

**Subject: Zoning By-law Amendment – 5651 First Line Road**

**File Number: ACS2025-PDB-PSX-0071**

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

**and Council December 10, 2025**

**Submitted on November 25, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Cass Sclauzero, Planner II, Development Review Rural**

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

**Objet : Modification du Règlement de zonage – 5651, chemin First Line**

**Dossier : ACS2025-PDB-PSX-0071**

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

**le 1 décembre 2025**

**et au Conseil le 10 décembre 2025**

**Soumis le 25 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 : Cass Sclauzero, Urbaniste II, Examen des demandes  
d'aménagement ruraux**

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

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5651 First Line Road, as shown in Document 1, to permit the development of Phase 4 of the draft approved Plan of Subdivision and to re-zone the adjacent watercourses and woodlots, and to amend Schedule 404 to the By-law, as detailed in Document 3.
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 December 10, 2025” subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’agriculture et des affaires rurales recommande au Conseil d’approuver une modification du *Règlement de zonage 2008-250* visant la propriété située au 5651, chemin First Line, un bien-fonds illustré dans le document 1, afin de permettre la réalisation de la Phase 4 de la version préliminaire du plan de lotissement approuvé, de modifier le zonage des cours d’eau et des boisés adjacents, et de modifier l’annexe 404 du Règlement, comme l’expose en détail le document 3.
2. Que le Comité de l’agriculture et des affaires rurales 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**

5651 First Line Road

**Owner**

Minto Communities Inc.

**Applicant**

Minto Communities Inc.

**Description of site and surroundings**

The subject site is located within Minto's Mahogany community at the southern boundary of the Village of Manotick, and is comprised of several unaddressed parcels occupying approximately one quarter of the lands. The property is bounded by an established residential subdivision to the north, Century Road East to the south, First Line Road to the west and Phases 1 through 3 of the Mahogany community to the east.

The lands to be rezoned through this application consist of approximately 50 per cent vacant land, to be redeveloped with the residential units, road network and stormwater dry ponds as part of Phase 4 of the Mahogany community, and approximately 40 per cent forested areas divided across three City-owned woodlot parcels. The remaining 10 per cent of the lands is occupied by the Wilson Cowan Municipal Drain and one of its tributaries, which crosses through the middle of the Phase 4 lands.

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

The applicant is proposing to rezone the Phase 4 lands with Village Residential zoning and associated rural exceptions that were previously approved and that exist elsewhere throughout Phase 2 and 3. No changes are proposed to the performance standards in the existing exceptions 869r, 870r or 871r. Adjacent woodlots and watercourses will also be rezoned as part of this application.

Lands identified as Area A in Document 1 will be rezoned from Development Reserve Zone, Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception 869r (V1C[869r]).

Lands identified as Area B in Document 1 will be rezoned from Development Reserve Zone, Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception 870r, subject to Schedule 404 (V1C[870r] S404). Lands subject to Schedule 404, as shown on Document 2, are permitted a maximum driveway coverage of 60 per

cent of the front yard. This application proposes to amend Schedule 404 to add 13 additional lots within Phase 4.

Lands identified as Area C in Document 1 will be rezoned from Development Reserve Zone, Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]).

Lands identified as Area D in Document 1 will be rezoned from Development Reserve Zone, Subzone 1 (DR1) to Parks and Open Space Zone (O1).

Lands identified as Area E in Document 1, corresponding with three City-owned woodlots, will be rezoned from Development Reserve Zone, Subzone 1 (DR1) to Environmental Protection Zone (EP).

Lands identified as Area F in Document 1, corresponding with the 30.0 metre setbacks on either side of the Wilson-Cowan Municipal Drain and its tributary, will be rezoned from Development Reserve Zone, Subzone 1 (DR1) to Parks and Open Space Zone, Subzone R (O1R).

### **Brief history of proposed development**

The draft Plan of Subdivision for phases 2 through 4 of the Minto Mahogany community was granted draft approval on October 19, 2018. A total of 897 housing units were approved for Phases 2 to 4 as part of the draft plan approval; through the detailed engineering design review of phases 2A, 2B, 3 and 4, the draft plan was revised with the final total being 876 units upon forthcoming registration of Phase 4. Of this total, 211 units comprised of 38 Mixed Residential units, 161 Residential (Medium Density) units, and 12 Residential (Low Density) units are allotted for Phase 4. The complete Mahogany Community (Phase 1 to Phase 5) is permitted a maximum of 1,400 dwelling units.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy.

