

**Subject: Zoning By-law Amendment – 6371, part of 6387 and part of 6409  
Perth Street**

**File Number: ACS2025-PDB-PS-0067**

**Report to Agriculture and Rural Affairs Committee on December 1, 2025  
and Council December 10, 2025**

**Submitted on November 20, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

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**Ward: Rideau-Jock (21)**

**Objet : Modification du Règlement de zonage – 6371 partie de 6387 et 6409  
et partie de rue Perth**

**Dossier : ACS2025-PDB-PS-0067**

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

**le 1 décembre 2025**

**et au Conseil le 10 décembre 2025**

**Soumis le 20 novembre 2025 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource : Adam Brown, Gestionnaire, Examen des demandes  
d'aménagement ruraux**

**613-580-2424 poste 28352, Adam.Brown@ottawa.ca**

**Quartier : Rideau-Jock (21)**

## REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6371, 6387 and part of 6409 Perth Street, as shown in Document 1, to permit the first phase of development of a residential subdivision with townhouses over the subject lands, as detailed in Document 2.
2. 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 December 10, 2025" subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales :

1. Recommande au Conseil d'approuver une demande de modification du *Règlement de zonage 2008-250* visant le 6371, une partie du 6387 et une partie du 6409, rue Perth, des biens-fonds illustrés dans le document 1, afin de permettre la réalisation sur les terrains visés de la première phase d'aménagement d'un lotissement résidentiel constitué d'habitations en rangée, comme l'expose en détail le document 2.
2. Approuve l'ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe 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 10 décembre 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.

## **BACKGROUND**

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### **Site location**

Part of 6371, 6387 and part of 6409 Perth Street

### **Owner**

Caivan (Richmond North) Limited & Caivan (Richmond South) Limited

### **Applicant**

Caivan Development Corporation

### **Description of site and surroundings**

The subdivision's site, known as Richmond North (formerly the Green Lands), is located in the northwest corner of the Village of Richmond near the new intersections of Perth Street and Meynell Road. Phase 1 covers part of 6409 Perth Street, 6387 Perth Street and most of 6371 Perth Street, wrapping around the commercial property of 6363 Perth Street (currently a BMR hardware store).

The lands are currently vacant and were previously used for agricultural purposes. Phase 1 will connect in the east to Phase 4 of the adjacent Fox Run residential subdivision through Canis Lane and Velox Way, that are currently under construction. Phase 2 and Phase 3 of the Richmond North subdivision will contain more low-density residential uses along with a park space located north of the existing hydro corridor. Further north and west are the Village's boundaries with agricultural land uses. South of Perth Street is more residential subdivision development by Caivan and Mattamy.

### **Summary of proposed development**

The draft approval of this subdivision considered the development of 402 residential units, over multiple phases of development, that includes a variety of housing types, including detached dwellings, townhouses and rear lane townhouses. The subdivision includes roadway and active transportation connections to the Fox Run subdivision to the east, with connections to Perth Street to the south, as well as an approximately one (1) hectare park that has been coordinated with parkland within Fox Run

subdivision. Through the detailed design submissions for phase one, unit counts for the subdivision have increased to 451 residential units.

Of those 451 residential units, Phase 1 of the Caivan Richmond North subdivision includes 108 townhouses and 15 rear lane townhouses (123 units total). The remaining 328 residential units will be considered through later phases of the development.

The subject lands are subject to the following related development applications:

1. Draft Plan of Subdivision application: [D07-16-20-0016](#)
2. Draft Plan of Subdivision application (revision): [D07-16-21-0011](#)
3. Lot Line Adjustment application: [D08-01-21/B-00199](#)

### **Summary of requested Zoning By-law amendment**

The subject lands are primarily zoned Development Reserve Subzone 1 (DR1), with a small portion of 6371 Perth zoned Rural Commercial Subzone 3, rural exception 384r (RC3[384r]). The commercial zoning is on the lands that were subject of Lot Line Adjustment (application file no. [D08-01-21/B-00199](#)); these lands were removed from the commercial lot at 6379 Perth Street and added to 6371 Perth Street.

The proposed zoning by-law amendment would change the zoning of the subject lands to Village Residential Third Density Zone (V3B), subject to a new rural exception. The proposed zoning would accommodate the development of townhomes on the subject lands, while varying standard zoning provisions of the V3B zone.

