

**Subject: June 30, 2024 Rural Residential Land Survey**

**File Number: ACS 2025-PDB-PS-0033**

**Report to Agriculture and Rural Affairs Committee on 6 November 2025**

**and Council 12 November 2025**

**Submitted on October 28, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Eva Walrond, Planner II, Research and Forecasting, Policy  
Planning**

**(613) 580-2424 ext. 27592, Eva.Walrond@ottawa.ca**

**Ward: Citywide**

**Objet : L'Arpentage résidentiel rural au 30 juin 2024**

**Dossier : ACS 2025-PDB-PS-0033**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 6 novembre 2025**

**et au Conseil le 12 novembre 2025**

**Soumis le 28 octobre 2025 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource : Eva Walrond, Urbaniste II, recherche et prévisions,  
politiques de la planification**

**(613) 580-2424 poste 27592, Eva.Walrond@ottawa.ca**

**Quartier : À l'échelle de la ville**

## REPORT RECOMMENDATION(S)

1. That the Agricultural and Rural Affairs Committee and Council receive this report for information.
2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of November 12, 2025 ," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATION(S) DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales et Conseil prennent connaissance du présent rapport.
2. Que Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 12 novembre, 2025, sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## EXECUTIVE SUMMARY

The Rural Residential Land Survey report monitors lot creation, residential development, and future housing potential in the rural area of the City of Ottawa, including the villages. Between July 1, 2022, and June 30, 2024:

- The rural housing supply estimate is 10,027 units with 1,399 registered lots, 3,967 draft approved lots, 1,643 pending lots and 3,018 lots that are yet to be planned located in the villages.

- There was an overall estimated potential for 8,134 units on 1,143 net hectares in villages.
- There were 1,893 potential units in approved country lot subdivisions, draft approved country lot subdivisions and in pending applications.
- There were 606 rural housing lots created of which 99 lots were created by means of severance.
- There were 1,236 housing starts in rural Ottawa; down from 1,260 starts in 2020-22.
- Richmond (640 units) and Manotick (246 units) were the two most active villages for new construction. The next two most active villages were Greely (32 units) and Metcalfe (17 units).
- Outside of villages, the Rural Northwest sub-area was the most active (131 units), followed by the Rural Southwest sub-area (60 units), then the Rural Southeast sub-area (50 units) and finally the Northeast sub-area (20 units).
- At average rates of development of 115 units per year outside of villages and 431 units per year within villages observed over the most recent five-year period, this supply is sufficient for approximately 16 years outside of villages and 19 years within villages.

## RÉSUMÉ

Le rapport sur l'arpentage résidentiel rural a pour but de suivre la création de nouveaux lots, l'aménagement résidentiel et le potentiel futur en matière de logement dans la zone rurale de la ville d'Ottawa, y compris les villages. Entre le 1 juillet 2022 et le 30 juin 2024 :

- On estime que l'offre de logements ruraux se situe à 10,027 unités, dont 1,399 lots enregistrés, 3,967 faisant l'objet d'une approbation provisoire, 1,643 en attente et 3,018 à planifier dans les villages.
- Le potentiel global est évalué à 8,134 unités de logement sur 1,143 hectares nets dans les villages.
- Il y avait 1,893 unités potentielles dans les lotissements de campagne approuvés, dans les lotissements de campagne faisant l'objet d'une approbation

provisoire et dans les demandes en attente.

- Il y a eu 606 lots résidentiels ruraux créés, dont 99 créés par morcellement.
- Il y a eu 1,236 mises en chantier dans la zone rurale d'Ottawa, soit une baisse par rapport aux 1,260 mises en chantier enregistrées en 2020-2022.
- Richmond (640 unités) et Manotick (246 unités) ont été les deux villages les plus actifs en matière de nouvelles constructions. Les deux villages suivants les plus actifs ont été Greely (32 unités) et Metcalfe (17 unités).
- En dehors des villages, le sous-secteur rural du nord-ouest a été le plus actif (131 unités), suivi du sous-secteur rural du sud-ouest (60 unités), puis du sous-secteur rural du sud-est (50 unités) et enfin du sous-secteur rural du nord-est (20 unités).

