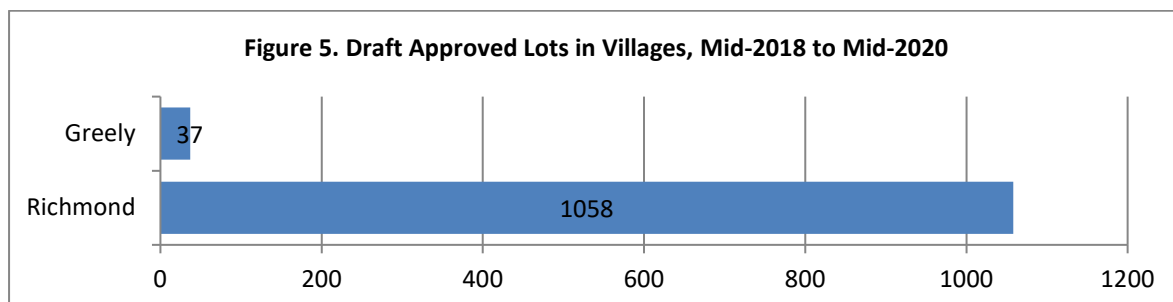
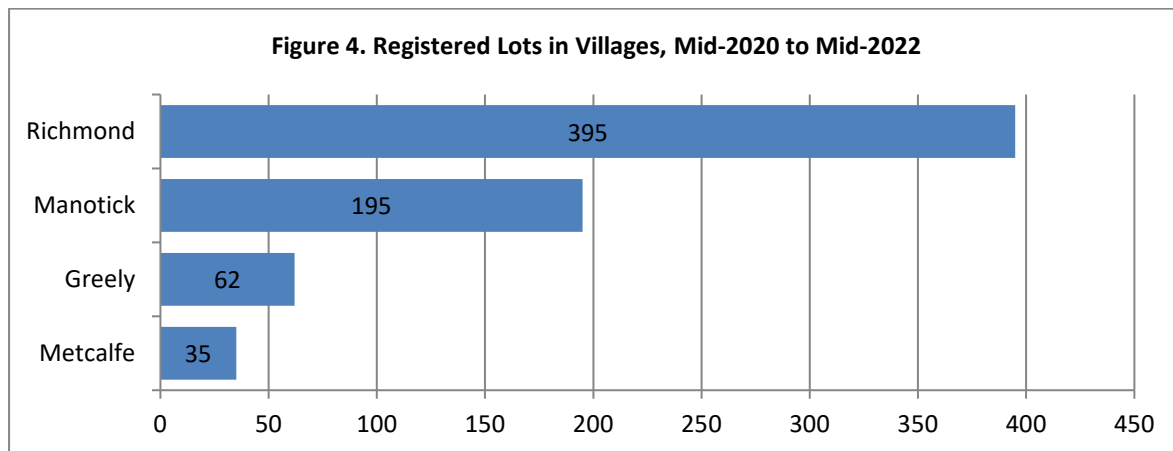
In the 48-month period from mid-2018 to mid-2022 there were 1,706 lots created, with an average of 10% of lots created by severance (Figure 2b). Sixty percent of those lots were created in this reporting period, with 781 of those lots being created in Mid-2020 to Mid 2021 alone.

### Rural Subdivision Activity by Status, 2020-2022

In the 24 months from July 1, 2020 to June 30, 2022, there were 4,035 rural residential lots created by subdivision. The number of lots registered, for which a building permit can be issued, was 876 lots. Draft approval was granted for 1,193 lots, and pending applications provided for 1,941 lots. (Figure 3). Almost 80 per cent of these lots advanced status from Mid-2012 to Mid-2021.



Four villages recorded lots that were newly registered between mid-2020 to mid-2022: Richmond (395), Manotick (195), Greely (62) and Metcalfe (35) (Figure 4). Lots that graduated from pending to draft approval status were focussed mostly in the villages of Richmond (1,058) and Greely (37) (Figure 5).

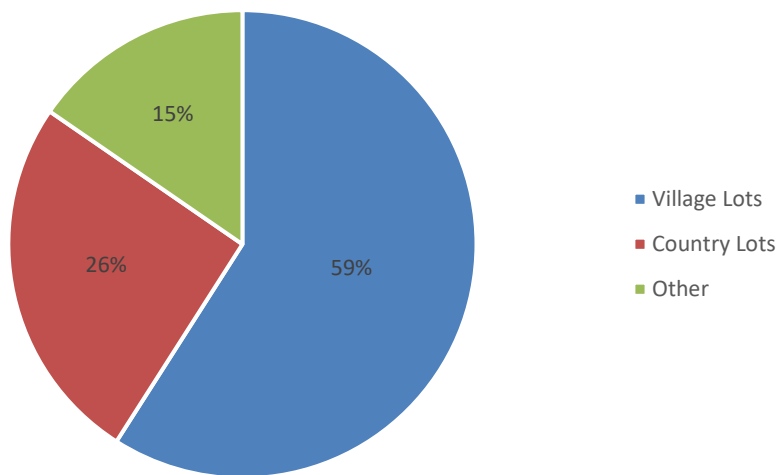


## PART 2: HOUSING STARTS IN RURAL AREAS AND VILLAGES

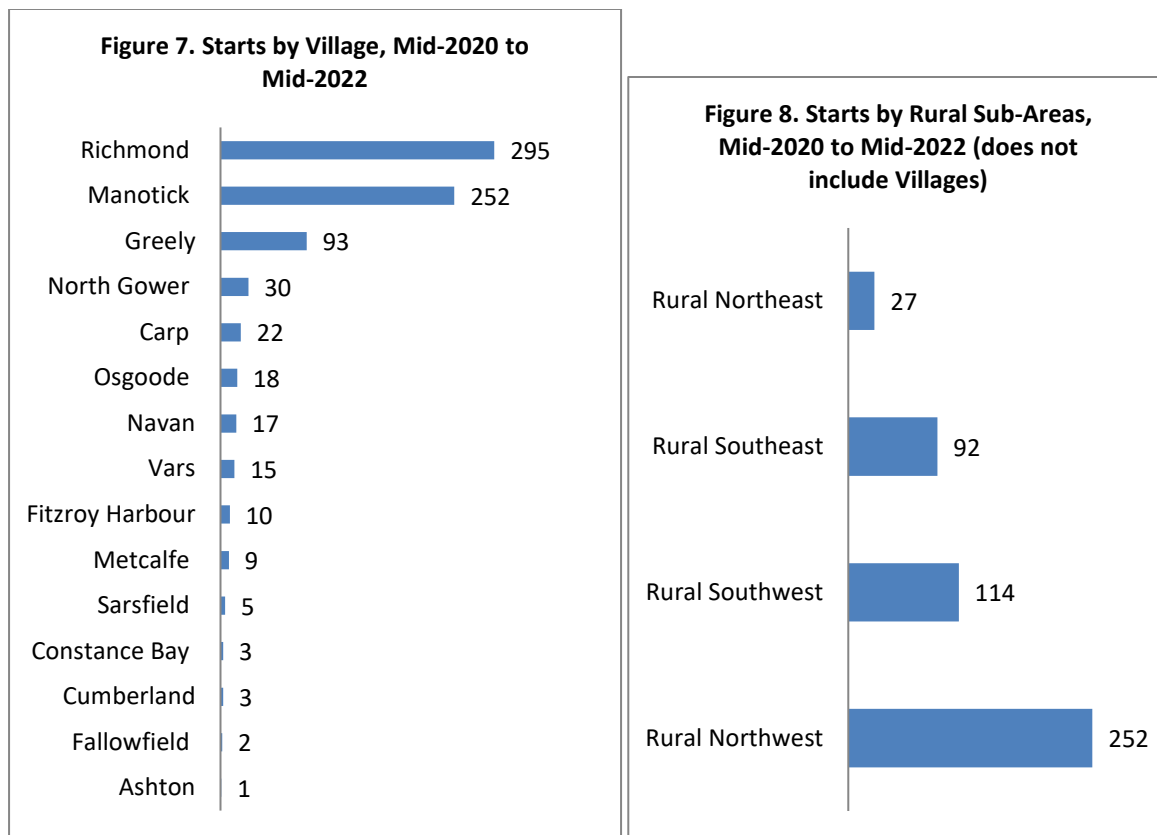
During the 24 months from July 2020 to June 2022, there were 1,260 housing starts in rural Ottawa (Appendix D); up from the 892 starts in 2018-20.

Housing starts were distributed between village subdivision lots (59%), country subdivision lots (26%) and for other starts including severances, historical vacant lots, coach houses and secondary dwelling units (15%). (Figure 6).

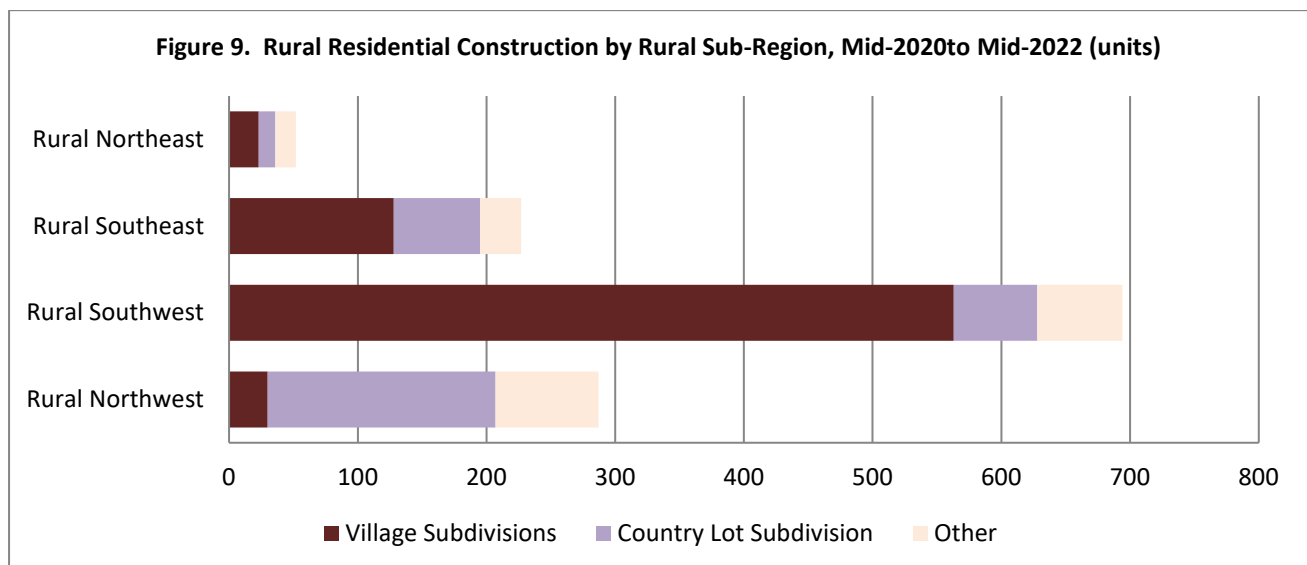
Figure 6. Rural Housing Starts by Area, Mid-2020 to Mid-2022



Richmond (295 units) and Manotick (252 units) were the two most active villages for new construction. The next three most active villages were Greely (93 units), North Gower (30 units) and Carp (22 units) (Figure 7). Outside of villages, the Rural Northwest sub-area was the most active (252 units), next was the Rural Southwest sub-area (114 units), then the Rural Southeast sub-area (92 units) and finally the Northeast sub-area (27 units) (Appendix E) (Figure 8).

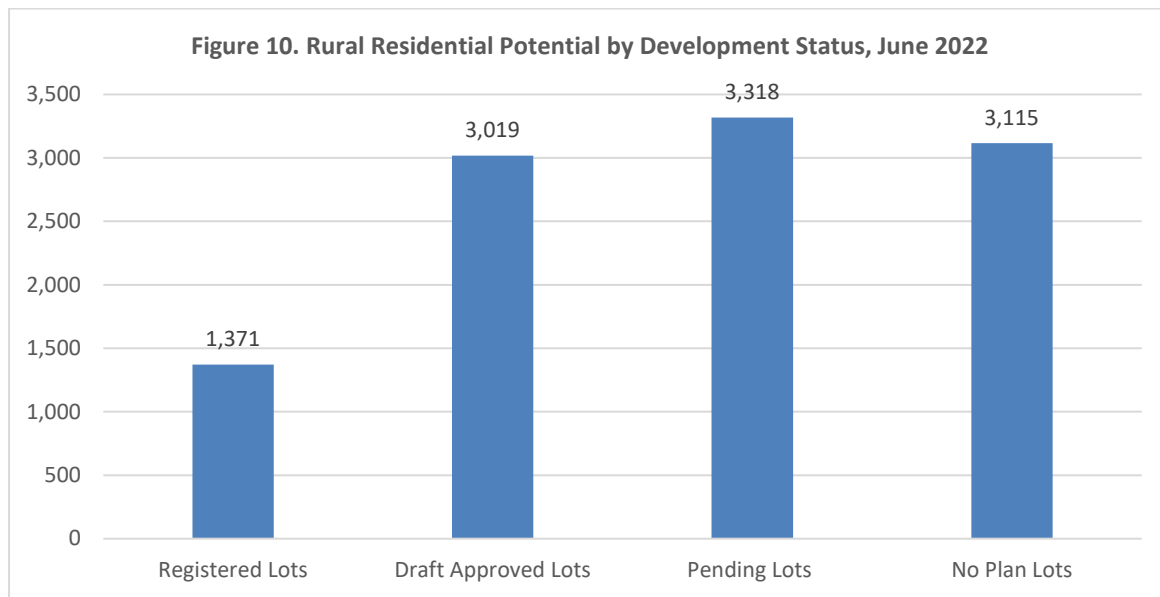


When the villages are included in their respective rural sub-areas and other starts, including severances, historical vacant lots, coach houses and secondary dwelling units are included, the Rural Southwest sub-area had the greatest number of new units constructed from Mid-2020 to Mid-2022, with 694 dwellings or 55% of the rural total, mainly due to a record number of starts in the village of Richmond. Next was the Rural Northwest sub-area at 287 units, closely followed by the Rural Southeast sub-area with 227, and Rural Northeast sub-area at 52 units (Figure 9).



### PART 3: RURAL RESIDENTIAL SUPPLY POTENTIAL

This survey provides an estimate of rural residential unit potential by housing type on vacant land and gives an indication of possible future units to be expected within and outside of the rural villages. The Mid-2022 supply estimate is based on adding new rural parcels that were not in the previous inventory; transitioning former 'no plan' parcels into parcels with a planning application while accounting for the difference in estimated versus real potential of the parcel; and then removing housing starts from July 1, 2020 to June 30, 2022 from the inventory. This methodology yielded a potential 10,823 rural lots by June 2022 with 1,371 registered lots, 3,019 draft approved lots, 3,318 pending lots and 3,115 lots that are yet to be planned located in the villages (Figure 10).



There is additional lot potential from severances on land outside villages, but the survey does not include estimates of the number of lots that could be created from this source. Between Mid-2018 to Mid-2022, an average of 31 lots annually have been created through severances outside of villages.

#### SUPPLY IN VILLAGES, MID-2022

The analysis of unit potential in villages is based on information from a range of sources, including land use maps, community design plans, village secondary plans and the zoning by-law to determine the area of vacant land in each village with residential development potential. Based on analysis of recent development patterns, a deduction of 21% was made from the identified areas to allow for future road rights-of-way and open space. Only 20% was removed if the parcel was 4 hectares (ha) or less. No deduction was made if it was determined the remaining developable land did not require additional roads.

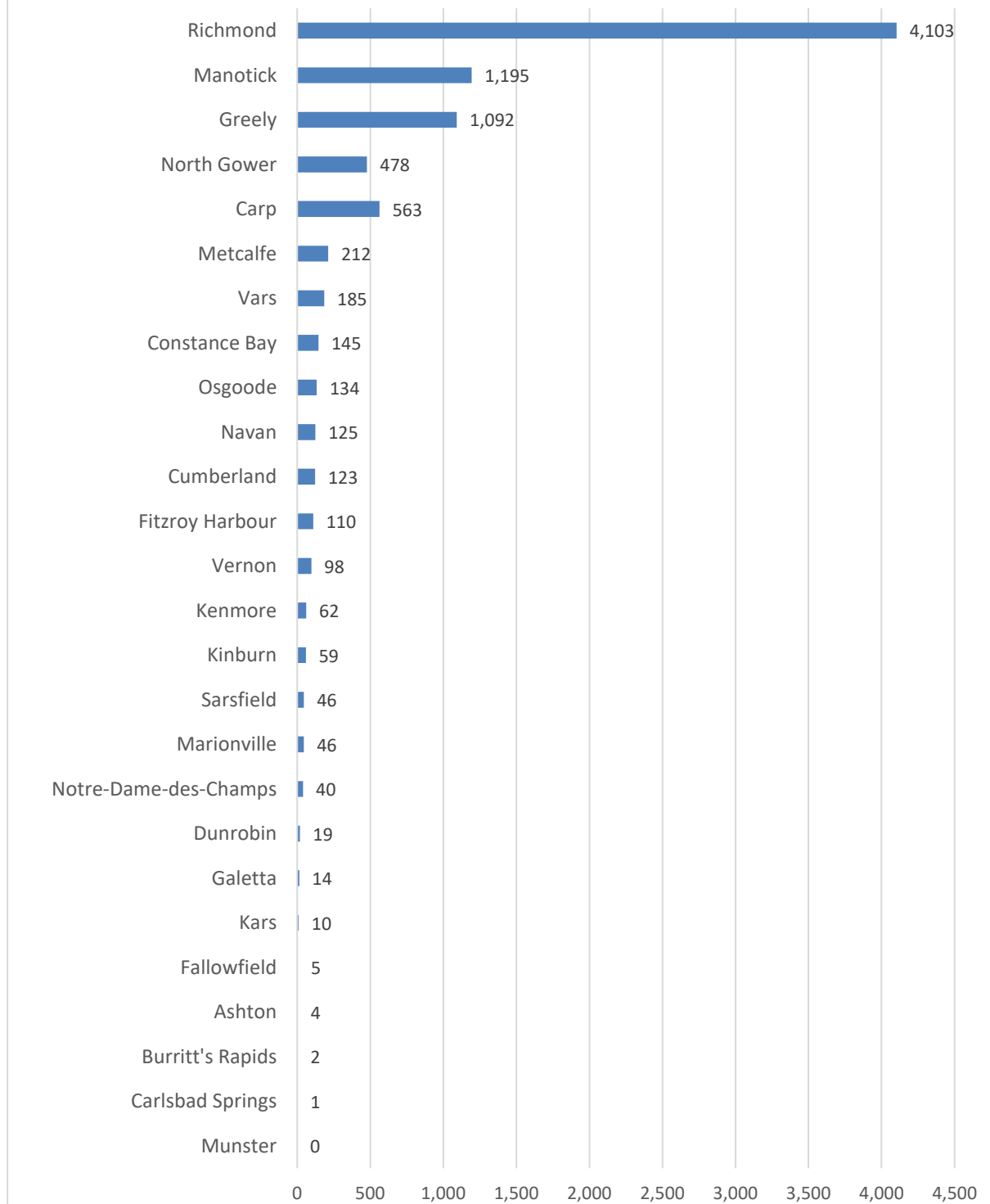
As of 2016, for the former Official Plan, a 0.4 ha average lot size has been applied for 'No Plan' lands in villages that did not have a recommended lot size outlined in a CDP or other official planning document. This 0.4 ha average lot size for villages has been carried



forward with the new Official Plan, from Policy 4.7.2 8), with the exception of six villages: Carp, Constance Bay, North Gower, Richmond, Vars and Manotick whose supply was based on an average lot size that was derived from pre-existing plans and studies. The unit potential in villages is further detailed in Appendix G.