## **DISCUSSION**

### **Public consultation**

Public notice of the application was given concurrently with the draft plan of subdivision application, through a mail-out of property owners within 120.0 metres of the subject lands and a public notice sign being installed on the property. The majority of comments were received in relation to the plan of subdivision application and associated with areas adjacent to Mira Court and Queen Charlotte Road.

No comments were provided in relation to the Richmond North (West) lands (former Green Lands West) to which Phase 1 is part of, as it pertained to zoning standards.

For this proposal's consultation details, see Document 3 of this report.

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### **Official Plan designation(s)**

The subject property is located within the Rural Transect and designated Village as illustrated on Schedules A and B9 of the Official Plan. The Rural Transect area policies identify that development within Villages will be context sensitive with Secondary Plans generally supporting urban and suburban forms outside of Village Core areas and allowing for higher densities within serviced Villages.

The Village designation of the Official Plan identifies that distribution of land uses permitted within a Village are identified through a secondary plan and based on the ability to service development from a water and wastewater perspective. Permitted uses include, but are not limited to residential uses, small-scale office, retail and commercial uses, parks, and institutional uses.

### **Other applicable policies and guidelines**

Within the Village of Richmond Secondary Plan, the subject property is designated Village Residential 1 and identified as part of the Village's Western Development Lands. Permitted uses within the Village Residential 1 designation include detached and semi-detached dwellings with policies that may allow ground-oriented townhomes, through a zoning by-law amendment, where the proposal meets various criteria. The policies related to the Western Development Lands set out development standards related to maximum densities and minimum housing unit mixes for proposed developments.

The Village of Richmond Secondary Plan has groundings in a Community Design Plan. The Community Design Plan (CDP) for the Village of Richmond was created to guide the long-term growth and day-to-day land use planning in the Village of Richmond. The majority of the provisions in the CDP have been carried forward into the Village of Richmond Secondary Plan. Additional guidance regarding architectural consideration for development as well as a demonstration plan for the Western Development Lands can be found in the CDP.

The City's Design Guidelines for Rural Villages are also applicable to this development.

## Planning rationale

The proposed zoning by-law amendment application implements zoning to accommodate the development of the first phase of a previously approved draft plan of subdivision.

The draft approved plan of subdivision includes a mix of detached dwellings and townhouse dwelling types, as well as a new park and a multi-use pathway system that connects new and existing neighbourhoods within the Village of Richmond. The requested zoning by-law amendment focuses on the development of street townhouses and rear-lane townhouses in phase one of the development. Further planning applications will consider future phases.

The City's Official Plan identifies that the focus of growth and development will be within the urban area and in villages; growth in rural villages is to be directed to those where municipal services exist. Further, within the City's serviced villages consideration can also be made to permit smaller lot frontages and lot areas (Section 3.4.3).

While the focus of the Village Residential 1 designation of the Village of Richmond Secondary Plan is for the development of low density residential uses such as detached and semi-detached dwellings, the policies also contemplate the addition of ground-oriented townhouses where the development is surrounded by a mix of detached and semi-detached dwellings and either on an arterial or collector street, abutting a park, or at the edge of a neighbourhood. The Secondary Plan allows that the addition of ground-oriented townhouse uses may be permitted through a zoning by-law amendment.

Further, there are policies specific to the Western Development Lands (WDL) that are applicable to this development. These policies accommodate for increased density and unit mixes within a large portion of the municipally serviced area of the village. Policy 38 identifies minimum unit mix requirements as well as maximum densities for the various housing typologies. This policy allows for increases in density and housing types while balancing the intent to maintain a rural character to the village. Phase 1 of development contributes to the unit mix of the Western Development Lands by providing a variety of townhouse typologies (street and rear lane) that have demonstrated conformity with the maximum densities for the various townhouse types within the WDL. Staff note that future phases of the subdivision may require an Official Plan Amendment to address density.

The proposed zoning by-law amendment modifies the zoning of phase 1 from predominantly Development Reserve 1 subzone (DR1) to Village Residential Third Density Subzone B and would be subject to a rural special exception (V3B [xxxr]). This zoning would permit the development of the proposed townhouse dwellings with smaller lot configurations, and associated setbacks.

Staff note that a small area of floodplain was identified on a portion of 6371 Perth Street, which has been identified in coordination with the RVCA as a mapping error. This mapping error will be corrected through a provision in this zoning by-law amendment.