Avec des taux d'aménagement moyens de 115 unités par année en dehors des villages et de 431 unités par année dans les villages observés au cours des cinq dernières années, cette offre est suffisante pour environ 16 ans en dehors des villages et 19 ans dans les villages.

## **BACKGROUND**

The Rural Residential Land Survey (RRLS) is a report published every two years 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, 2022, to June 30, 2024, report is the second report that considers the new policies outlined in the new City of Ottawa Official Plan adopted by Council in 2021. Going forward, staff are targeting to produce this report annually.

## **DISCUSSION**

The Rural Residential Land Survey (RRLS), monitors lot creation, residential development, and future housing potential in the rural area of the city of Ottawa.

### **Lot Creation**

From Mid-2022 to Mid-2024, 606 rural housing lots were created, with villages representing 93 per cent of the lot creation in the rural area. For the Mid-2022 to Mid-2024 reporting period, a total of 99 lots were created by means of severance. Only thirteen of those lots were within villages.

## **Residential Development**

In the 24 months from July 1, 2022, to June 30, 2024, there were 1,236 housing starts in rural Ottawa; down from 1,260 starts in 2020-22. Village subdivision lots outpaced country subdivision lots at 78 per cent to 10 per cent respectively.

Housing starts were distributed between village subdivision lots (78 per cent), country subdivision lots (10 per cent) and for other starts including severances, historical vacant lots, coach houses and secondary dwelling units (12 per cent).

Richmond (640 units) and Manotick (246 units) were the two most active villages for new construction. The next two most active villages were Greely (32 units) and Metcalfe (17 units). Outside of villages, the Rural Northwest sub-area was the most active (131 units), next was the Rural Southwest sub-area (60 units), then the Rural Southeast sub-area (50 units) and finally the Northeast sub-area (20 units)

## **Future Rural Housing Potential**

The June 30, 2024, rural housing supply estimate is 10,027 units, with 1,399 registered lots, 3,967 draft approved lots, 1,643 pending lots and 3,018 lots that are yet to be planned located in the villages.

There was an overall estimated potential for 8,134 units on 1,143 net hectares in villages on June 30, 2024. Villages with the most potential are Richmond (3,478 units), Greely (1,134 units) and Manotick (946 units). Together these three villages account for 68 per cent of total unit potential in villages.

By June 30, 2024, there were 1,893 potential units in approved country lot subdivisions, draft approved country lot subdivisions and in pending country lot subdivision applications. Of the 1,893 dwelling units outside the villages, 517 were registered lots, 621 draft approved lots and 755 lots in pending status. The Rural Northwest and Rural Southwest together contained 59 per cent of the registered lots and 84 per cent of the draft approved lots.

As of June 30, 2024, at average rates of development of 115 units per year outside of villages and 431 units per year within villages observed over the most recent five-year period, the 10,027-unit supply is sufficient for approximately 16 years outside of villages and 19 years within villages.

The four villages of Manotick, Greely, Richmond and Carp, have existing or planned municipal services, which is where the new Official Plan directs most of the village

growth to occur (OP policy 3.4 1). These four villages have a Mid-2024 development potential of 6,169 dwellings. Based on the consumption over the past five-years, there is a 16-year supply in these four villages. Within the remaining villages there is a 49-year supply based on a residential unit potential of 1,965 dwellings at an average of 41 housing starts per year. This is consistent with OP policy 3.4 1 which calls for village growth to be directed towards where municipal services exist or are planned in the villages of Richmond, Manotick, Greely and Carp.