In three villages, Carp, Constance Bay and North Gower, an average lot size consistent with the recommendations of the current Community Design Plans (CDP) was applied. In the village of Manotick, the average lot size was based on policies set out in the local concept plan for the Mahogany development lands and on the current Manotick Secondary Plan. For the village of Richmond, the average lot size was based on current development plans in place for the Western Development Lands, the Northeast Development Lands and the former Industrial Area Lands. The average lot size in Vars was based on the 1995 Vars Village Development Plan. Villages with the most potential are Richmond (4,103 units), Manotick (1,195) and Greely (1,092) (Figure 11). Together these three villages account for 72% of total unit potential in villages.

**Figure 11. Residential Development Potential in Villages, Mid-2022**

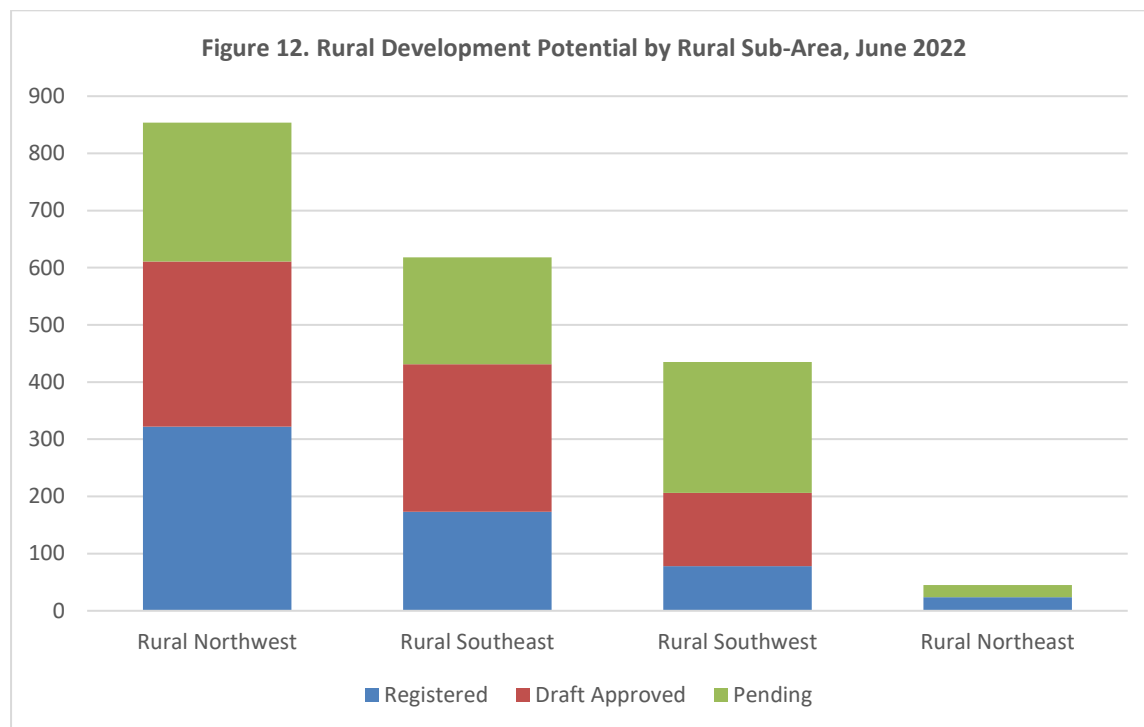


Based on this analysis, there was an overall estimated potential for 8,871 units on 1,158 net hectares in villages on June 30, 2022. These totals include some development planned on partial or full services, which allows for higher densities.

## SUPPLY OUTSIDE THE VILLAGES, MID-2022

Lands identified as having residential potential in rural areas outside of villages included only registered, draft approved and pending lots in subdivisions. This was to be consistent with Council's policy of the former Official Plan, as amended, not to accept new applications after the end of 2009. This policy has been carried forward in the new Official Plan under the policies of Section 9.2.3. By June 30, 2022, there were 1,952 potential units in approved country lot subdivisions, draft approved country lot subdivisions and in pending applications (Appendix F). Note: this estimate does not include any potential on the five exception areas listed in Policy 30.1 of the new Official Plan.<sup>2</sup>

Of the 1,952 dwelling units outside the villages, 597 were registered lots, 675 draft approved lots and 680 lots in pending status. The Rural Northwest and Rural Southwest together contained 83% of the registered lots and 81% of the draft approved lots. The Rural Northeast has the lowest potential with only 24 registered lots, 21 pending lots and no draft approved lots (Figure 12). The Rural Northwest has the greatest potential for each category Registered (322), Draft Approved (289) and Pending (243).



By June 30, 2022, vacant land with residential potential in both villages and outside of villages could accommodate an estimated 10,823 units, excluding severances, for which this survey does not include an estimate.

<sup>2</sup> Lands identified by Parcel Identification Numbers: 04446-1995, 04446-0636, 04446-1670, 04438-0313 and 04438-0314. Policy 30.1 of Volume 2C - Area Specific Policies [area\\_specific\\_policies\\_op\\_en.pdf\(ottawa.ca\)](#)

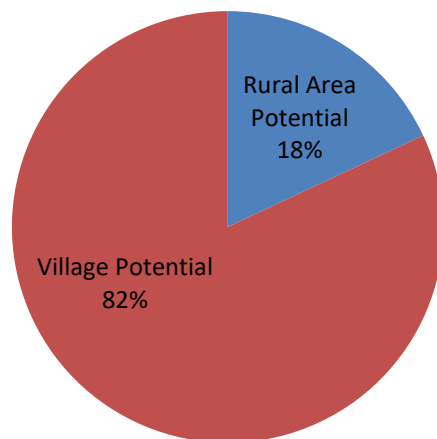
## PART 4: MONITORING OP DIRECTIONS FOR RURAL RESIDENTIAL SUPPLY

### RURAL GROWTH DIRECTED TO VILLAGES

Policy 3.1 4) of the City of Ottawa Official Plan requires that over 25 years (Mid-2018 to Mid-2043), that 7 per cent of household growth targets be in the rural area, with 5% in the villages and 2% outside the villages. For the rural area this represents approximately 71% in the villages and 29% in areas outside the villages.

The overall rural potential of 10,823 units is comprised of 1,952 units in the rural area outside of the villages and 8,871 within the villages. The potential currently within the villages provides for roughly 82% of the future rural growth compared to 18% outside the villages. Policy 3.4 of the Official Plans indicates that villages are to be the focus areas of rural growth, so the city is exceeding its target of 71% of rural growth in villages.

**Figure 13. Proportion of Village Potential in the Rural Area and Villages, Mid-2022**



### ESTIMATION OF RURAL RESIDENTIAL YEAR SUPPLY

To determine the total year supply in the rural area outside and inside the villages, the housing starts in these areas was monitored for a 48-month time period spanning July 1, 2018 to June 30, 2022. It is important to note that Mid-2018 is also the Baseline for the new Official Plan. For the areas inside the villages, this rate was determined to be 356 units per year (Table 2) while outside the villages the rate was 134 units per year (Table 3).

Table 2. Average Units Built in Villages, Mid-2018 to Mid-2022	
Year	Units Built
Mid-2018 to Mid-2020	679
Mid 2020 to Mid-2022	744
Average Units Built	356

Table 3. Average Units Built Outside of Villages, Mid-2018 to Mid-2022	
Year	Units Built
Mid-2018 to Mid-2020	213
Mid 2020 to Mid-2022	322
Average Units Built	134

Considering the 8,871-unit potential in the villages and applying the 356-unit per year average, gives an estimate of 25-years of village dwelling unit supply. The historical 48-month time period average of 134 units per year applied to the mid-2022 supply of 1,952 units would yield approximately 15-years worth of supply in the rural area outside of the villages. These estimates exclude severances, infill, secondary dwelling units and coach houses.

#### SUPPLY BETWEEN VILLAGE GROUPS

Policy 3.1 5) a) requires that the villages are supplied with sufficient land for a 15-year requirement for market-based residential development. Based on these policies, this report provides a further analysis of supply in the villages.

To calculate the years of unit supply in villages, both the developable residential land and the average lot size in the villages is ascertained. Based on the average lot size of units built, the average number of units that could be built on the remaining developable land was derived and these units determine the total year's supply of units in the villages.

The four villages of Manotick, Greely, Richmond and Carp have existing or planned municipal services, which is where the new Official Plan directs for most of the village growth to occur (OP policy 3.4 1). These four villages have a unit potential of 6,953 units. These four villages also had a total of 564 housing starts from Mid-2018 to Mid 2020 and 655 housing starts from Mid-2020 to Mid-2022, averaging 305 per year. Based on the current 4-year trajectory, there is a 23-year supply in these 4 villages. Within the remaining villages there is a 38-year supply based on a unit potential of 1,918 units and an average of 51 housing starts per year. (Table 4).

The overall 25-year unit potential supply in the villages fulfills and surpasses the 15-year supply requirement for market-based residential development outlined in OP policy 3.1 5a).

Note: Village Groups as outlined in the table above are:

Municipally Serviced Villages: Manotick, Greely, Richmond and Carp.

Other Villages: North Gower, Metcalfe, Cumberland, Vars, Osgoode, Navan, Munster Constance Bay, Ashton, Burritt's Rapids, Carlsbad Springs, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Kars, Kenmore, Kinburn, Marionville, Notre-Dame-des-Champs, Sarsfield and Vernon.

Table 4. Supply in Villages Based on Unit Potential, June 30, 2022					
Village Groups	Developable Residential Land (ha)	48-Month Average - Average Lot Size	48-Month Average - Units Built	Unit Potential	Years Supply - Unit Potential
Largest Four Villages	454.3	0.07	305	6,953	23
Other Villages	704.2	0.37	51	1,918	38
<b>Total</b>	<b>1,158.4</b>	<b>0.22</b>	<b>356</b>	<b>8,871</b>	<b>25</b>

## CONCLUSION

This report provides an estimate of the potential for future residential development in the rural areas and villages of Ottawa as of June 30, 2022. The City will continue to monitor development potential in the rural area in order to track consumption of land and to update estimates of future housing potential.

Based on Council's decision not to accept new applications for country lot subdivisions, from July 1, 2020 to June 30, 2022, there were 1,952 estimated potential units in the rural area outside of the villages. Applying recent development rates for country lots of 134 units per year, yields a supply for approximately 15 years outside the villages. Between July 1, 2020 and June 30, 2022, there was an estimated unit potential of 8,871 in the villages. Applying recent development rates of 356 units per year yields a unit supply of approximately 25 years in villages.

Overall, there is an estimated potential for approximately 10,823 units in rural Ottawa on June 30, 2022, not including future severances, infill, secondary dwelling units or coach houses. At average rates of development of 134 units per year outside of villages and 356 units per year within villages observed over the most recent 48-month period, this supply is sufficient for approximately 15 years outside and 25 years within villages.

The 25-year village supply exceeds the requirement of the OP policy 3.1 5 a) for the villages to accommodate a 15-year supply of market-based residential development ensuring that no Official Plan Amendments (OPA's) are required for additional village lands.

# APPENDIX A - Lot Creation by Rural Sub-Area, 1975 to Mid-2022

## RURAL NORTHWEST (WARD 5 - WEST CARLETON-MARCH)

TABLE A1

Year	75-79	80-84	85-89	90-95	96-99	00-04	05-09	10-14	15-17	Jan-Jun 2018	Jul '18 - Jun '19	Jul '19 - Jun '20	Jul '20 - Jun '21	Jul '21 - Jun '22	Total
<b>Village Lot</b>															
Severance Subdivision	13	8	23	16	12	16	7	53	1	4	15	8	1	0	177
<b>Total Village</b>	62	74	162	161	68	92	78	149	15	0	0	0	0	0	861
<b>Country Lot</b>	75	82	185	177	80	108	85	202	16	4	15	8	1	0	1038
<b>Severance Subdivision</b>	43	335	315	128	79	150	74	70	16	4	24	10	4	10	1262
<b>Total Country Lot</b>	139	234	567	428	104	476	308	162	244	0	0	0	0	130	2792
<b>Infill Severance Lot</b>	182	569	882	556	183	626	382	232	260	4	24	10	4	140	4054
<b>Areas of Poor Soils Lot</b>	10	32	26	31	10	29	6	7	1	0	2	0	0	0	154
<b>TOTAL RESIDENTIAL LOT CREATION (NON- FARM)</b>	0	0	0	14	4	11	0	0	0	0	0	0	0	0	29
<b>TOTAL FARM SEVERANCE - SURPLUS FARM DWELLING</b>	267	683	1093	778	277	774	473	441	277	8	41	18	5	140	5248
<b>TOTAL FARM SEVERANCE - SURPLUS FARM DWELLING</b>	65	61	100	99	34	29	5	10	6	1	3	5	5	1	424

Note: Villages included are: Carp, Constance Bay, Dunrobin, Fitzroy Harbour, Galetta and Kinburn

Note: From Mid-2018 to Mid-2022 Severances are determined by date that certificate was issued. For previous periods, Application date was used.



# APPENDIX A - Lot Creation by Rural Sub-Area, 1975 to Mid-2022

## RURAL SOUTHWEST (WARD 21 - RIDEAU-JOCK & WARD 3 - BARRHAVEN WEST)

TABLE A2

Year	75-79	80-84	85-89	90-95	96-99	00-04	05-09	10-14	15-17	Jan-Jun 2018	Jul '18 - Jun '19	Jul '19 - Jun '20	Jul '20 - Jun '21	Jul '21 - Jun '22	Total
<b>Village Lot</b>															
Severance	66	40	51	47	14	22	6	9	8	0	3	8	0	3	277
Subdivision	165	444	510	300	0	426	101	390	100	17	296	162	676	0	3587
<b>Total Village</b>	<b>231</b>	<b>484</b>	<b>561</b>	<b>347</b>	<b>14</b>	<b>448</b>	<b>107</b>	<b>399</b>	<b>108</b>	<b>17</b>	<b>299</b>	<b>170</b>	<b>676</b>	<b>3</b>	<b>3864</b>
<b>Country Lot</b>															
Severance	74	47	94	128	42	163	44	58	14	0	9	16	11	15	715
Subdivision	80	295	230	143	0	90	27	97	0	0	37	0	0	0	999
<b>Total Country Lot</b>	<b>154</b>	<b>342</b>	<b>324</b>	<b>271</b>	<b>42</b>	<b>253</b>	<b>71</b>	<b>155</b>	<b>14</b>	<b>0</b>	<b>46</b>	<b>16</b>	<b>11</b>	<b>15</b>	<b>1714</b>
<b>Infill Severance Lot</b>	<b>16</b>	<b>26</b>	<b>23</b>	<b>18</b>	<b>7</b>	<b>24</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125</b>
<b>Areas of Poor Soils Lot</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>
<b>TOTAL RESIDENTIAL LOT CREATION (NON- FARM)</b>	<b>401</b>	<b>852</b>	<b>908</b>	<b>636</b>	<b>64</b>	<b>746</b>	<b>184</b>	<b>559</b>	<b>122</b>	<b>17</b>	<b>345</b>	<b>186</b>	<b>687</b>	<b>18</b>	<b>5725</b>
<b>TOTAL FARM SEVERANCE - SURPLUS FARM DWELLING</b>	<b>83</b>	<b>62</b>	<b>107</b>	<b>95</b>	<b>42</b>	<b>39</b>	<b>32</b>	<b>16</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>495</b>

Note: Villages included are: Ashton, Burritts Rapids, Fallowfield, Kars, Manotick, Munster, North Gower and Richmond

Note: From Mid-2018 to Mid-2022 Severances are determined by date that certificate was issued. For previous periods, Application date was used.

# APPENDIX A - Lot Creation by Rural Sub-Area, 1975 to Mid-2022

## RURAL SOUTHEAST (WARD 20 - OSGOODE & WARD 22 RIVERSIDE SOUTH-FINDLAY CREEK)

TABLE A3

Year	75-79	80-84	85-89	90-95	96-99	00-04	05-09	10-14	15-17	Jan-Jun 2018	Jul '18 - Jun '19	Jul '19 - Jun '20	Jul '20 - Jun '21	Jul '21 - Jun '22	Total
<b>Village Lot</b>															
Severance	36	25	30	43	9	20	19	14	1	0	0	0	0	4	201
Subdivision	302	245	824	404	206	258	225	379	134	0	4	57	22	75	3135
<b>Total Village</b>	<b>338</b>	<b>270</b>	<b>854</b>	<b>447</b>	<b>215</b>	<b>278</b>	<b>244</b>	<b>393</b>	<b>135</b>	<b>0</b>	<b>4</b>	<b>57</b>	<b>22</b>	<b>79</b>	<b>3336</b>
<b>Country Lot</b>															
Severance	35	64	146	82	37	77	31	24	5	0	6	2	8	1	518
Subdivision	0	73	414	364	153	134	388	42	0	0	0	0	59	0	1627
<b>Total Country Lot</b>	<b>35</b>	<b>137</b>	<b>560</b>	<b>446</b>	<b>190</b>	<b>211</b>	<b>419</b>	<b>66</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>67</b>	<b>1</b>	<b>2145</b>
<b>Infill Severance Lot</b>	<b>44</b>	<b>82</b>	<b>39</b>	<b>19</b>	<b>16</b>	<b>13</b>	<b>17</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>231</b>
<b>Areas of Poor Soils Lot</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>8</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>
<b>TOTAL RESIDENTIAL LOT CREATION (NON- FARM)</b>	<b>417</b>	<b>489</b>	<b>1453</b>	<b>915</b>	<b>429</b>	<b>516</b>	<b>680</b>	<b>460</b>	<b>140</b>	<b>0</b>	<b>10</b>	<b>59</b>	<b>89</b>	<b>80</b>	<b>5737</b>
<b>TOTAL FARM SEVERANCE - SURPLUS FARM DWELLING</b>	<b>92</b>	<b>62</b>	<b>92</b>	<b>56</b>	<b>33</b>	<b>22</b>	<b>5</b>	<b>16</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>390</b>

Note: Villages included are: Carlsbad Springs, Greely, Kenmore, Marionville, Metcalfe, Osgoode, Vars and Vernon

Note: From Mid-2018 to Mid-2022 Severances are determined by date that certificate was issued. For previous periods, Application date was used.