### **Provincial Planning Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

### **RURAL IMPLICATIONS**

The lands are located within the rural Village of Richmond. The proposed development of a residential subdivision with single-detached and ground-oriented townhouse units will result in more housing options within the Village.

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

The Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report.

### **ASSET MANAGEMENT IMPLICATIONS**

Although this development has been allocated planned capacity for water & wastewater, there is currently no available water and wastewater capacity until approved off-site servicing upgrades are completed in the Western Development Lands. Early servicing and/or building permits should not be provided until capacity is readily available, to be confirmed by Trunk Systems Planning.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts anticipated through the recommendations of this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications anticipated through the recommendations of this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Has affordable housing and is more livable for all.

## **APPLICATION PROCESS TIMELINE STATUS**

The Council approved timeline has not been met. This application (Development Application Number: D02-02-20-0053) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of issues surrounding servicing capacity and new subdivisions in the Village of Richmond.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

The Planning, Development and Building Services Department supports this Zoning By-law Amendment to rezone the lands for residential uses. The application is consistent with the Provincial Planning Statement, the City's Official Plan, and the Zoning By-law.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista

O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

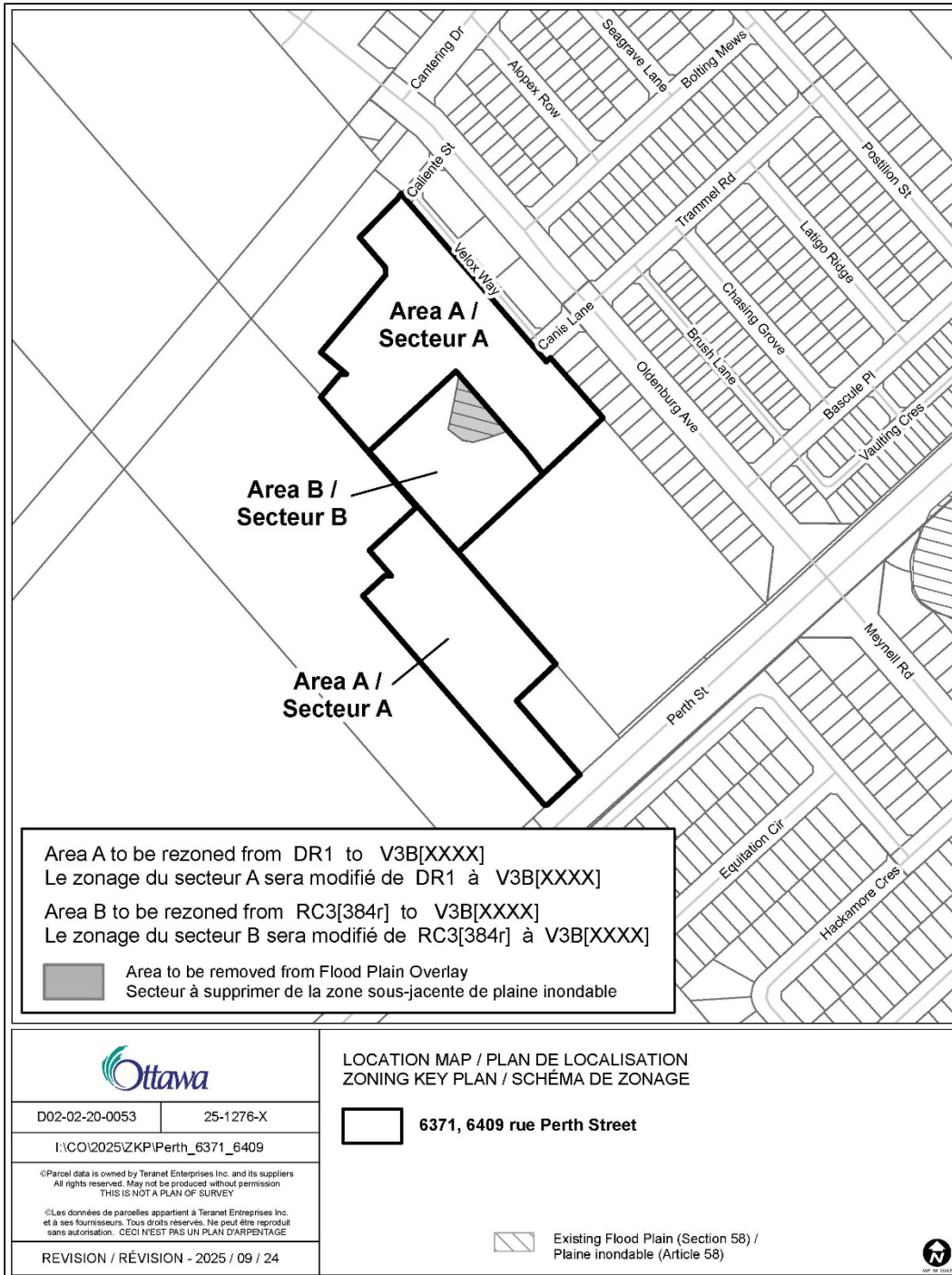
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