A public meeting was not held for this application; however, a public meeting was held for the Plan of Subdivision application for Phases 2 through 4 on Tuesday November 28, 2017.

For this proposal's consultation details, see Document 4 of this report.

**Official Plan designation(s)**

The subject lands are designated as “Village” within Schedule B9 – Rural Transect of the Official Plan. The application is consistent with applicable policies under Section 9.4 – Villages of the Official Plan, as its approval will facilitate development of the draft approved Plan of Subdivision. The proposed re-zoning adheres to Section 9.4.2, Policy 1) a) in that the form and scale of residential uses permitted within the proposed zones can be supported by the water and wastewater infrastructure in the village.

A pathway block connecting the future Givenchy Terrace with Potter Drive to the north of the community adds a valuable active connection to the existing village residential area, that supports policies within Section 4.1 of the Official Plan related to mobility, active transportation and 15-minute communities. Through rezoning of the three City-owned woodlots to Environmental Protection Zone and the Wilson-Cowan Municipal Drain and its tributary to Parks and Open Space Zone, Subzone R, three Natural Environment Areas and two watercourses are being protected in accordance with policies under Section 4.8 and 4.9. Residents of the Mahogany community will have access to a significant green space within the largest of the City woodlots, while the watercourses and their associated setbacks, protected by policies under Section 4.9.3, represent additional lands within the subdivision to be maintained in a naturally vegetated condition.

**Other applicable policies and guidelines**

The Village of Manotick Secondary Plan outlines a vision to "maintain a village atmosphere, in a growing inclusive community, that respects Manotick's historic beginnings, where the daily needs of residents are met and where visitors are welcomed in a pedestrian-oriented commercial core".

The Secondary Plan provides a policy framework to guide development within the village such that the vision is supported and implemented. This includes policies that address commercial activity in the Village Core, improving connectivity, maintaining natural areas, expanding public water and wastewater infrastructure, and that form the basis for residential development including plans of subdivision. The subject site is part of the Mahogany Community as shown on Schedule A – Designation Plan. Annexes 1 and 2 show the Conceptual Layout and Conceptual Plan of the Mahogany Community. Section 3.6 of the Secondary Plan contains policies specific to the Mahogany Community, as follows:

“20) All development shall be on the basis of central water and wastewater services”.

- The proposed development will be supported by central water and wastewater services. The Mahogany Pump Station that will serve Phase 4 was constructed as part of the Phase 1 development, with capacity upgrades slated for 2026.

“21) The Mahogany Community Development Concept Plan (January 2008) as approved by the City of Ottawa will be used as the basis for the approval of subsequent plans of subdivision, site plans and zoning”.

- The proposed Phase 4 conforms to The Mahogany Community Development Concept Plan (January 2008), including but not limited to the various density limits set out in policies 3.3.1 through 3.3.3.

“22) The term” gross residential” refers to a unit of land (typically a hectare), designated for residential development and does not include lands designated on Annex 1 - Mahogany Community Conceptual Layout as School, Parks and Open Space, Watercourse and Development Setback, Natural Environment Area or Stormwater Management Pond”

“23) Land uses and densities within the Mahogany Community are as follows:

“a) Residential (Low Density) areas (Annex 1 - Mahogany Community Conceptual Layout) will provide for approximate lot dimensions of 22.0 metres x 50.0 metres to provide for deep lots abutting properties on Potter Drive;

“b) Residential (Medium Density) areas may have a density up to 16 units per gross residential hectare;

“c) Mixed Residential areas may have a density up to 35 units per gross residential hectare and consist of singles, street townhouses, semi-detached, linked bungalows and multiple clusters provided that no more than 25 per cent of the total residential units on the lands shown on Annex 1 - Mahogany Community Conceptual Layout are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.