<b>Supply in Villages Based on Unit Potential, June 30, 2024</b>					
Village Groups	Developable Residential Land (ha)	5-Year Average - Average Lot Size	5-Year Average - Units Built	Unit Potential	Years Supply - Unit Potential
Largest Four Villages	452.0	0.06	390	6,169	16
Other Villages	691.2	0.28	41	1,965	49
<b>Total</b>	<b>1,143.2</b>	<b>0.08</b>	<b>431</b>	<b>8,134</b>	<b>19</b>

The overall 19-year village supply exceeds the requirement of the OP policy 3.1 5 a) for the rural area and villages to accommodate a 15-year supply of market-based residential development ensuring that no Official Plan Amendments (OPAs) are required for additional village lands.

### **Official Plan Growth Projections Update**

On June 25, 2025, the city initiated a review of the current growth projections using the population projections for Ottawa from the Ministry of Finance as the basis. The Provincial Planning Statement, 2024 requires using provincial guidance to develop housing and employment projections from these population projections. As of the date of this report, the Province is consulting on a proposed update to their Projections Methodology Guideline for the development of new growth projections. While the finalization of the Province's projection methodology guideline is unknown, staff

anticipate the development of new growth projections for committee and Council consideration in January 2026.

This report provides the existing rural residential land supply and forms the basis for rural residential land in the city for the new growth management projections that will be conducted by staff and submitted for committee and Council consideration in March 2026.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications with receiving this report for information.

### **LEGAL IMPLICATIONS**

There are no legal impediments to receiving this report.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

This is a city-wide report.

### **CONSULTATION**

This report deals with research and analysis matters which do not require consultation or public notification.

### **ACCESSIBILITY IMPACTS**

As Ottawa continues to be developed, the City is committed to ensuring accessibility for persons with disabilities and older adults. All City-controlled projects follow the City of Ottawa *Accessibility Design Standards and the Accessibility for Ontarians with Disabilities Act (2005)*.

The July 1, 2022, to June 30, 2024, Rural Residential Land Survey will be available in accessible format on the City website.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct Asset Management Implications resulting from this report. Servicing of villages is guided by the Infrastructure Master Plan, which establishes the framework for the timing, planning, design, and funding of water, wastewater and stormwater infrastructure required to support development in villages.

## **INDIGENOUS GENDER AND EQUITY IMPLICATIONS**

### **Indigenous Policy Considerations**

While Indigenous people and communities face inequities, they should not be considered solely as another equity-seeking group. Indigenous people, as First Peoples, have existing Aboriginal and Treaty rights recognized and affirmed under section 35 of the *Constitution Act*, 1982. More than equity, Indigenous communities seek prosperity that is characterized by economic and social well-being, inclusion and self-determination, which were eroded through historical and ongoing colonization. As such, staff should speak to the distinct Indigenous policy considerations separate from other equity implications. This section can include information on how the policy contributes to reconciliation by closing gaps in social, health, or economic outcomes for Indigenous people. Further information on specific Indigenous engagement strategies can be included in the consultation section of this report.

### **Gender and Equity Implications**

Equity implications refer to the implications for all equity deserving groups, including racialized people, those who identify as women, those who identify as gender diverse, those who identify as LGBTQI2S, children and youth, older adults, and immigrants. Report writers should describe all considerations and actions taken by staff to assess potential equity impacts on the proposed City policies and projects. Any consultations on equity matters should be recorded in the Consultation section of this report.

The *Before you Begin* tool will help you identify key steps, research, and consultation to be completed in the initial stages of project planning to incorporate Indigenous, gender, race, and equity considerations into the project from the outset. The [Indigenous, Gender, and Equity Implications Checklist](#) has been designed as a reference tool for staff to ensure that Indigenous, gender, race, and equity goals are included in all decision-making and to assess potential Indigenous policy considerations, as well as gender, race, and equity implications of proposed policies and projects.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This report monitors data related to the following Term of Council Priorities:

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

## **SUPPORTING DOCUMENTATION**

Document 1 – July 2022 to June 30, 2024, Rural Residential Land Survey report

Document 2 – July 2022 to June 30, 2024, Rural Residential Land Survey report,  
Detailed Parcel Listing

## **DISPOSITION**

Planning, Development and Building Services staff will continue to monitor development in the rural area, consumption of delegated village land supply and update estimates of future rural housing potential.