**Document 1 – Location Map / Zoning Key Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa).



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 6371 Perth, part of 6409 Perth Street and 6387 Franktown Road:

1. Rezone the lands identified as Area A, as shown in Document 1, from DR1 to V3B[xxxxr].
2. Rezone the lands identified as Area B, as shown in Document 1, from RC3[384r] to V3B[xxxxr].
3. Add exception V3B[xxxxr], to Section 240 – Rural Exception with provisions similar in effect to the following:
  - a. In Column I, Exception Number, add the text “[XXXr]”.
  - b. In Column II, Applicable Zone, add the text: “V3B[XXXr]”
  - c. In Column V, Exception Provisions – Provisions, add the text:
    - i. Despite Table 65(5), the maximum size and extent of projections for fire escapes, open stairways, stoop, landing, steps and ramps is as follows:
      1. Wheelchair ramps – no limit
      2. Other features:
        - a. at or below the floor level of the first floor – no limit
        - b. Other cases - 1.5 metres, but not closer than 1.0 metres to a lot line;
    - ii. Despite Table 65(6), the maximum size and extent of projections for covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings is as follows:
      1. Uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 metres above adjacent grade – no minimum.
      2. All other cases – 2 metres, but no closer than 1 metre from any lot line.

- iii. Despite Table 65(7), an air conditioning unit: (a) can project 2.0 metres, up to a minimum 0.2 metres from a lot line, and (b) can be located in the front yard and corner yard of a rear lane townhouse;
- iv. Despite Section 57 subsections 1 and 2, the required corner sight triangle will be determined through a plan of subdivision process.
- v. Despite Section 107(3)(b)(ii) the area of the driveway cannot exceed 65 per cent of the area of the yard in which it is located, and the 990 driveway must be a minimum of 2.6 metres in width, except in the case of a rear lane townhouse, whereby the area of the driveway can cover 100 per cent of the yard in which it is located.
- vi. Minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 5.2 metres.
- vii. Provisions specific to townhouse dwellings:
  - 1. Minimum lot width: 5.9 metres
  - 2. Minimum lot area: 120 square metres
  - 3. Minimum front yard setback: 3 metres
  - 4. Minimum corner side yard setback: 2.5 metres
  - 5. Minimum interior side yard setback: 1.5 metres
  - 6. Minimum rear yard setback: 6 metres, but may be reduced to a minimum of 4.5 metres for a maximum of 55 per cent of the lot width, and the total area of the rear yard must not be less than 30 square metres
  - 7. Maximum lot coverage: 75 per cent
  - 8. Minimum landscaped area: 25 per cent
- viii. Provisions specific to rear lane townhomes:
  - 1. Minimum lot width: 5.9 metres
  - 2. Minimum lot area: 110 square metres
  - 3. Minimum front yard setback: 3 metres

4. Minimum corner side yard setback: 2.5 metres
  5. Minimum interior side yard setback: 1.5 metres
  6. Maximum lot coverage: 75 per cent
  7. Minimum landscaped area: 25 per cent
  8. Despite Table 236, where access is via the rear lane, the minimum rear yard setback may be reduced to 0m, and the width of the garage, carport or driveway may be the width of the entire rear yard.
4. Remove the Flood Plain overlay from Area B.

### **Document 3 – Consultation Details**

#### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

The majority of comments were received in relation to the plan of subdivision application and associated with areas adjacent to Mira Court and Queen Charlotte Road.

No comments were provided in relation to the Richmond North (West) lands (former Green Lands West) to which Phase 1 is part of, as it pertained to zoning standards.