- Although Table 3-2 of the Mahogany Community Development Concept Plan indicates that land area occupied by roads also be included within the lands defined as “gross residential”, the calculations of units per gross residential hectare as provided by the applicant in Table 4-4 of their Planning Rationale do not include any lands other than those specifically allotted for residential development. The density calculations for Phases 1 through 4 and the proposed Phase 5 are below the prescribed density limits within the Secondary Plan without the area of land occupied by roads; therefore, staff confirm that the proposed development complies with applicable policies related to land uses and densities. Although the Mixed Residential units will exceed 25 per cent of the

total residential units as of the registration of Phase 4 of the Plan of Subdivision, the projected percentage of Mixed Residential units is 24.3 per cent across all five phases of the Mahogany Community.

- Policies 24) and 26) address transportation infrastructure availability and the requirement for a Transportation Impact Assessment. The Minto Mahogany Stage 2+-Traffic Impact Study Addendum, May 2018 was submitted with the Plan of Subdivision application in 2018.

“Policy 25) The total amount of development in Phases 1 to 5 shown on Annex 2 - Mahogany Community Conceptual Phasing shall not exceed 1,400 dwelling units and shall be built according to phasing policies. The land area identified for each phase shown on Annex 2 is conceptual.”

- The proposed total unit count for Phases 1 - 5 remains at 1,400 units.

“30) The precise location of the Stormwater Management Ponds, shown on Annex 1 - Mahogany Community Conceptual Layout, will be determined at the detailed design stage.”

- The location of the stormwater management pond was relocated during the detailed design review process, when staff requested that the applicant provide two dry ponds instead of a single large wet pond.

### **Planning rationale**

The purpose of this Zoning By-law amendment is to facilitate the development of Phase 4 of the approved draft Plan of Subdivision. The application has been examined pursuant to the provisions of the Provincial Planning Statement, the Official Plan, the Village of Manotick Secondary Plan and Section 51 of the *Planning Act*. This examination has revealed that the application, subject to conditions submitted herewith, is complete.

### **Provincial Planning Statement**

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

### **RURAL IMPLICATIONS**

The proposal is consistent with the approved draft Plan of Subdivision and policies that guide residential development within the Village of Manotick.

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

Ward Councillor David Brown is aware of this report.

**LEGAL IMPLICATIONS**

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

**RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

**ENVIRONMENTAL IMPLICATIONS**

Through this application, three City-owned woodlots identified as Natural Environment Areas, as shown on Annex 1 of the Village of Manotick Secondary Plan, are being rezoned to Environmental Protection Zone. Two watercourses are being rezoned to Parks and Open Space Zone, Subzone R.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

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

**APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on December 12, 2025.

**SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Schedule 404

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

**CONCLUSION**

The proposed Zoning By-law Amendment for 5651 First Line Road, that will facilitate development of Phase 4 of the Minto Mahogany community and establish environmental protections for three woodlots and two watercourses within the community, conforms to the policies of the Official Plan and the Village of Manotick Secondary Plan. The Planning, Development and Building Services Department recommends approval of the application.