# APPENDIX A - Lot Creation by Rural Sub-Area, 1975 to Mid-2022

## RURAL NORTHEAST (WARD 19 - CUMBERLAND - & WARD 1 - ORLEANS EAST CUMBERLAND)

TABLE A4

Year	75-79	80-84	85-89	90-95	96-99	00-04	05-09	10-14	15-17	Jan-Jun 2018	Jul '18 - Jun '19	Jul '19 - Jun '20	Jul '20 - Jun '21	Jul '21 - Jun '22	Total
<b>Village Lot</b>															
Severance Subdivision	43	23	33	10	19	18	8	10	1	0	0	0	0	2	167
<b>Total Village</b>	<b>94</b>	<b>231</b>	<b>421</b>	<b>86</b>	<b>19</b>	<b>102</b>	<b>52</b>	<b>21</b>	<b>74</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1123</b>
<b>Country Lot</b>															
Severance Subdivision	45	52	90	43	34	141	37	48	5	1	0	4	0	1	501
<b>Total Country Lot</b>	<b>141</b>	<b>137</b>	<b>126</b>	<b>48</b>	<b>0</b>	<b>9</b>	<b>22</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>542</b>
<b>Total Country Lot</b>	<b>186</b>	<b>189</b>	<b>216</b>	<b>91</b>	<b>34</b>	<b>150</b>	<b>59</b>	<b>86</b>	<b>5</b>	<b>1</b>	<b>21</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>1043</b>
<b>Infill Severance Lot</b>	<b>17</b>	<b>16</b>	<b>13</b>	<b>7</b>	<b>3</b>	<b>14</b>	<b>10</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>89</b>
<b>Areas of Poor Soils Lot</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>TOTAL RESIDENTIAL LOT CREATION (NON-FARM)</b>	<b>297</b>	<b>436</b>	<b>650</b>	<b>186</b>	<b>56</b>	<b>266</b>	<b>121</b>	<b>113</b>	<b>82</b>	<b>22</b>	<b>21</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>2257</b>
<b>TOTAL FARM SEVERANCE - SURPLUS FARM DWELLING</b>	<b>81</b>	<b>34</b>	<b>108</b>	<b>36</b>	<b>9</b>	<b>7</b>	<b>9</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>300</b>

Note: Villages included are: Cumberland, Navan, Notre-Dames-des-Champs, Sarsfield

Note: From Mid-2018 to Mid-2022 Severances are determined by date that certificate was issued. For previous periods, Application date was used.

# **APPENDIX B - Lot Creation by Rural Sub-Area by Subdivision Status, 1975 to Mid-2022**

## **RURAL NORTHWEST (WARD 5 - WEST CARLETON-MARCH)**

**TABLE B1**

VILLAGE DEVELOPMENT									
LOTS	PENDING			DRAFT APPROVED			REGISTERED		TOTAL REGISTERED 1975 TO MID-2022
	Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22	
Carp	0	117		0	0		0	0	462
Constance Bay	0	0		0	0		0	0	168
Dunrobin	0	0		0	0		0	0	128
Fitzroy Harbour	0	0		0	0		0	0	166
Galetta	0	0		0	0		0	0	2
Kinburn	0	0		0	0		0	0	28
<b>TOTAL</b>	<b>0</b>	<b>117</b>		<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>954</b>

\*Includes lots created by severance, apartment units created via site plan, condominium units

COUNTRY LOT SUBDIVISIONS									
LOTS	PENDING			DRAFT APPROVED			REGISTERED		TOTAL REGISTERED 1975 TO MID-2022
	Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22	
LOTS	0	1		0	78		130	0	2792
<b>TOTAL</b>	<b>0</b>	<b>1</b>		<b>0</b>	<b>78</b>		<b>130</b>	<b>0</b>	<b>2792</b>

# **APPENDIX B - Lot Creation by Rural Sub-Area by Subdivision Status, 1975 to Mid-2022**

## **RURAL SOUTHWEST (WARD 21 - RIDEAU-JOCK & WARD 3 - BARRHAVEN WEST)**

**TABLE B2**

VILLAGE DEVELOPMENT							
LOTS	PENDING		DRAFT APPROVED		REGISTERED		TOTAL REGISTERED 1975 TO MID-2022
	Jul '20 - Jun '21	Jul '21 - Jun '22	Jul '20 - Jun '21	Jul '21 - Jun '22	Jul '20 - Jun '21	Jul '21 - Jun '22	
Ashton	0	0	0	0	0	0	5
Burritts Rapids	0	0	0	0	0	0	0
Fallowfield	0	0	0	0	0	0	70
Kars	0	0	0	0	0	0	162
Manotick	0	25	0	0	186	9	1252
Munster	0	0	0	0	0	0	13
North Gower	0	0	0	0	0	0	388
Richmond	1278	455	1058	0	395	0	1631
<b>TOTAL</b>	<b>1278</b>	<b>480</b>	<b>1058</b>	<b>0</b>	<b>581</b>	<b>9</b>	<b>3521</b>

\*Includes lots created by severance, apartment units created via site plan, condominium units

COUNTRY LOT SUBDIVISIONS							
LOTS	PENDING		DRAFT APPROVED		REGISTERED		TOTAL REGISTERED 1975 TO MID-2022
	Jul '20 - Jun '21	Jul '21 - Jun '22	Jul '20 - Jun '21	Jul '21 - Jun '22	Jul '20 - Jun '21	Jul '21 - Jun '22	
LOTS	0	0	20	0	0	0	1014
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1014</b>

# **APPENDIX B - Lot Creation by Rural Sub-Area by Subdivision Status, 1975 to Mid-2022**

## **RURAL SOUTHEAST (WARD 20 - OSGOOD & WARD 22 RIVERSIDE SOUTH-FINDLAY CREEK)**

**TABLE B3**

VILLAGE DEVELOPMENT									
LOTS	PENDING			DRAFT APPROVED			REGISTERED		
	Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22	TOTAL REGISTERED 1975 TO MID-2022
Carlsbad Springs	0	0		0	0		0	0	6
Greely	0	73		37	0		22	40	2031
Kenmore	0	0		0	0		0	0	58
Marionville	0	0		0	0		0	0	2
Metcalfe	0	0		0	0		0	35	500
Osgood	0	7		0	0		0	0	644
Vars	0	0		0	0		0	0	268
Vernon	0	0		0	0		0	0	157
<b>TOTAL</b>	<b>0</b>	<b>80</b>		<b>37</b>	<b>0</b>		<b>22</b>	<b>75</b>	<b>3666</b>

\*Includes lots created by severance, apartment units created via site plan, condominium units

COUNTRY LOT SUBDIVISIONS									
LOTS	PENDING			DRAFT APPROVED			REGISTERED		
	Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22	TOTAL REGISTERED 1975 TO MID-2022
LOTS	9	0		0	0		59	0	1627
<b>TOTAL</b>	<b>9</b>	<b>0</b>		<b>0</b>	<b>0</b>		<b>59</b>	<b>0</b>	<b>1627</b>

## APPENDIX B - Lot Creation by Rural Sub-Area by Subdivision Status, 1975 to Mid-2022

### RURAL NORTHEAST (WARD 19 - CUMBERLAND - & WARD 1 - ORLEANS EAST CUMBERLAND)

TABLE B4

VILLAGE DEVELOPMENT									
LOTS	PENDING			DRAFT APPROVED			REGISTERED		
	Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22	TOTAL REGISTERED 1975 TO MID-2022
Cumberland	0	0		0	0		0	0	304
Navan	0	0		0	0		0	0	364
Notre-Dames-des-Champs	0	0		0	0		0	0	120
Sarsfield	0	0		0	0		0	0	61
<b>TOTAL</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>849</b>

\*Includes lots created by severance, apartment units created via site plan, condominium units

COUNTRY LOT SUBDIVISIONS									
LOTS	PENDING			DRAFT APPROVED			REGISTERED		
	Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22		Jul '20 - Jun '21	Jul '21 - Jun '22	TOTAL REGISTERED 1975 TO MID-2022
LOTS	0	1		0	0		0	0	543
<b>TOTAL</b>	<b>0</b>	<b>1</b>		<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>543</b>



# **APPENDIX C - Total Rural Lots Created, City of Ottawa, 1975 to Mid-2022**

Year	75-79	80-84	85-89	90-95	96-99	00-04	05-09	10-14	15-17	Jan-Jun 2018	Jul '18 - Jun '19	Jul '19 - Jun '20	Jul '20 - Jun '21	Jul '21 - Jun '22	Total
<b>Village Lot</b>															
Severance	158	96	137	116	54	76	40	86	11	4	18	16	1	9	822
Subdivision	580	971	1884	941	274	860	448	929	322	38	300	219	698	75	8539
<b>Total Village</b>	<b>738</b>	<b>1067</b>	<b>2021</b>	<b>1057</b>	<b>328</b>	<b>936</b>	<b>488</b>	<b>1015</b>	<b>333</b>	<b>42</b>	<b>318</b>	<b>235</b>	<b>699</b>	<b>84</b>	<b>9361</b>
<b>Country Lot</b>															
Severance	197	498	645	381	192	531	186	200	40	5	39	32	23	27	2996
Subdivision	360	739	1337	983	257	709	745	339	244	0	58	0	59	130	5960
<b>Total Country Lot</b>	<b>557</b>	<b>1237</b>	<b>1982</b>	<b>1364</b>	<b>449</b>	<b>1240</b>	<b>931</b>	<b>539</b>	<b>284</b>	<b>5</b>	<b>97</b>	<b>32</b>	<b>82</b>	<b>157</b>	<b>8956</b>
<b>Infill Severances</b>	<b>87</b>	<b>156</b>	<b>101</b>	<b>75</b>	<b>36</b>	<b>80</b>	<b>39</b>	<b>19</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>599</b>
<b>Areas of Poor Soils</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>13</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>78</b>
<b>TOTAL RESIDENTIAL LOT CREATION (NON-FARM)</b>	<b>1382</b>	<b>2460</b>	<b>4104</b>	<b>2515</b>	<b>826</b>	<b>2302</b>	<b>1458</b>	<b>1573</b>	<b>621</b>	<b>47</b>	<b>417</b>	<b>267</b>	<b>781</b>	<b>241</b>	<b>18916</b>
Severance Total	442	750	883	591	295	733	265	305	55	9	59	48	24	36	4495
<b>Severance %</b>	<b>32%</b>	<b>30%</b>	<b>22%</b>	<b>23%</b>	<b>36%</b>	<b>32%</b>	<b>18%</b>	<b>19%</b>	<b>9%</b>	<b>19%</b>	<b>14%</b>	<b>18%</b>	<b>3%</b>	<b>15%</b>	<b>21%</b>
Subdivision Total	940	1710	3221	1924	531	1569	1193	1268	566	38	358	219	757	205	14499
<b>Subdivision %</b>	<b>68%</b>	<b>70%</b>	<b>78%</b>	<b>77%</b>	<b>64%</b>	<b>68%</b>	<b>82%</b>	<b>81%</b>	<b>91%</b>	<b>81%</b>	<b>86%</b>	<b>82%</b>	<b>97%</b>	<b>85%</b>	<b>79%</b>
<b>TOTAL FARM SEVERANCE - SURPLUS FARM DWELLING</b>	<b>321</b>	<b>219</b>	<b>407</b>	<b>286</b>	<b>118</b>	<b>97</b>	<b>51</b>	<b>55</b>	<b>11</b>	<b>2</b>	<b>8</b>	<b>15</b>	<b>14</b>	<b>5</b>	<b>1609</b>

Note: From Mid-2018 to Mid-2022 Severances are determined by date that certificate was issued. For previous periods, Application date was used.

# APPENDIX D - City of Ottawa, Rural Housing Starts, Mid-2020 to Mid-2022

APPENDIX D - City of Ottawa, Rural Housing Starts, Mid-2020 to Mid-2022 (Based on Housing Starts Data)					
	Dwelling Units				
	Village Subdivision	Village Other	Country Lot Subdivision	Non-Village Other	Total
<b>Rural Northwest</b>					
Carp	20	2			22
Constance Bay	0	3			3
Dunrobin	0	0			0
Fitzroy Harbour	10	0			10
Galetta	0	0			0
Kinburn	0	0			0
Non Village (Ward 5)			177	75	252
<b>Total</b>	<b>30</b>	<b>5</b>	<b>177</b>	<b>75</b>	<b>287</b>
<b>Rural Southwest</b>					
Ashton	0	1			1
Burritts Rapids	0	0			0
Fallowfield	0	2			2
Kars	0	0			0
Manotick	251	1			252
Munster	0	0			0
North Gower	19	11			30
Richmond	293	2			295
Non Village (Wards 3 & 21)			65	49	114
<b>Total</b>	<b>563</b>	<b>17</b>	<b>65</b>	<b>49</b>	<b>694</b>
<b>Rural Southeast</b>					
Carlsbad Springs	0	0			0
Greely	91	2			93
Kenmore	0	0			0
Marionville	0	0			0
Metcalfe	4	5			9
Osgoode	18	0			18
Vars	15	0			15
Vernon	0	0			0
Non Village (Wards 20 & 22)			67	25	92
<b>Total</b>	<b>128</b>	<b>7</b>	<b>67</b>	<b>25</b>	<b>227</b>
<b>Rural Northeast</b>					
Cumberland	3	0			3
Navan	15	2			17
Notre-Dames-des-Champs	0	0			0
Sarsfield	5	0			5
Non Village (Wards 1 & 19)			13	14	27
<b>Total</b>	<b>23</b>	<b>2</b>	<b>13</b>	<b>14</b>	<b>52</b>
<b>TOTAL</b>	<b>744</b>	<b>31</b>	<b>322</b>	<b>163</b>	<b>1260</b>
<b>Percent Share</b>	<b>59.0%</b>	<b>2.5%</b>	<b>25.6%</b>	<b>12.9%</b>	<b>100.0%</b>

**APPENDIX E - Housing Starts, Land Consumption and Built Density for Subdivisions, Mid-2020 to Mid-2022**

Housing Starts, Land Consumption and Built Density, Mid-2020 to Mid-2022						
Rural Areas Outside of Villages	Units Built	% of Units	Net Ha of Land Consumed	Density (u/net ha)	Average Lot Size (u/net ha)	% of Built Land
Rural Northwest (Ward 5)	177	16.6%	90.53	1.96	0.51	31.3%
Rural Southwest (Wards 3 & 21)	65	6.1%	54.91	1.18	0.84	19.0%
Rural Southeast (Wards 20 & 22)	67	6.3%	53.19	1.26	0.79	18.4%
Rural Northeast (Wards 1 & 19)	13	1.2%	10.56	1.23	0.81	3.7%
<b>Total Rural Areas Outside of Villages</b>	<b>322</b>	<b>30.2%</b>	<b>209.19</b>	<b>1.54</b>	<b>0.65</b>	<b>72.4%</b>
Villages	Units Built	% of Units	Net Ha of Land Consumed	Density (u/net ha)	Average Lot Size (u/net ha)	% of Built Land
<b>Rural Northwest</b>						
Carp	20	1.9%	1.21	16.53	0.06	0.4%
Constance Bay	0	0.0%	0.00	0.00	0.00	0.0%
Dunrobin	0	0.0%	0.00	0.00	0.00	0.0%
Fitzroy Harbour	10	0.9%	2.69	3.72	0.27	0.9%
Galetta	0	0.0%	0.00	0.00	0.00	0.0%
Kinburn	0	0.0%	0.00	0.00	0.00	0.0%
<b>Rural Southwest</b>						
Ashton	0	0.0%	0.00	0.00	0.00	0.0%
Burritts Rapids	0	0.0%	0.00	0.00	0.00	0.0%
Fallowfield	0	0.0%	0.00	0.00	0.00	0.0%
Kars	0	0.0%	0.00	0.00	0.00	0.0%
Manotick	251	23.5%	15.05	16.68	0.06	5.2%
Munster	0	0.0%	0.00	0.00	0.00	0.0%
North Gower	19	1.8%	4.93	3.85	0.26	1.7%
Richmond	293	27.5%	8.64	33.91	0.03	3.0%
<b>Rural Southeast</b>						
Carlsbad Springs	0	0.0%	0.00	0.00	0.00	0.0%
Greely	91	8.5%	28.32	3.21	0.31	9.8%
Kenmore	0	0.0%	0.00	0.00	0.00	0.0%
Marionville	0	0.0%	0.00	0.00	0.00	0.0%
Metcalfe	4	0.4%	1.46	2.74	0.37	0.5%
Osgoode	18	1.7%	4.51	3.99	0.25	1.6%
Vars	15	1.4%	4.23	3.55	0.28	1.5%
Vernon	0	0.0%	0.00			
<b>Rural Northeast</b>						
Cumberland	3	0.3%	0.77	3.90	0.26	0.3%
Navan	15	1.4%	6.93	2.16	0.46	2.4%
Notre-Dames-des-Champs	0	0.0%	0.00	0.00	0.00	0.0%
Sarsfield	5	0.5%	1.00	5.00	0.20	0.3%
<b>Total Villages</b>	<b>744</b>	<b>69.8%</b>	<b>79.74</b>	<b>9.33</b>	<b>0.11</b>	<b>27.6%</b>
<b>Total All Areas</b>	<b>1066</b>	<b>100.0%</b>	<b>288.93</b>	<b>3.69</b>	<b>0.27</b>	<b>100.0%</b>