**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.

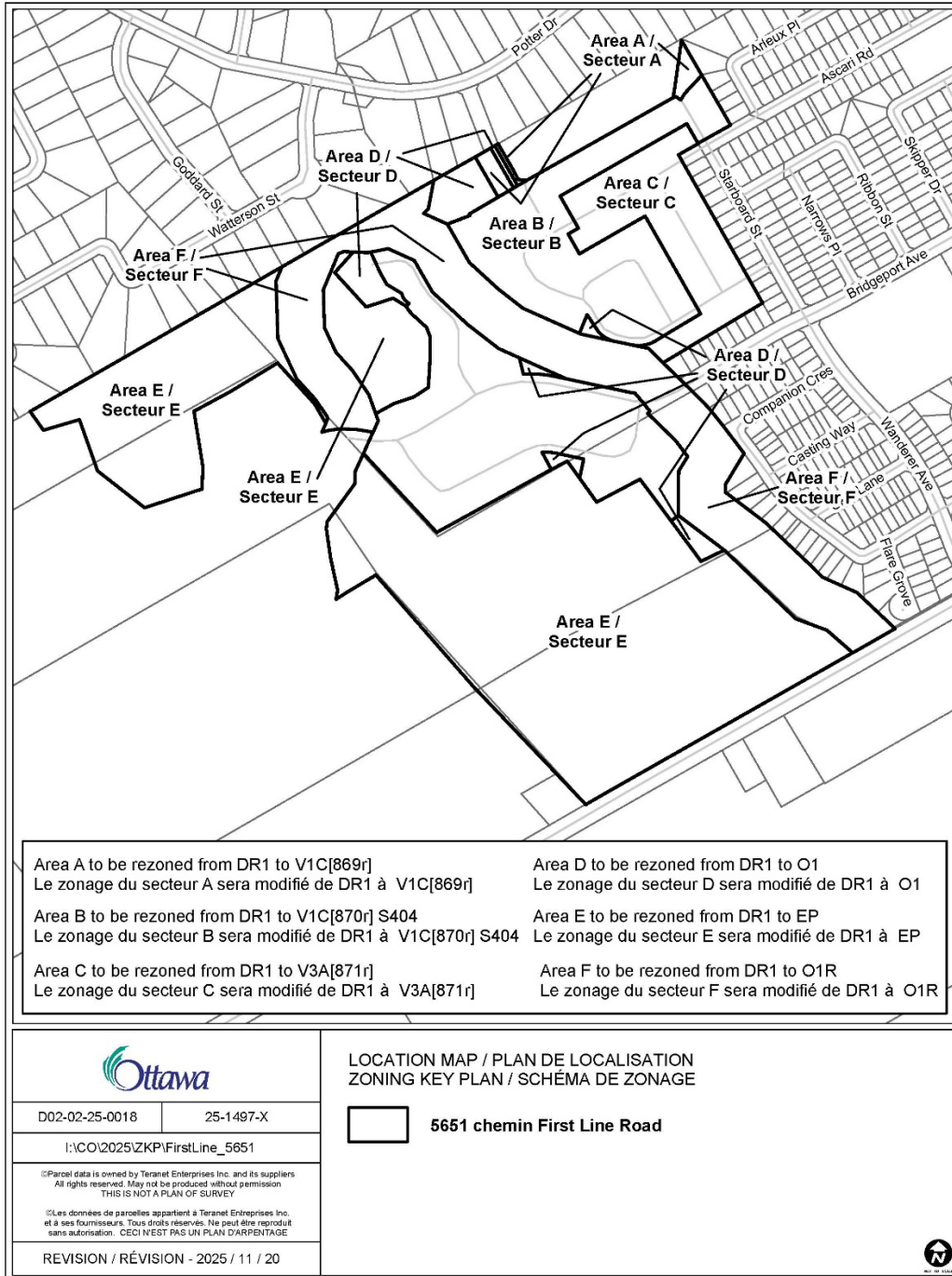
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Location Map / Zoning Key Map