Figures do not include lots built through Infill & Severances

**APPENDIX F - Residential Land Supply & Unit Supply by Development Status & Area, Mid-2022**

Residential Land Supply & Unit Supply by Development Status & Area, Mid-2022										
Rural Areas Outside of Villages	Registered		Draft Approved		Pending		No Plan		Total	
	Net Ha	Units	Net Ha	Units	Net Ha	Units	Net Ha	Units	Net Ha	Units
Rural Northwest (Ward 5)	279.23	322	170.55	289	207.07	243	0.00	0	656.85	854
Rural Southwest (Wards 3 & 21)	58.79	78	90.52	128	163.30	229	0.00	0	312.61	435
Rural Southeast (Wards 20 & 22)	194.39	173	156.05	258	19.53	187	0.00	0	369.97	618
Rural Northeast (Wards 1 & 19)	20.60	24	0.00	0	18.39	21	0.00	0	38.99	45
<b>Total Rural Areas Outside of Villages</b>	<b>553.01</b>	<b>597</b>	<b>417.12</b>	<b>675</b>	<b>408.29</b>	<b>680</b>	<b>0.00</b>	<b>0</b>	<b>1378.42</b>	<b>1952</b>
<b>Density (u/ha), Rural Areas Outside of Villages</b>	<b>1.08</b>		<b>1.62</b>		<b>1.67</b>				<b>1.42</b>	
Villages	Registered		Draft Approved		Pending		No Plan		Total	
	Net Ha	Units	Net Ha	Units	Net Ha	Units	Net Ha	Units	Net Ha	Units
<b>Rural Northwest</b>										
Carp	2.66	29	0.00	0	10.80	328	18.48	206	31.94	563
Constance Bay	10.25	54	0.00	0	0.00	0	42.60	91	52.85	145
Dunrobin	0.25	1	0.00	0	0.00	0	7.10	18	7.35	19
Fitzroy Harbour	7.76	33	0.00	0	0.00	0	30.58	77	38.34	110
Galetta	0.00	0	0.00	0	0.00	0	5.52	14	5.52	14
Kinburn	0.13	1	0.00	0	0.00	0	23.30	58	23.43	59
<b>Rural Southwest</b>										
Ashton	0.00	0	0.00	0	0.00	0	1.71	4	1.71	4
Burritts Rapids	0.00	0	0.00	0	0.00	0	0.94	2	0.94	2
Fallowfield	1.36	3	0.00	0	0.00	0	0.83	2	2.19	5
Kars	0.00	0	0.00	0	0.00	0	4.89	10	4.89	10
Manotick	9.46	48	38.99	682	0.22	21	39.61	444	88.28	1195
Munster	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
North Gower	6.14	12	4.93	17	0.00	0	181.50	449	192.57	478
Richmond	6.04	286	37.89	1338	53.87	1741	27.33	738	125.13	4103
<b>Rural South-East</b>										
Carlsbad Springs	0.00	0	0.00	0	0.00	0	0.27	1	0.27	1
Greely	38.04	201	48.29	307	75.07	459	47.50	125	208.90	1092
Kenmore	0.21	1	0.00	0	0.00	0	24.54	61	24.75	62
Marionville	0.00	0	0.00	0	0.00	0	18.65	46	18.65	46
Metcalfe	15.55	36	0.00	0	0.00	0	68.11	176	83.66	212
Osgoode	4.78	18	0.00	0	2.84	7	42.28	109	49.90	134
Vars	3.18	11	0.00	0	1.78	12	43.76	162	48.72	185
Vernon	7.43	21	0.00	0	0.00	0	30.09	77	37.52	98
<b>Rural North-East</b>										
Cumberland	1.29	5	0.00	0	0.00	0	47.15	118	48.44	123
Navan	2.16	6	0.00	0	12.40	31	34.74	88	49.30	125
Notre-Dames-des-Champs	0.00	0	0.00	0	8.34	39	0.58	1	8.92	40
Sarsfield	1.60	8	0.00	0	0.00	0	2.65	38	4.25	46
<b>Total Villages</b>	<b>118.29</b>	<b>774</b>	<b>130.10</b>	<b>2344</b>	<b>165.32</b>	<b>2638</b>	<b>744.71</b>	<b>3115</b>	<b>1158.42</b>	<b>8871</b>
<b>Density (u/ha) Villages</b>	<b>6.54</b>		<b>18.02</b>		<b>15.96</b>		<b>4.18</b>		<b>7.66</b>	
<b>Total Rural</b>	<b>671.30</b>	<b>1371</b>	<b>547.22</b>	<b>3019</b>	<b>573.61</b>	<b>3318</b>	<b>744.71</b>	<b>3115</b>	<b>2536.84</b>	<b>10823</b>
<b>Density (u/ha) Rural</b>	<b>2.04</b>		<b>5.52</b>		<b>5.78</b>		<b>4.18</b>		<b>4.27</b>	

# APPENDIX G - Calculation of Unit Potential in Villages, Mid-2022

Calculation of Unit Potential in Villages, Mid-2020 to Mid-2022								
Villages	Total Village Area (Ha)	Vacant Hectares (Gross) that Permit Residential Development	Vacant Net Hectares on Lands with Plans	Future Potential Units on Lands with Plans	Vacant Net Hectares on 'No Plan' Lands with NHS* lands factored	Minimum Lot Size for Vacant lands without plans)	Future Potential Units on 'No Plan' Lands	Total Future Potential Units
<b>Official Plan 0.4 Lot Size</b>								
Ashton	16.03	1.71	0.00	0	1.71	0.40	4	4
Burritts Rapids	13.35	0.94	0.00	0	0.94	0.40	2	2
Carlsbad Springs	31.23	0.27	0.00	0	0.27	0.40	1	1
Cumberland	423.82	48.44	1.29	5	47.15	0.40	118	123
Dunrobin	51.62	7.35	0.25	1	7.10	0.40	18	19
Fallowfield	71.18	2.19	1.36	3	0.83	0.40	2	5
Fitzroy Harbour	154.81	38.34	7.76	33	30.58	0.40	77	110
Galetta	37.02	5.52	0.00	0	5.52	0.40	14	14
Greely	1,276.05	179.13	131.63	967	47.50	0.40	125	1092
Kars	180.51	4.89	0.00	0	4.89	0.40	10	10
Kenmore	73.33	24.75	0.21	1	24.54	0.40	61	62
Kinburn	69.74	23.43	0.13	1	23.30	0.40	58	59
Marionville	34.83	18.65	0.00	0	18.65	0.40	46	46
Metcalfe	425.11	83.66	15.55	36	68.11	0.40	176	212
Munster	105.24	0.00	0.00	0	0.00	0.40	0	0
Navan	286.55	49.30	14.56	37	34.74	0.40	88	125
Notre-Dames-des-Champs	51.99	8.92	8.34	39	0.58	0.40	1	40
Osgoode	382.79	49.90	7.62	25	42.28	0.40	109	134
Sarsfield	56.50	4.25	1.60	8	2.65	0.40	38	46
Vernon	154.52	37.52	7.43	21	30.09	0.40	77	98
<b>Village Secondary Plans, Community Design Plans or other Plan</b>								
Carp <sup>1</sup>	261.85	31.94	13.46	357	18.48	0.09	206	563
Constance Bay <sup>1</sup>	687.92	52.85	10.25	54	42.60	0.47	91	145
Manotick <sup>2</sup>	847.89	88.28	48.67	751	39.61	0.19	444	1195
North Gower <sup>3</sup>	736.90	192.57	11.07	29	181.50	0.40	449	478
Richmond <sup>3</sup>	831.22	125.13	97.80	3,365	27.33	0.04	738	4103
Vars <sup>4</sup>	218.89	48.72	4.96	23	43.76	0.27	162	185
<b>Total</b>	<b>7,480.89</b>	<b>1,128.65</b>	<b>383.94</b>	<b>5756</b>	<b>744.71</b>		<b>3115</b>	<b>8871</b>

Note: Potential units on 'no plan' lands are based on the sum of units that can be accommodated on each parcel and may not equal the number of units obtained by applying the calculation to the area of all lots combined.

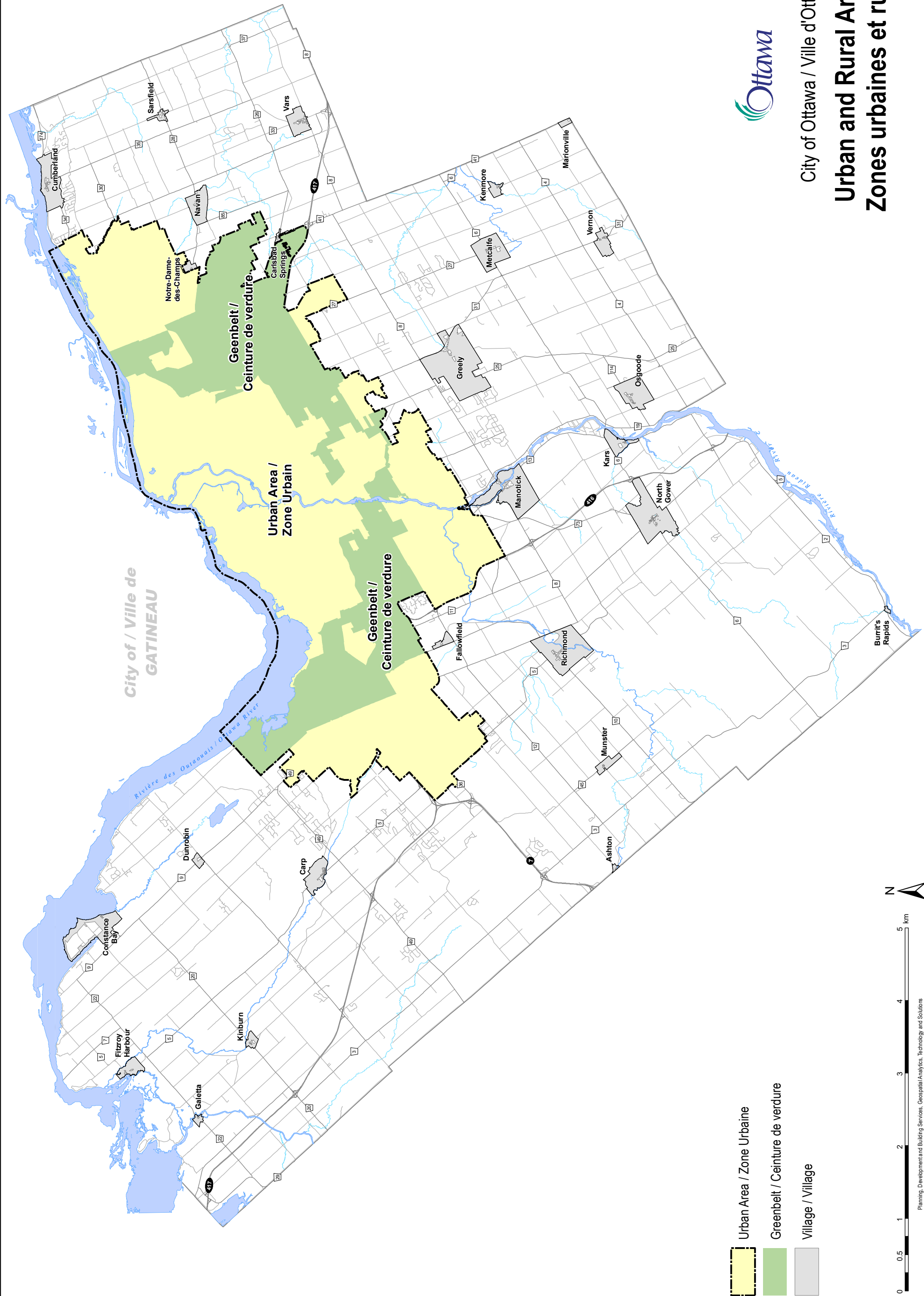
\* The estimated lot yield in Appendix G factors the potential retention of lands identified as Natural Heritage System on Annexes C11A, B & C of the Official Plan, 2021, which requires the completion of an Environmental Impact Statement (EIS) prior to development. An EIS may permit more development within the Natural Heritage System than is estimated.

<sup>1</sup>Community Design Plans were used to determine the average lot size for the villages of Carp, Constance Bay and North Gower .

<sup>2</sup>Manotick – average lot size based on the prorated average of the units and area of the Special Design Area and the units and area in the Concept Plan for the Mahogany development area.

<sup>3</sup>Richmond - average lot size based on current major development plans and concept plans.

<sup>4</sup>Vars – average lot size based on the Vars Village Development Plan (1995).

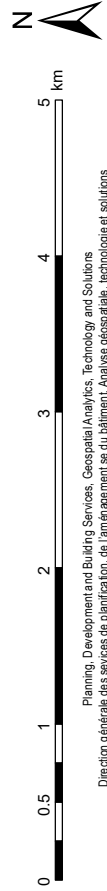


- Urban Area / Zone Urbaine
- Greenbelt / Ceinture de verdure
- Village / Village

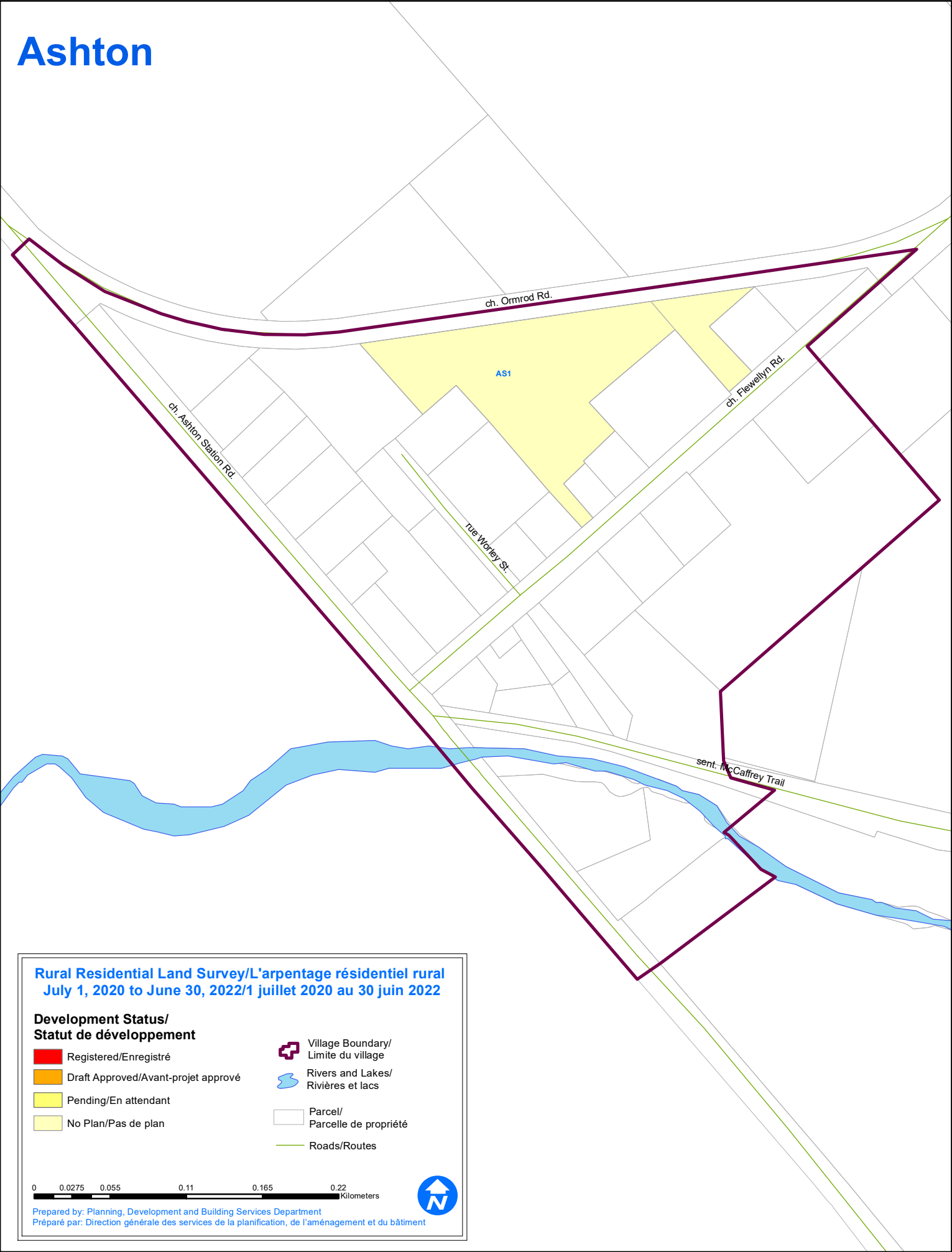


City of Ottawa / Ville d'Ottawa

# Urban and Rural Areas / Zones urbaines et rurales

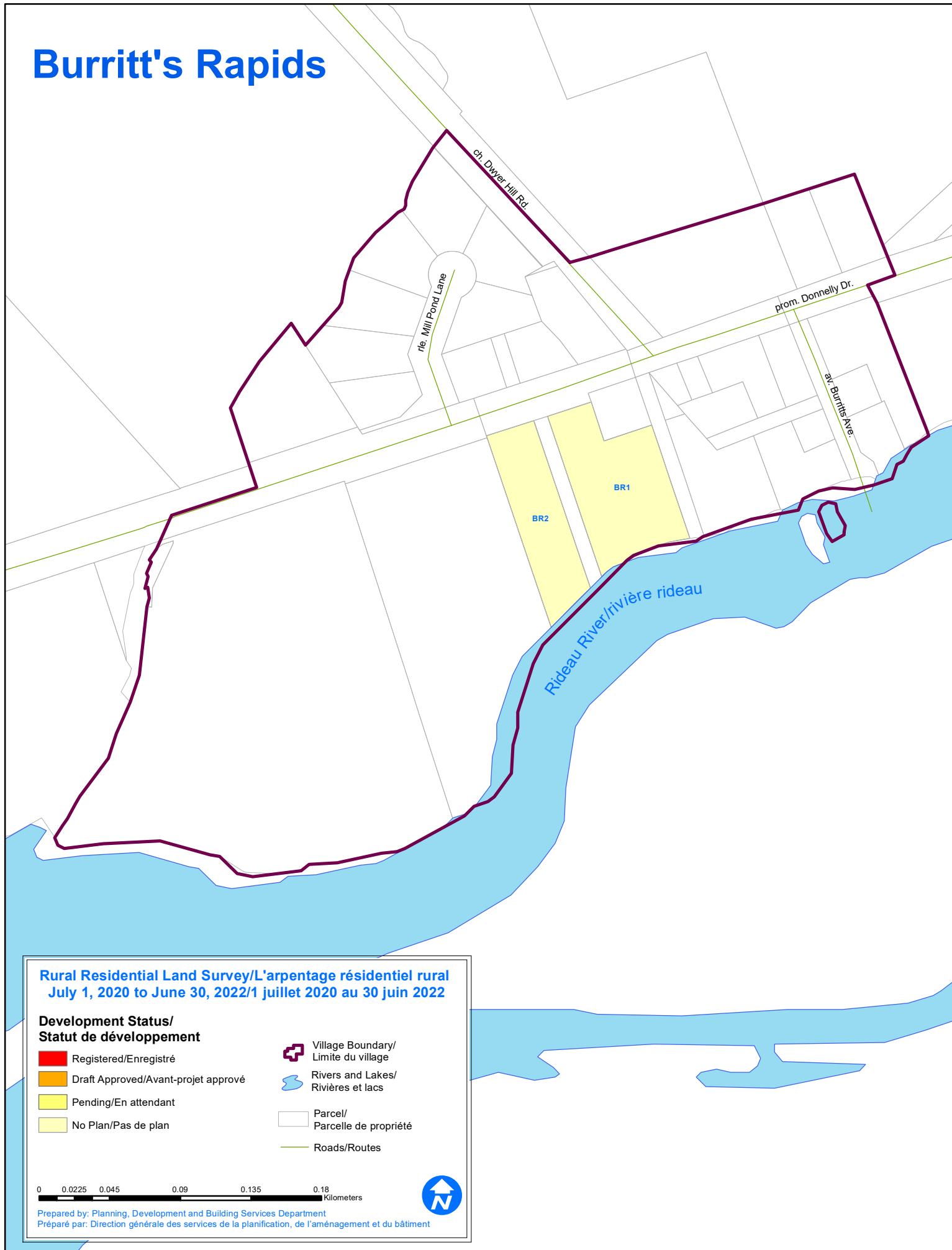


# Ashton





# Burritt's Rapids



## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

### Development Status/ Statut de développement

- Registered/Enregistré
- Draft Approved/Avant-projet approuvé
- Pending/En attendant
- No Plan/Pas de plan

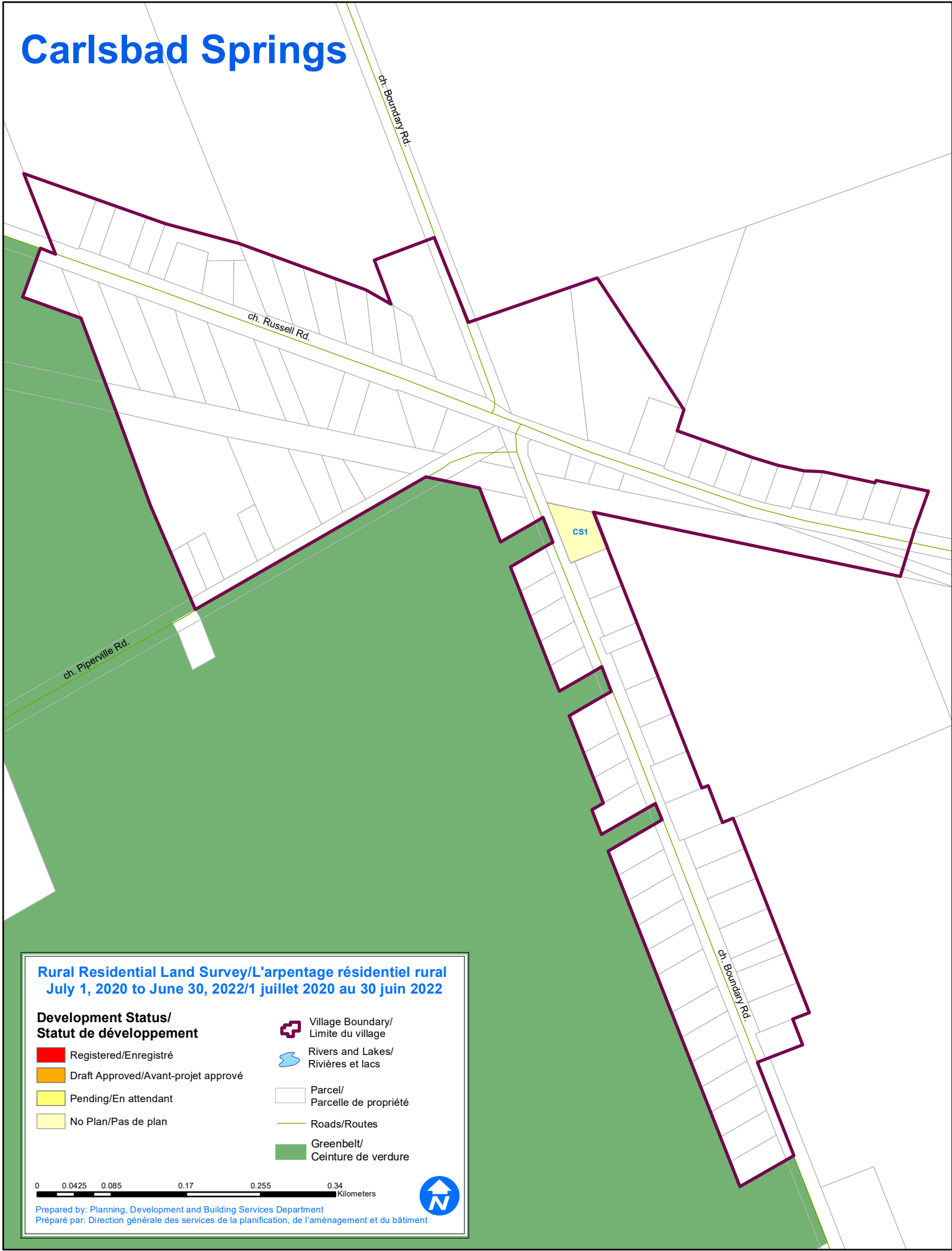
- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

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Prepared by: Planning, Development and Building Services Department  
Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment

# Carlsbad Springs



## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

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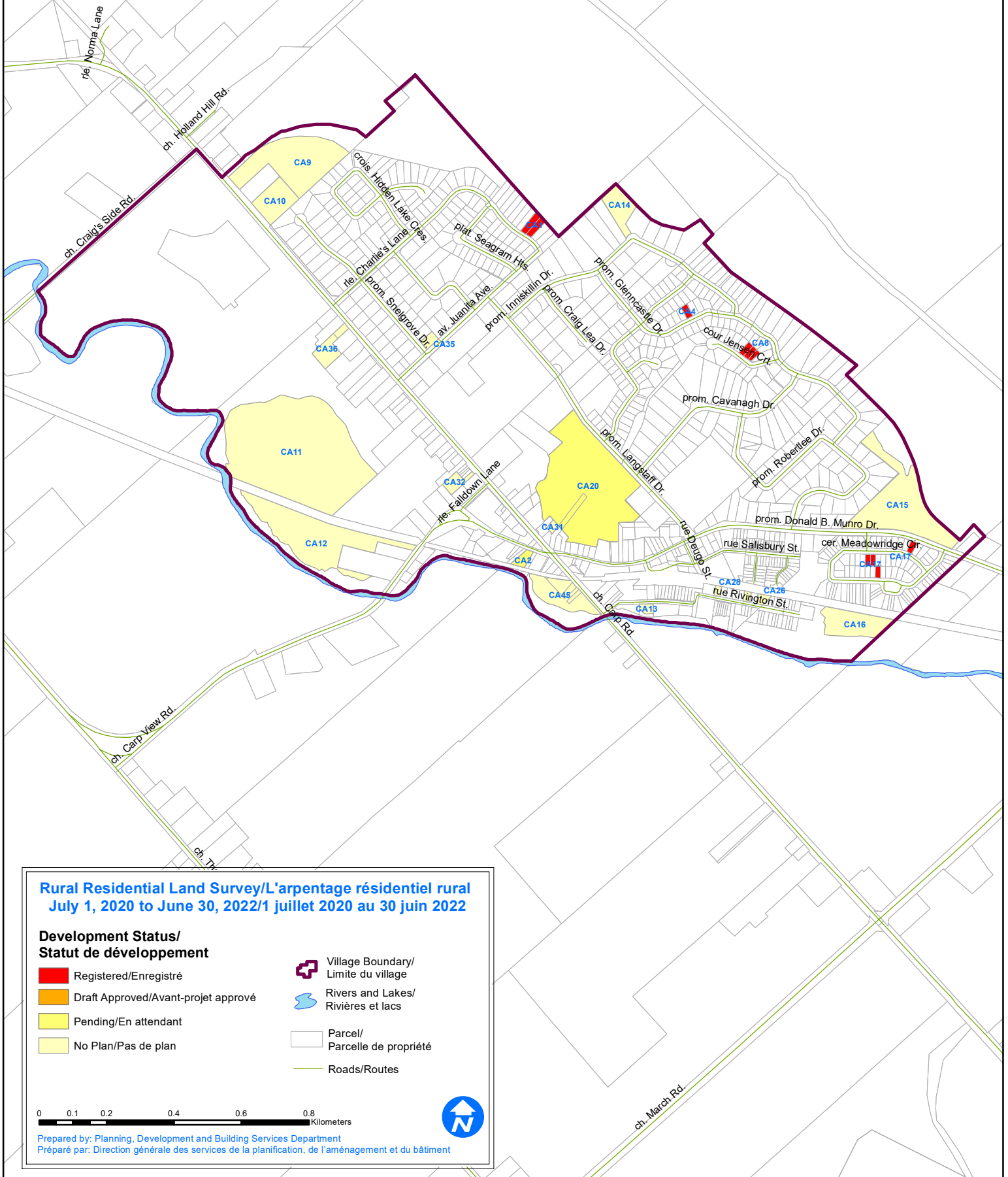
- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes
- Greenbelt/  
Ceinture de verdure

0 0.0425 0.085 0.17 0.255 0.34 Kilometers

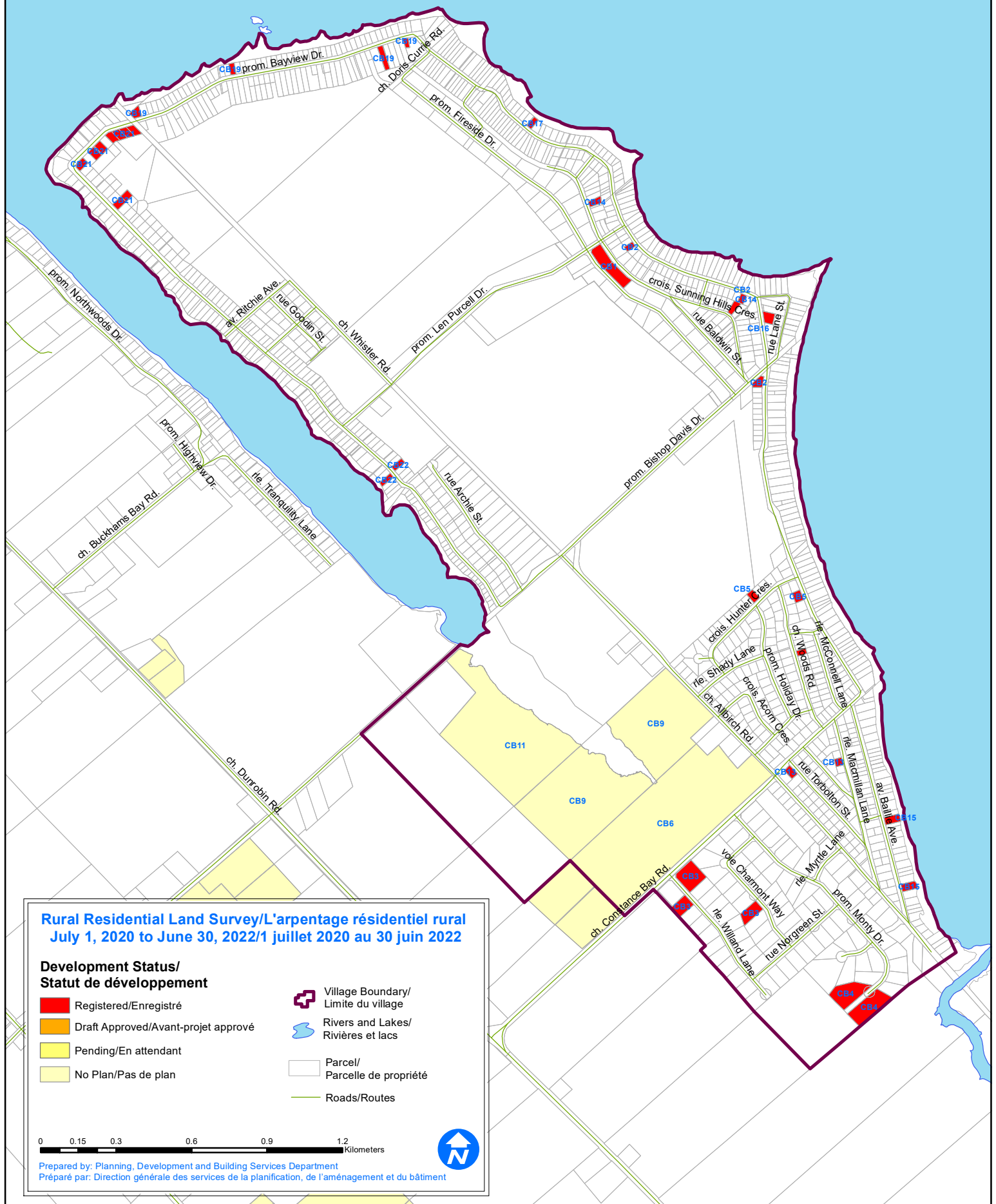


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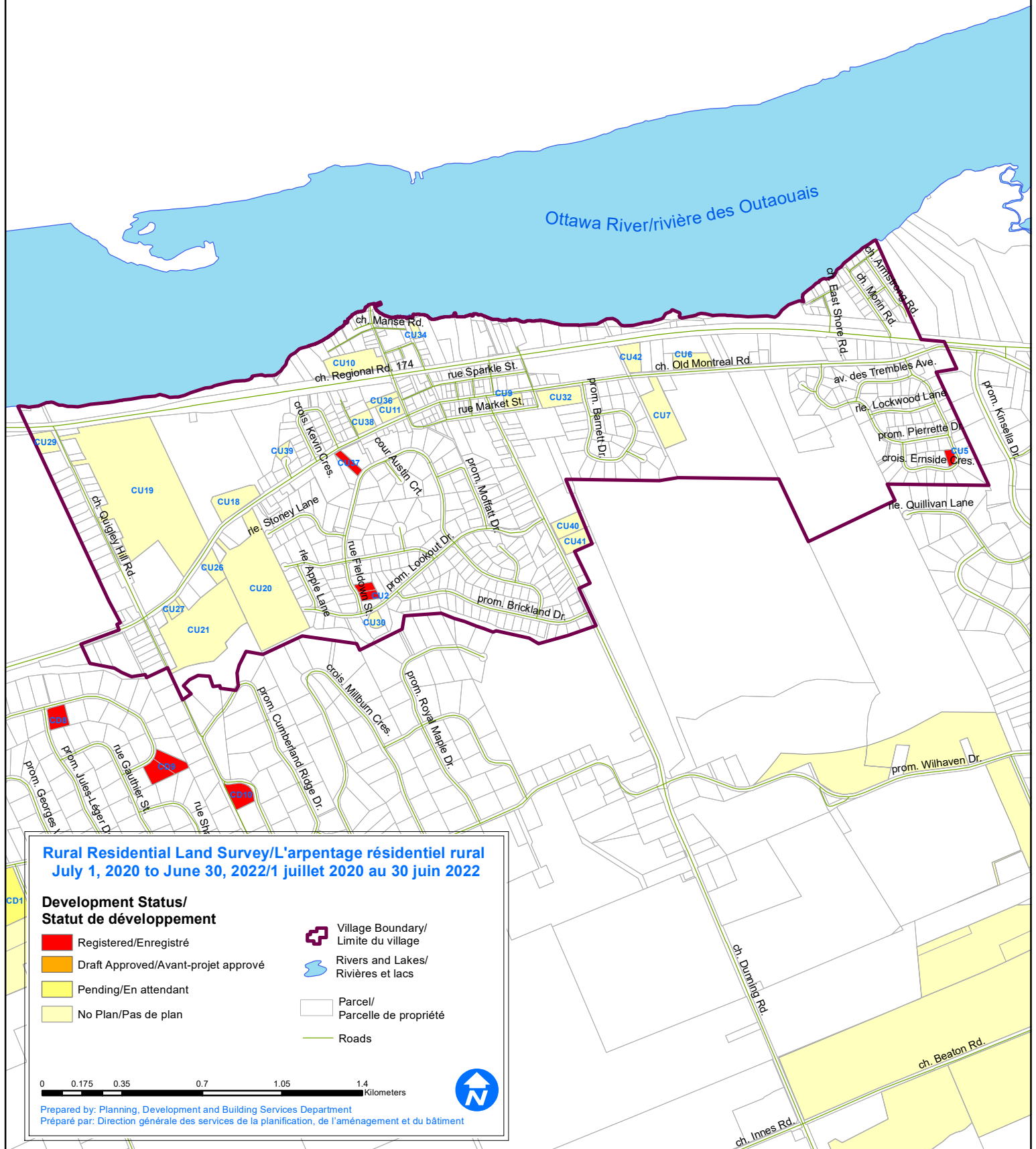
# Carp