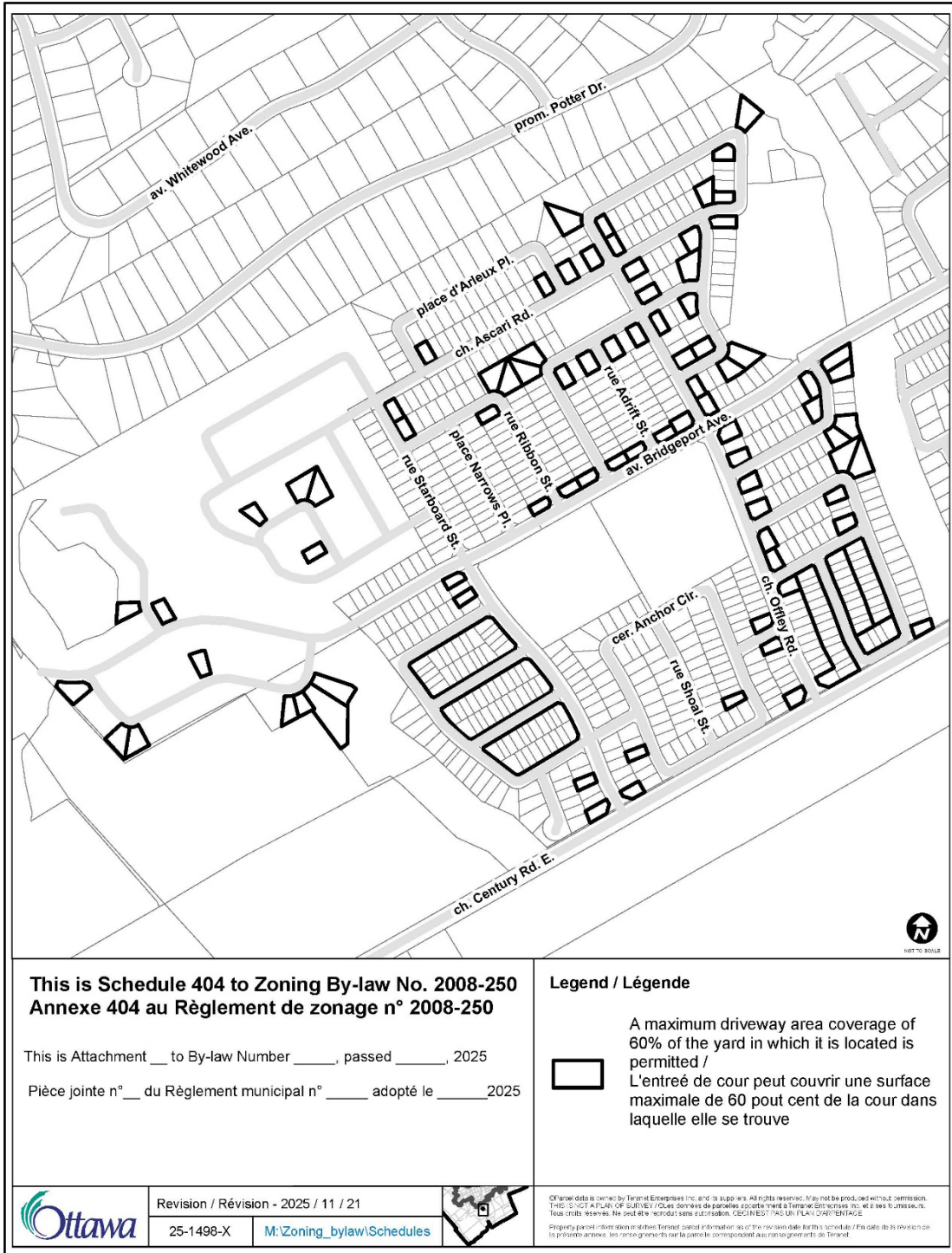
For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

This location map includes the property addressed as 5651 First Line Road and identifies the changes to the Zoning By-law areas.



**Document 2 – Schedule 404**

This map identifies the lots within Phase 4 proposed to be added to Schedule 404.



### **Document 3 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5651 First Line Road:

1. To rezone lands identified as Area A from Development Reserve, Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception 869r (V1C[869r]).
2. To rezone lands identified as Area B from Development Reserve, Subzone 1 (DR1) to Village Residential First Density, Subzone C, Rural Exception 870r, subject to Schedule 404 (V1C[870r] S404).
3. To rezone lands identified as Area C from Development Reserve, Subzone 1 (DR1) to Village Residential Third Density, Subzone A, Rural Exception 871r (V3A[871r]).
4. To rezone lands identified as Area D from Development Reserve, Subzone 1 (DR1) to Parks and Open Space Zone (O1).
5. To rezone lands identified as Area E from Development Reserve, Subzone 1 (DR1) to Environmental Protection Zone (EP).
6. To rezone lands identified as Area F from Development Reserve, Subzone 1 (DR1) to Parks and Open Space Zone, Subzone R (O1R).
7. To revise Schedule 404 (S404) to the By-law, per Document 2.

## **Document 4 – Consultation Details**

### Notification and Consultation Process

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

### Public Comments and Responses

Staff received several comments from residents of the Mahogany Community and the surrounding Village of Manotick. Comments were received by email, via the online feedback form on the Development Application Search page, and by telephone. Staff responded to all comments either by email or by telephone. Several residents did not provide specific comments about the application, but contacted staff to inquire about the application details, the staff and committee review process, and development application timelines. These residents expressed their appreciation for being provided with information that helped them better understand the Zoning By-law Amendment process.

A summary of the key themes contained within the public comments, and corresponding staff responses, is provided below.