# Constance Bay

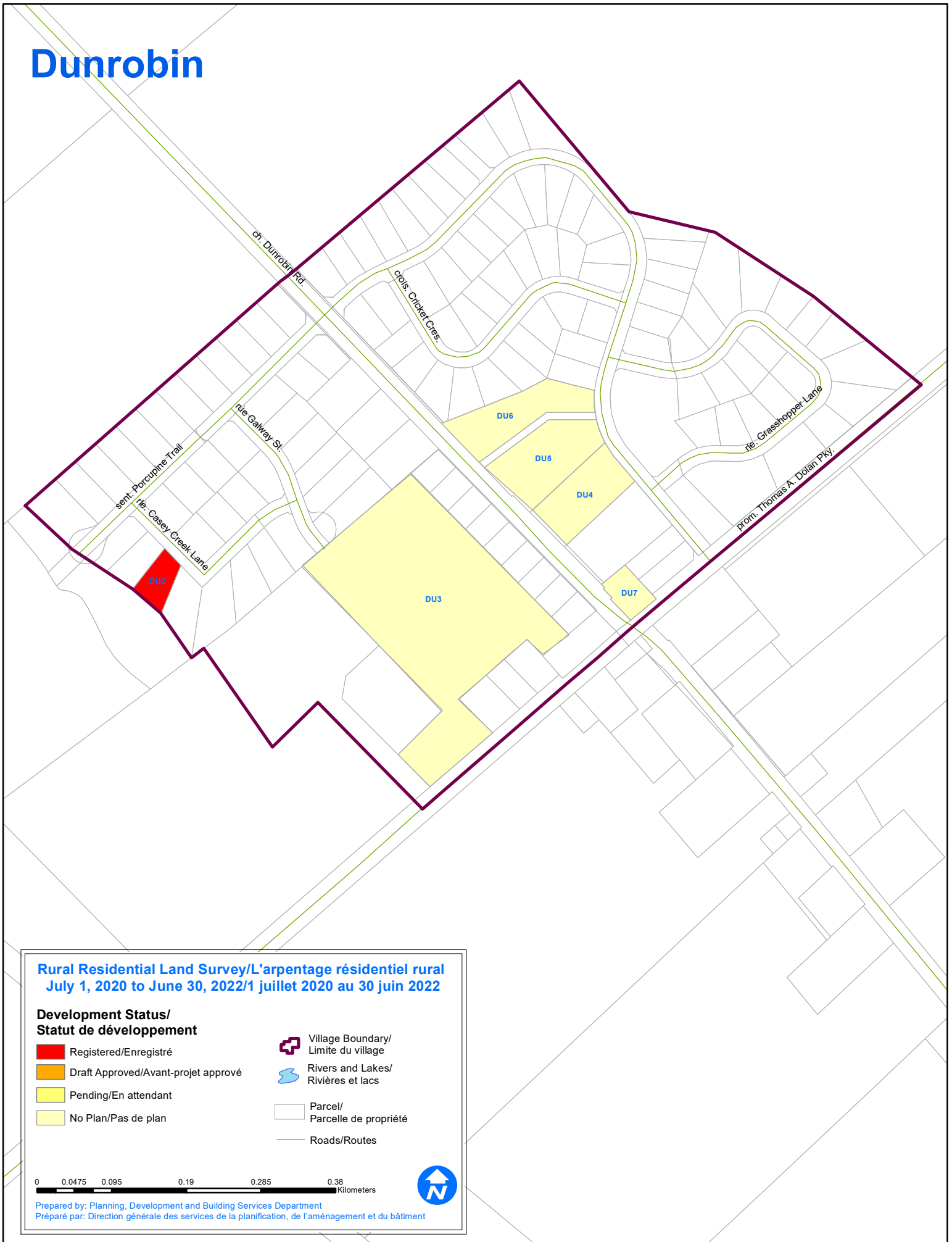


# Cumberland

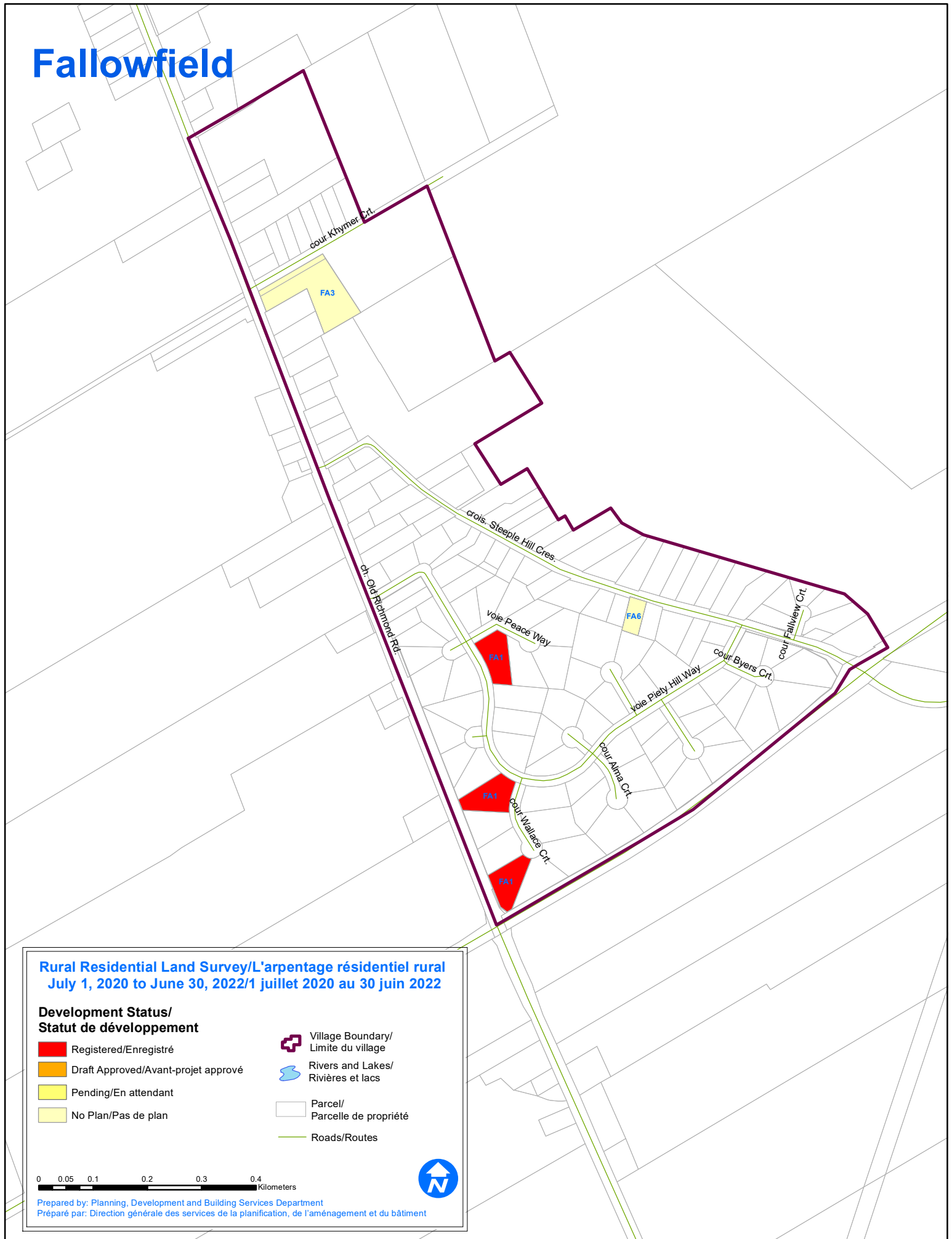




# Dunrobin



# Fallowfield



# Fitzroy Harbour

Ottawa River/rivière des Outaouais

prom. Canon Smith Dr.

rue Keady St.

rue Frome St.

prom. Creek Dr.

rue Emma St.

ch. Old Ship Rd.

rue Nelligan St.

rue Fitzroy St.

rue Poole St.

rue Pigott St.

rue Monro St.

rue Shireff St.

rue Hiram Wilson St.

rue Clifford Campbell St.

ch. Jack Loughheed Way

cour Ward Crt.

cour Snye Crt.

ch. Old Parliament Rd.

ch. Crails Rd.

av. Leamington Ave.

av. Castlebridge Ave.

ch. Harbour St.

ch. Galetha Side Rd.

ch. Carp Rd.

FH5

## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

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- No Plan/Pas de plan

- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

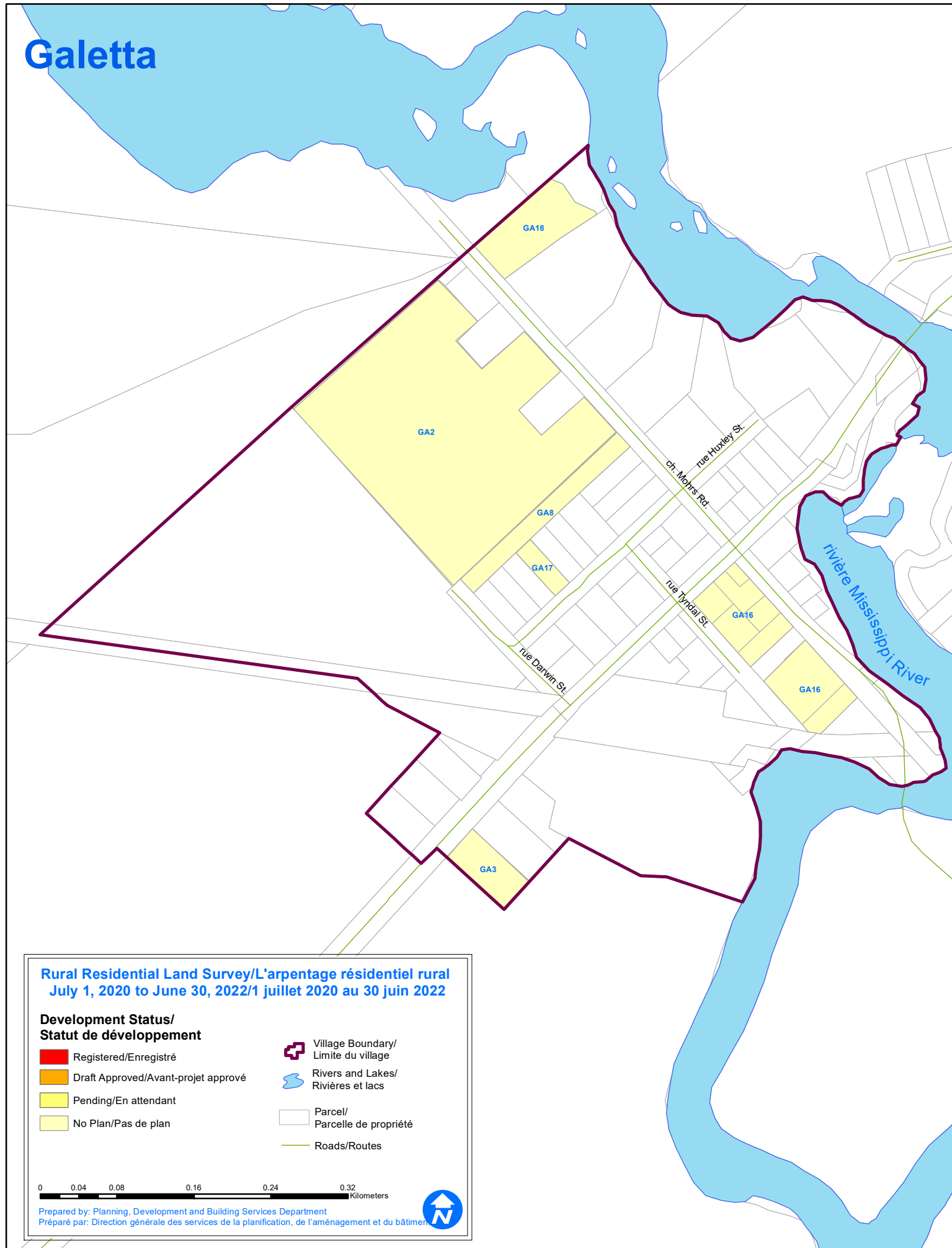
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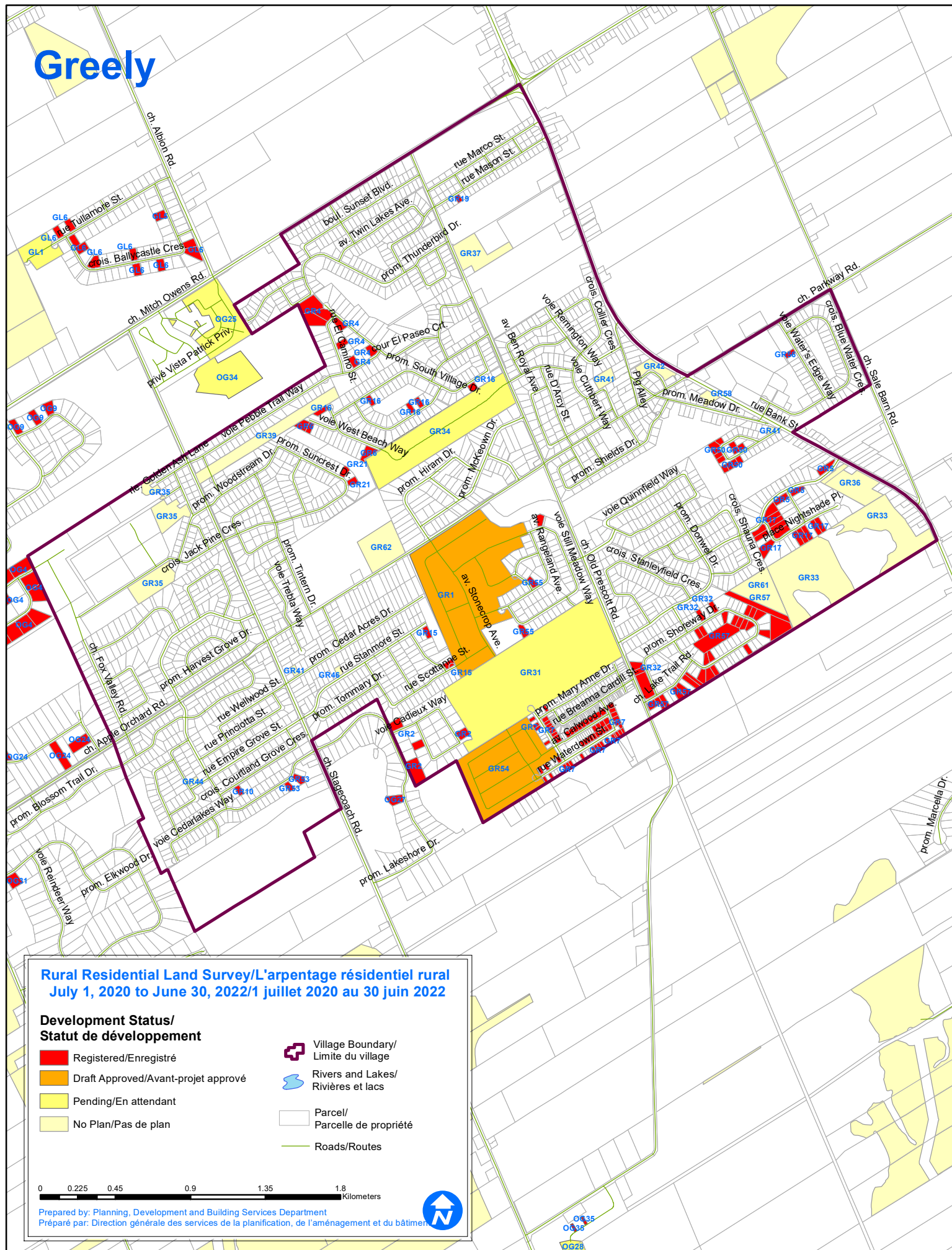
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# Galetta



# Greely





# Kenmore

## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

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- Pending/En attendant
- No Plan/Pas de plan

- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

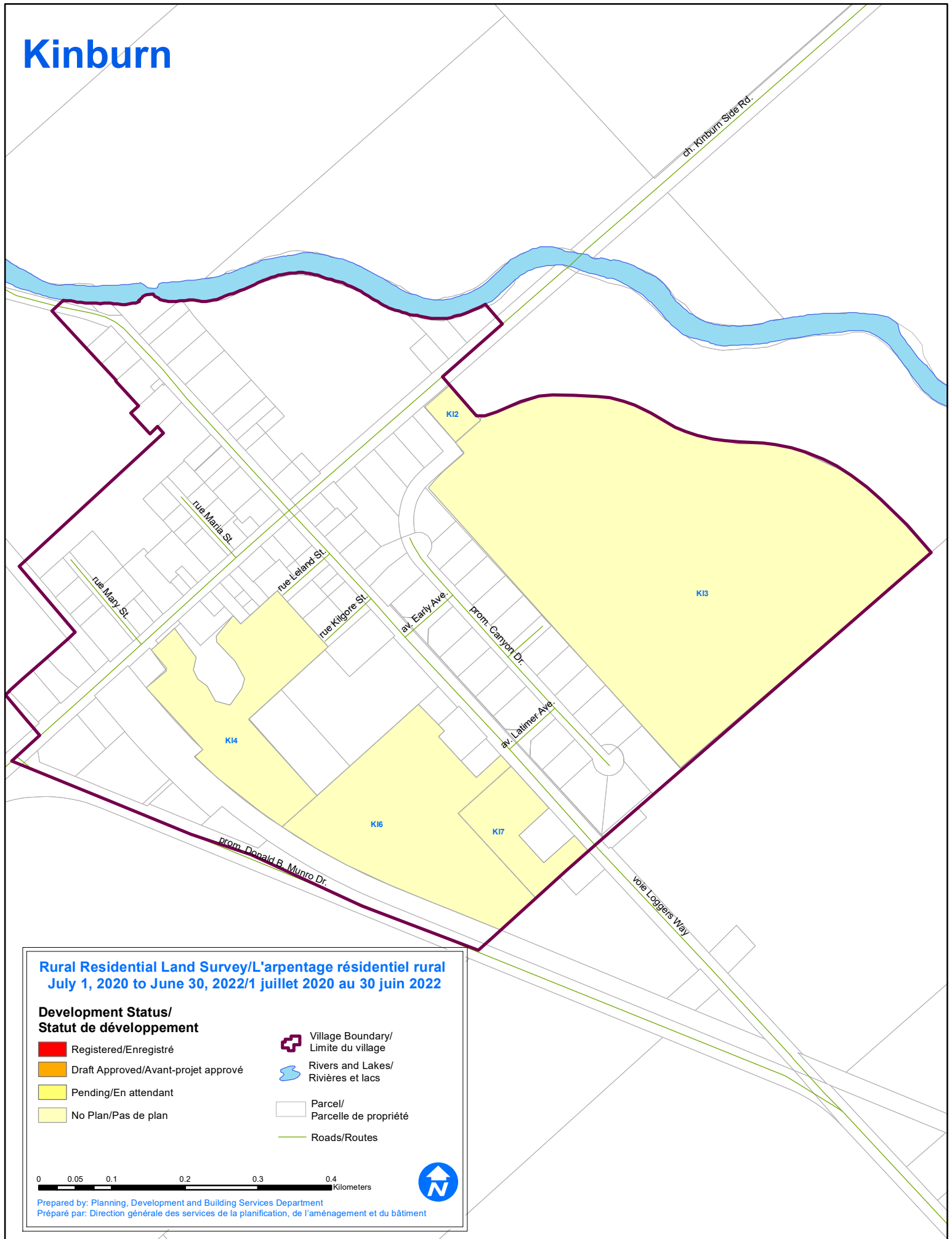
0 0.05 0.1 0.2 0.3 0.4 Kilometers



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Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment



# Kinburn



**Manotick**

**Rural Residential Land Survey/L'arpentage résidentiel rural**  
**July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022**

**Development Status/ Statut de développement**

- Registered/Enregistré
- Draft Approved/Avant-projet approuvé
- Pending/En attendant
- No Plan/Pas de plan

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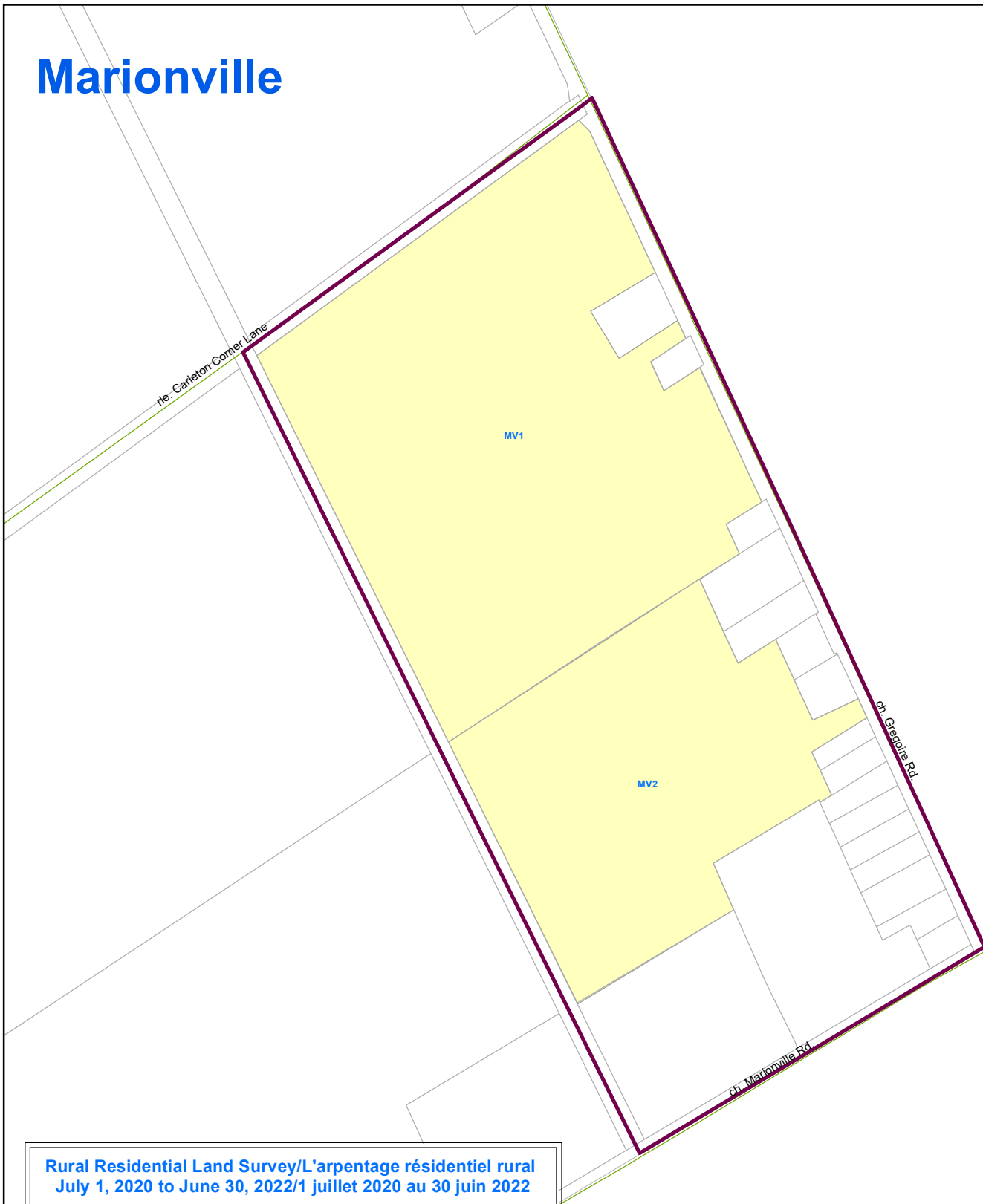
- Village Boundary/Limite du village
- Rivers and Lakes/Rivières et lacs
- Parcel/Parcelle de propriété
- Roads/Routes
- Urban Boundary/Limite Urbaine

0 0.25 0.5 1 1.5 2 Kilometers

Prepared by: Planning, Development and Building Services Department  
 Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment

Prepared by: Planning, Development and Building Services Department  
Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment

# Marionville



## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

### Development Status/ Statut de développement

- Registered/Enregistré
- Draft Approved/Avant-projet approuvé
- Pending/En attendant
- No Plan/Pas de plan

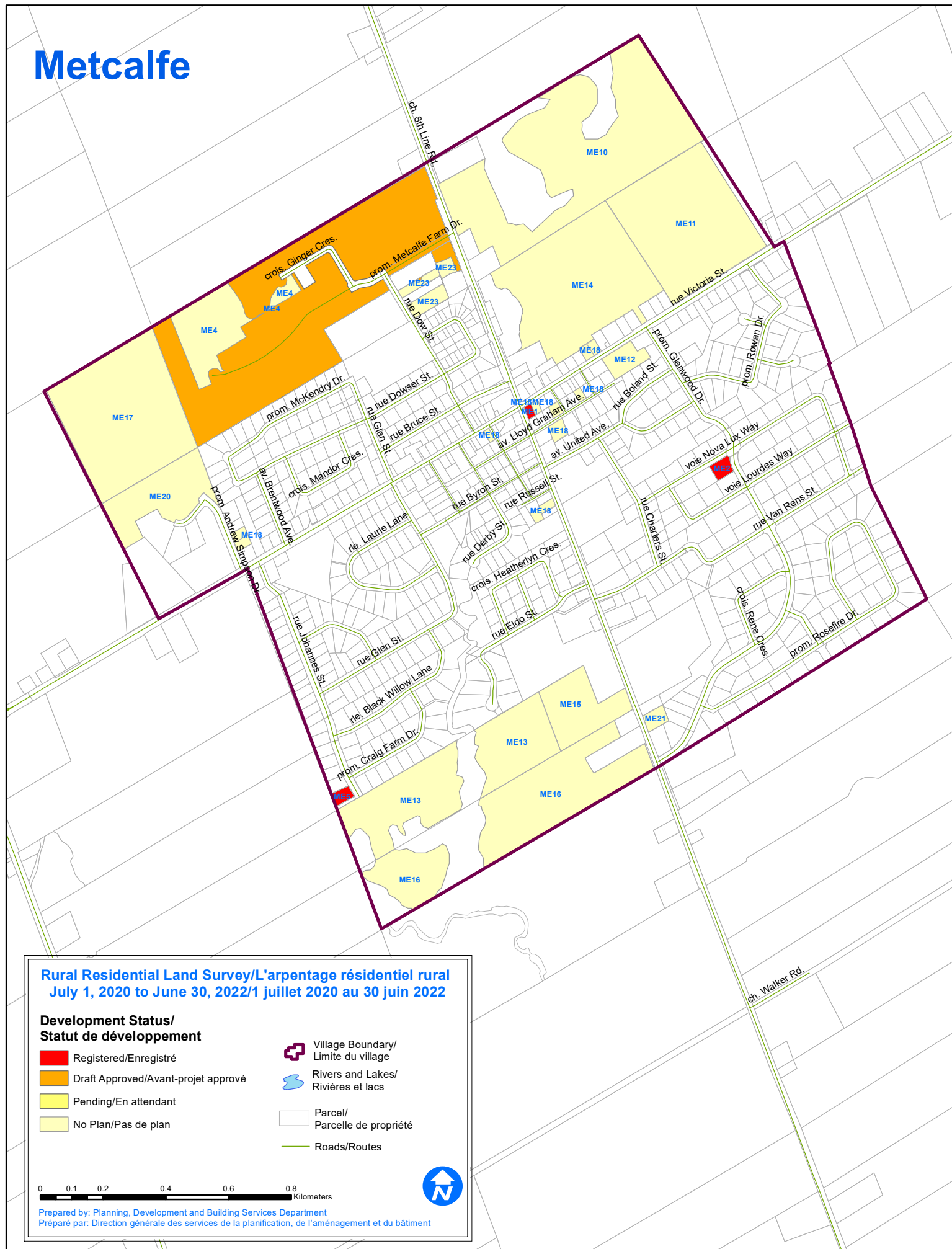
- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

0 0.0425 0.085 0.17 0.255 0.34 Kilometers



Prepared by: Planning, Development and Building Services Department  
Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment

# Metcalfe





# Munster

## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

### Development Status/ Statut de développement

- Registered/Enregistré
- Draft Approved/Avant-projet approuvé
- Pending/En attendant
- No Plan/Pas de plan

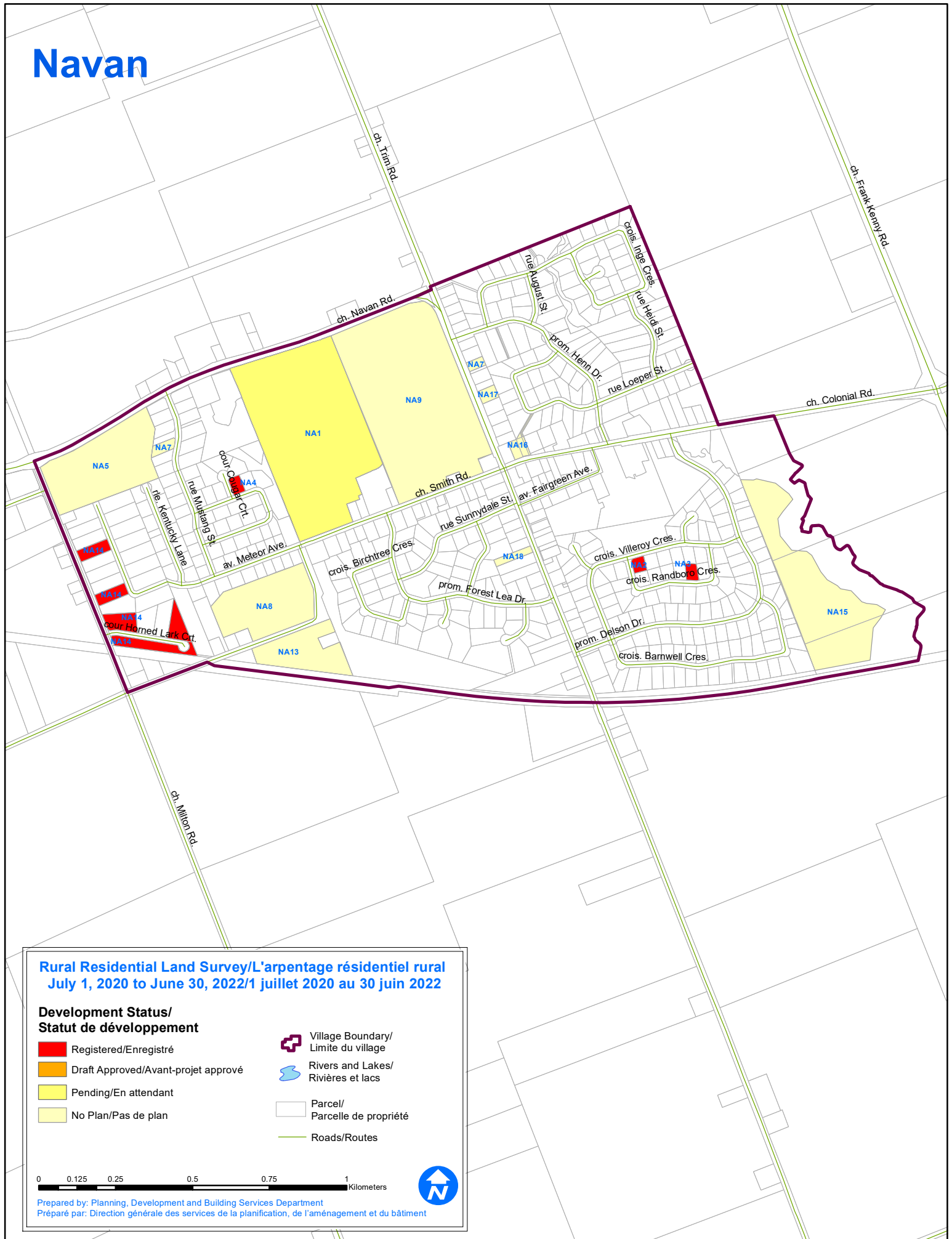
- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

0 0.1 0.2 0.4 0.6 0.8 Kilometers

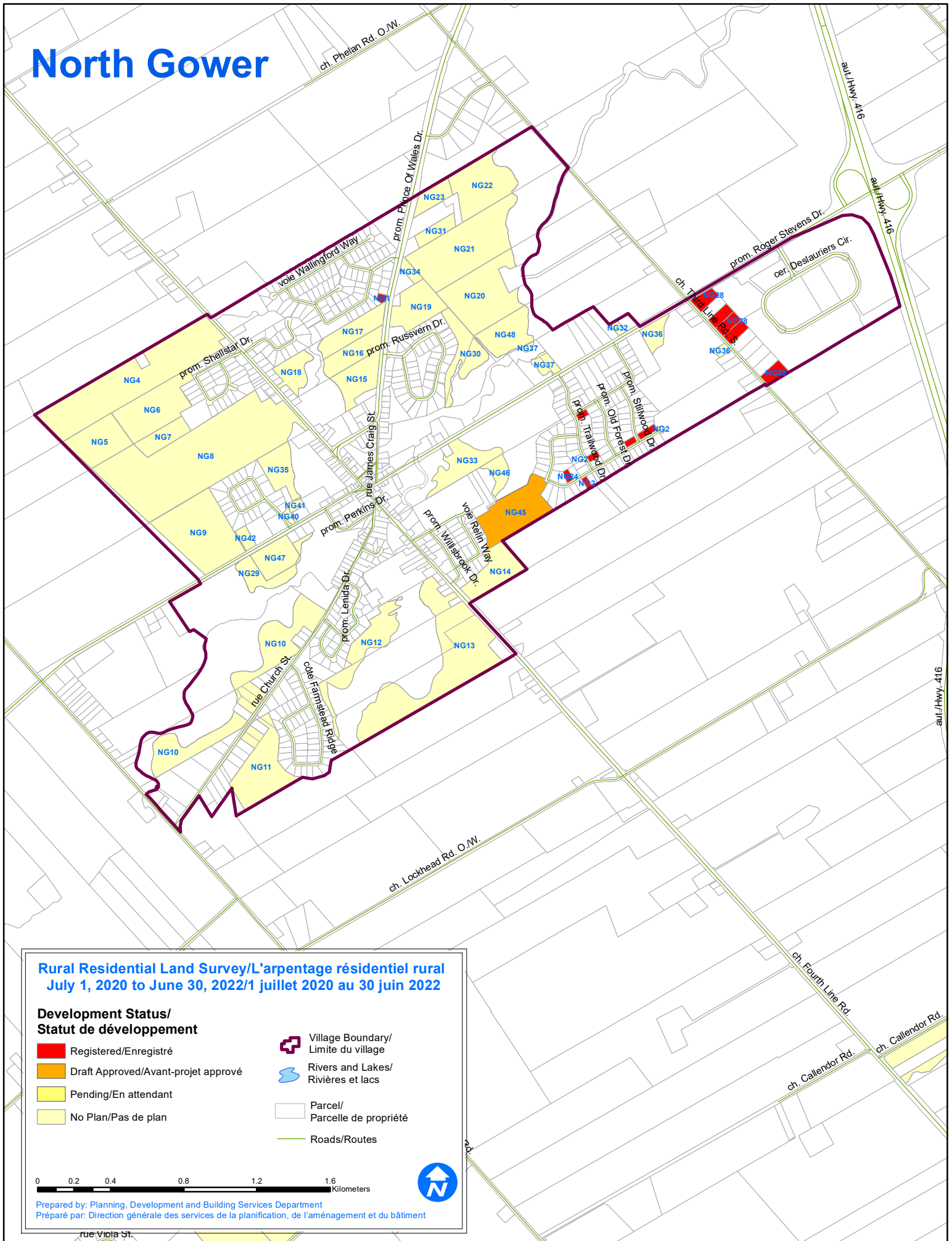


Prepared by: Planning, Development and Building Services Department  
Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment

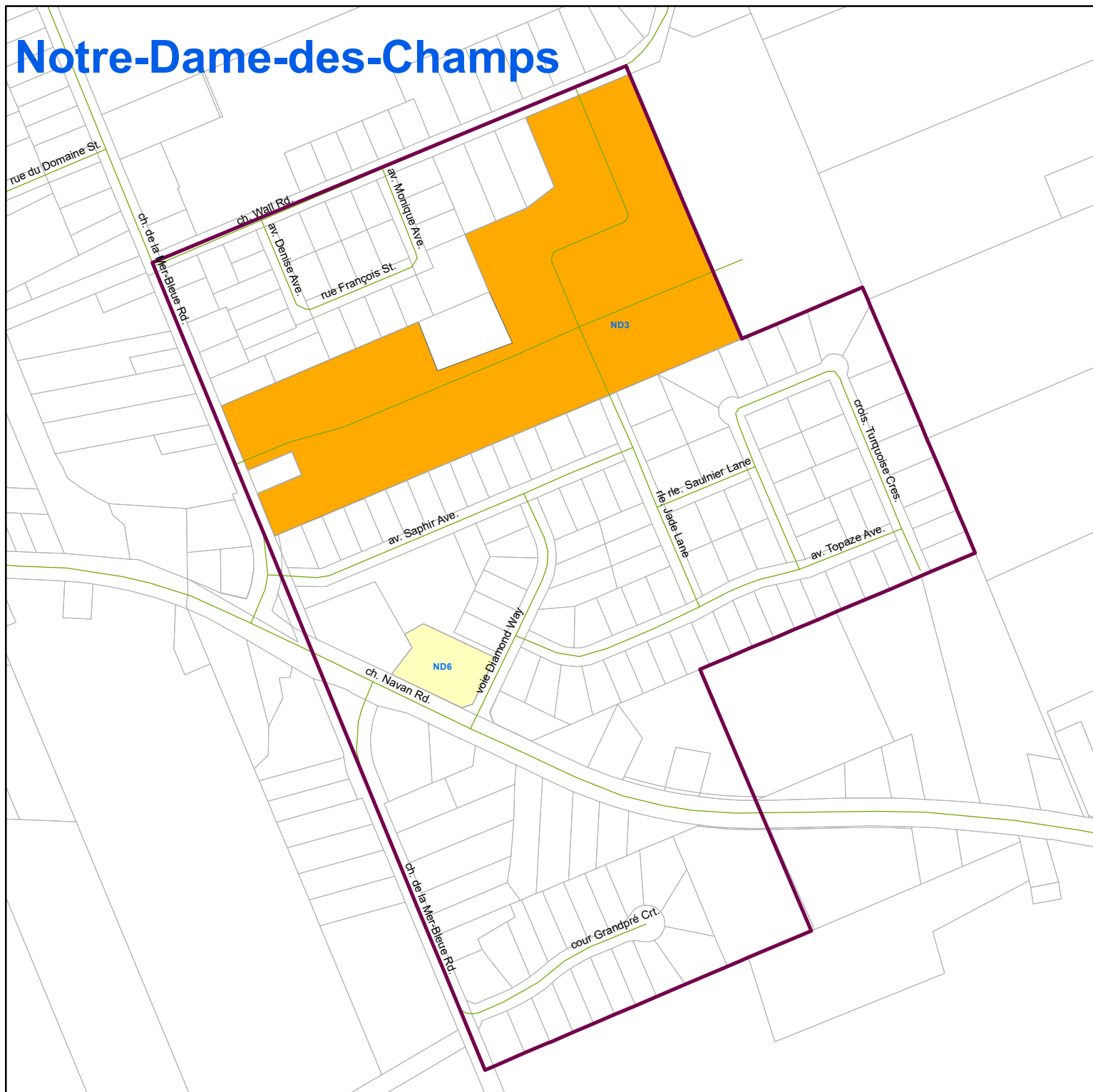
# Navan



# North Gower



# Notre-Dame-des-Champs



## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

### Development Status/ Statut de développement

- Registered/Enregistré
- Draft Approved/Avant-projet approuvé
- Pending/En attendant
- No Plan/Pas de plan

- ✚ Village Boundary/  
Limite du village
- ~ Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

0 0.0475 0.095 0.19 0.285 0.38 Kilometers

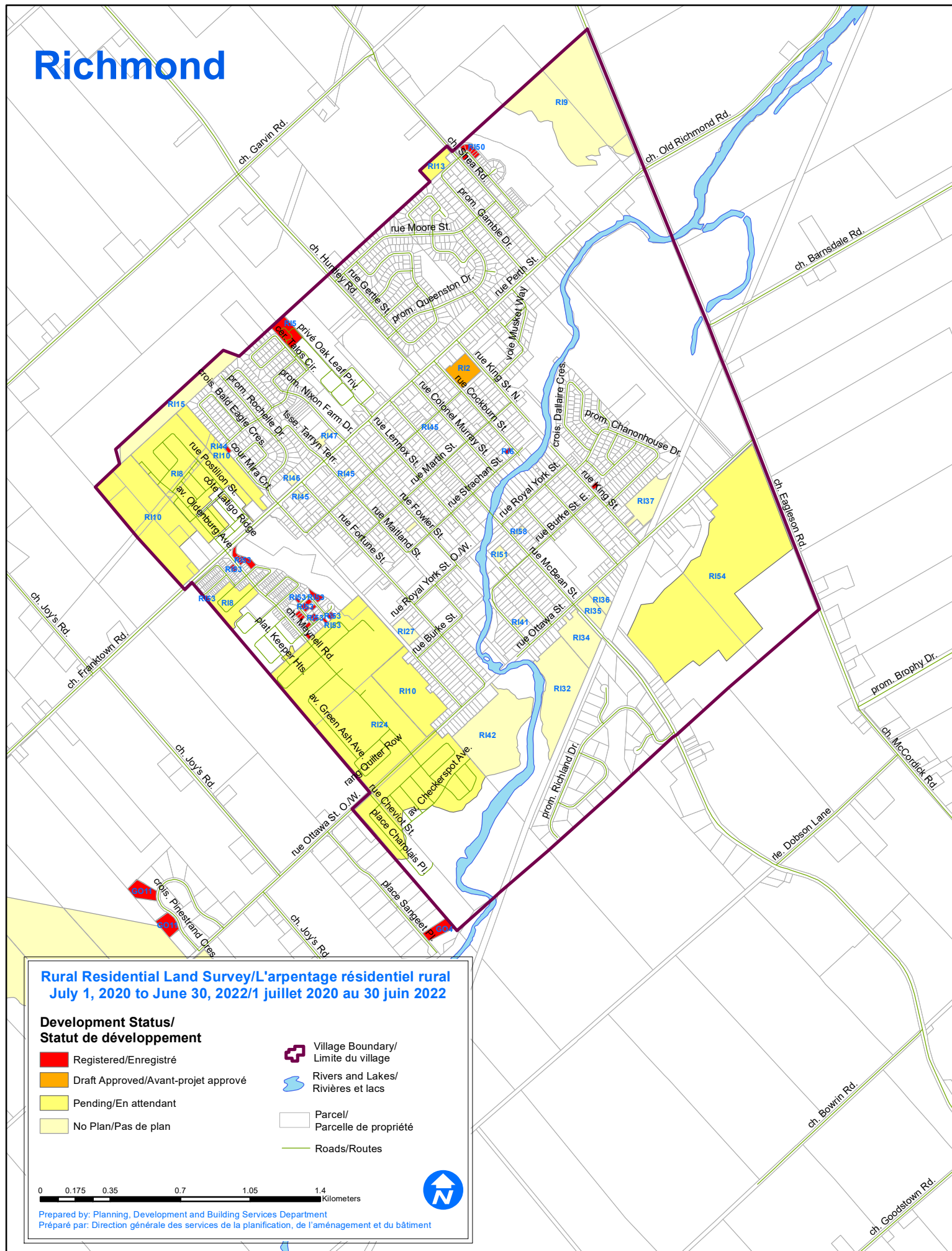


Prepared by: Planning, Development and Building Services Department  
Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment

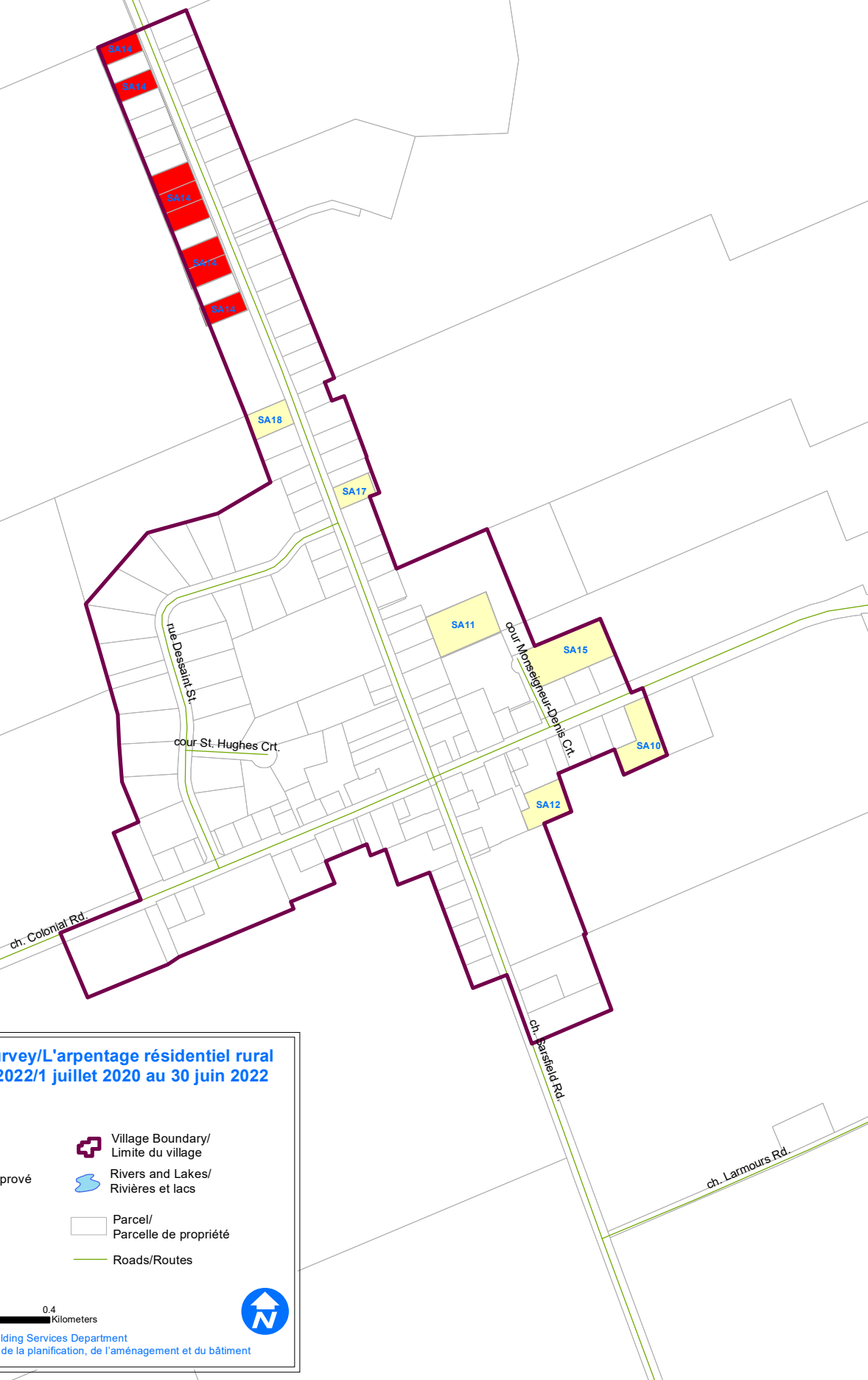




# Richmond



# Sarsfield



## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

### Development Status/ Statut de développement

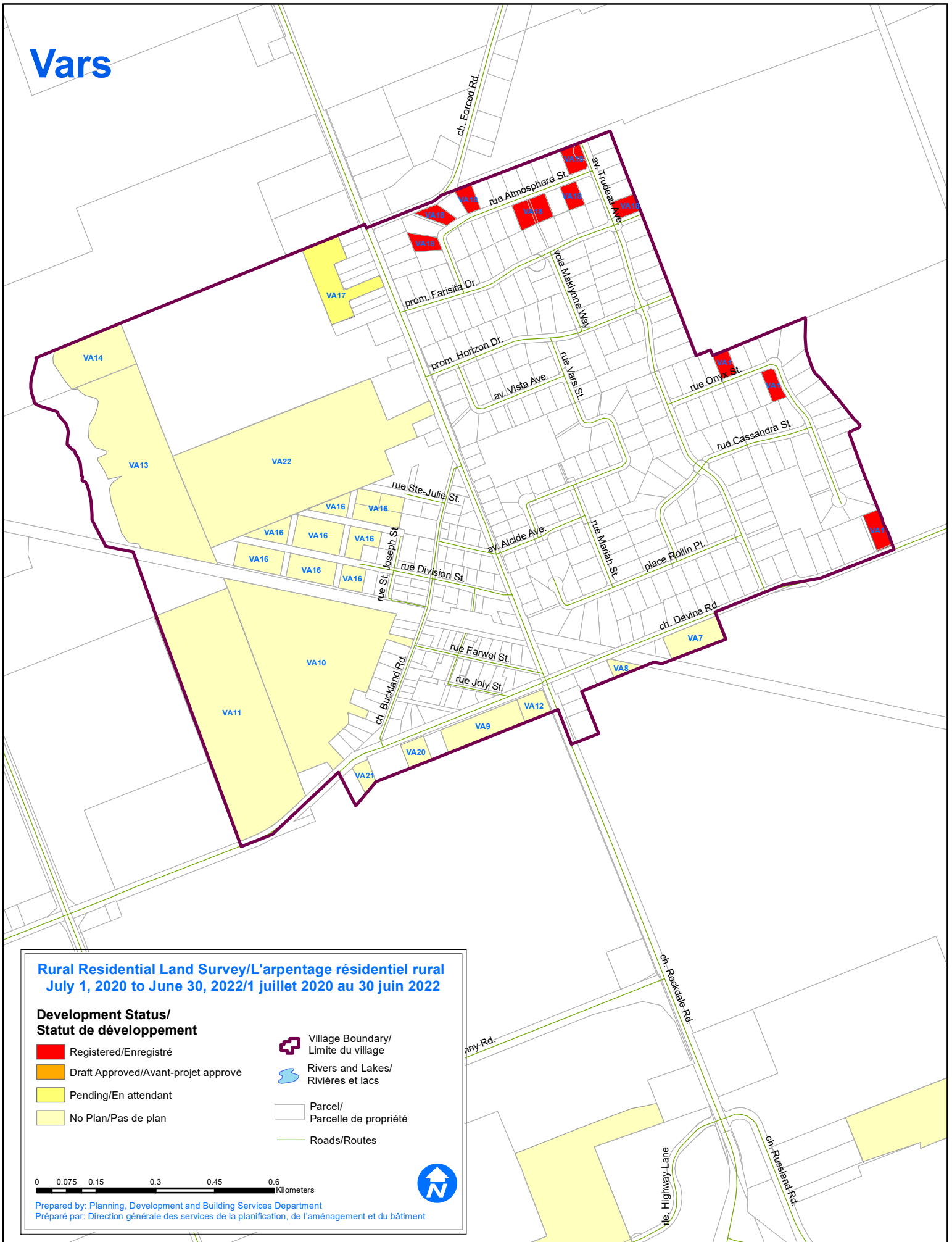
- Registered/Enregistré
- Draft Approved/Avant-projet approuvé
- Pending/En attendant
- No Plan/Pas de plan

- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

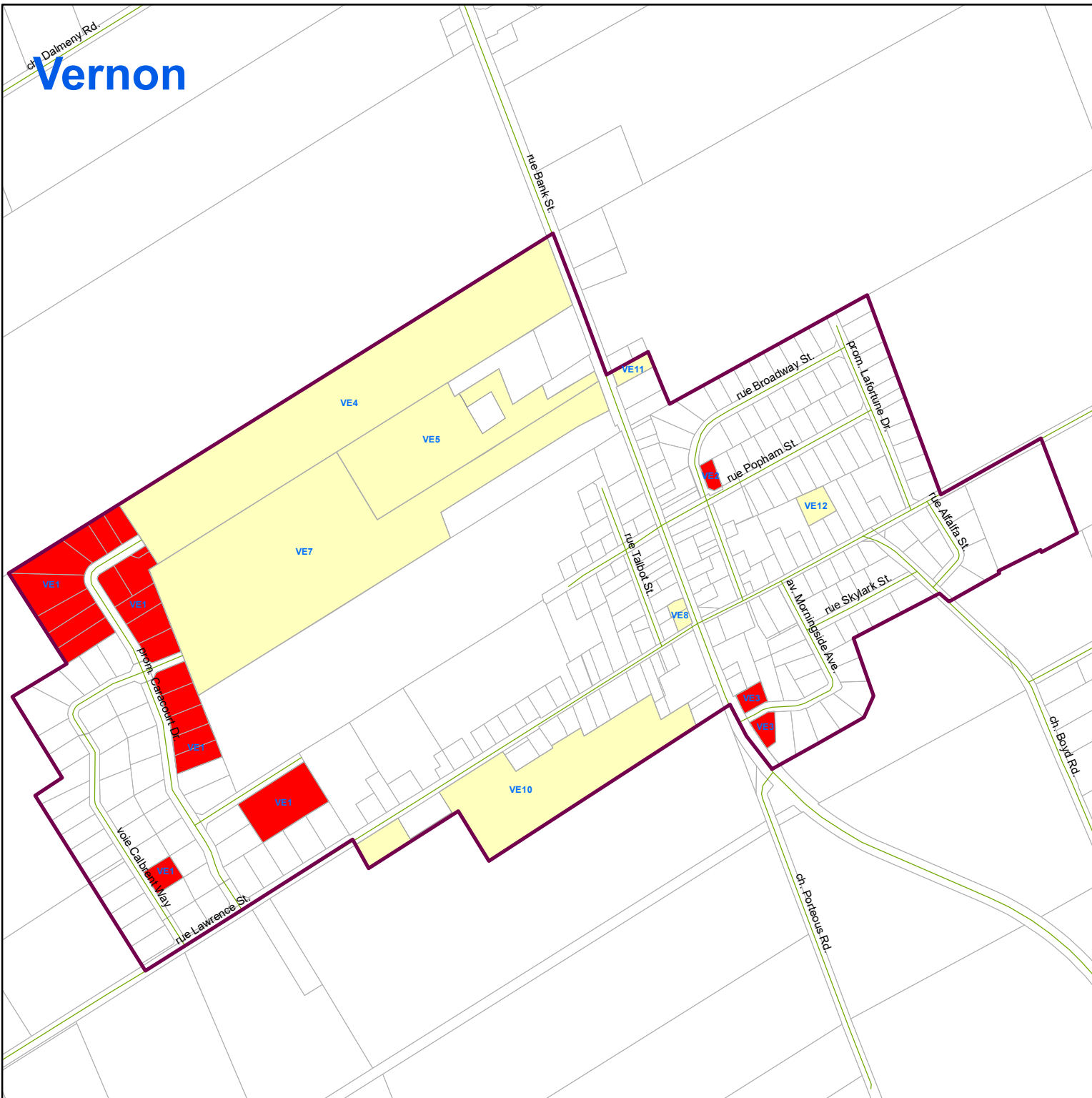
0 0.05 0.1 0.2 0.3 0.4 Kilometers



Prepared by: Planning, Development and Building Services Department  
Préparé par: Direction générale des services de la planification, de l'aménagement et du bâtiment







## Rural Residential Land Survey/L'arpentage résidentiel rural July 1, 2020 to June 30, 2022/1 juillet 2020 au 30 juin 2022

### Development Status/ Statut de développement

- Registered/Enregistré
- Draft Approved/Avant-projet approuvé
- Pending/En attendant
- No Plan/Pas de plan

- Village Boundary/  
Limite du village
- Rivers and Lakes/  
Rivières et lacs
- Parcel/  
Parcelle de propriété
- Roads/Routes

0 0.075 0.15 0.3 0.45 0.6 Kilometers



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