### Environmental Protection

#### Comment:

Many of the residents who initially expressed concern about or were opposed to the application stated that their reason for concern or opposition was based on their belief that the City-owned woodlots were to be rezoned to permit residential development, at the expense of a significant forested area that was habitat for numerous animal species. Many residents referenced the public notification signs posted within the Mahogany Community and on the north side of Century Road East abutting the subject property, stating that the information on the sign and the accompanying map indicated that the entire area was to be rezoned for residential development.

#### Staff Response :

The application does not propose to rezone any of the City-owned woodlots, or any of the watercourses and their associated setbacks, to facilitate any residential development on those lands. The only lands proposed for rezoning to residential zones are the lands that are owned by Minto and for which a draft plan of subdivision for

Phases 2 through 4 of Mahogany was draft approved in September 2018. Although the map on the public notification signs includes the woodlots and watercourses among the lands subject to the rezoning application, the map is only intended as a location reference and does not contain specifics about the various proposed zones.

Comment:

A few residents expressed concerns about the proposed and future residential density within Phases 1 through 5 of the Mahogany Community. Some of these residents were concerned that the final number of units proposed for Phase 4 exceeded what was previously approved in the 2018 draft plan of subdivision, and that the number of Mixed Residential units across Phases 1 through 4 exceeds 25% of the total number of units in the community thus far. They were also concerned that the Phase 5 development might result in both the overall unit count and gross residential density for the entire Mahogany Community exceeding what is permitted within the Village of Manotick Secondary Plan.

Response:

During detailed engineering design review of Phase 4 of the draft Plan of Subdivision, the number of units within the phase increased from 187 to 211. Changes to the road and lot configuration, including changes to the overall number of lots within a subdivision, are common during the detailed design review process. Although the overall net density of the subdivision has increased simply by virtue of increasing the number of units per hectare on the site, the addition of 24 additional units does not exceed the maximum density limits outlined in either the Mahogany Community Development Concept Plan or the Village of Manotick Secondary Plan. Policies related to the distribution of dwelling unit types under Section 3.6 of the Village of Manotick Secondary Plan do not require that the limit on Mixed Residential units be met within each phase of development or as each phase of development is complete. Rather, the requirement is that no more than 25% of the 1,400 total units permitted to be built across Phases 1 through 5 can be Mixed Residential. The number of units and the resulting gross residential density for Phase 5 of the development cannot result in the total number of units and/or gross residential density exceeding what is stated within the Secondary Plan. Any proposed changes to the permitted number of units or the maximum permitted density would require Minto to apply for and be approved for an Official Plan Amendment.

Comment:

There is limited transit within Manotick, which requires anyone who lives in the village to own one or more cars. People often use one or more garage parking spaces for storage and park in their driveways. The smaller lots within Phase 4 of Mahogany result in there not being enough street parking for residents or their visitors. If the developer is required to dedicate land to the City for parks, schools, and pathways, why can't they also dedicate some land for additional parking?

Response:

Most of the units within Mahogany provide two garage parking spaces, with space for up to four additional parking spaces in the driveway. Some units have single-car garages, while others have three-car garages. It is a challenge to balance street parking, adequate permeable surfaces for groundwater infiltration, adequate space for tree planting, and Official Plan policies about 15-minute communities, walkability, and sustainable transportation with the reality of suburban living where most households have more than one car and garages are often used as additional storage space. The City can't require that a developer convey land for additional parking because *Planning Act* does not permit us to do so, nor would the City have the resources to maintain a community parking area.

Comment:

Residents do not want subdivisions; they ruin small towns.

Response:

The Zoning By-law Amendment application does not propose the creation of a new residential subdivision. The application only seeks to implement zoning to permit the construction of the next phase of the Minto Mahogany residential subdivision that was previously approved through a 2018 Plan of Subdivision application. The lands to be developed as the Mahogany Community were identified as a "serviced development area" in the 2001 City of Ottawa Official Plan, with the 2008 Mahogany Community Development Concept Plan outlining the future development in more detail. An amendment to The Village of Manotick Secondary Plan to include policies for development of the Mahogany Community was approved by the Ontario Municipal Board in 2009.

Community Organization Comments and Responses

None received.