

**6. Zoning By-Law Amendment – 450 Huntmar Drive**

**Modification au Règlement de zonage – 450, promenade Huntmar**

**Committee Recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for 450 Huntmar Drive to permit the development of a residential subdivision, and associated uses, as detailed in Document 5.**

**Recommandation du Comité**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 450, promenade Huntmar afin de permettre l'aménagement d'un lotissement résidentiel et ses utilisations connexes, comme le précise le document 5.**

**Documentation / Documentation**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated May 30, 2019 (ACS2019-PIE-PS-0055)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 30 mai 2019 (ACS2019-PIE-PS-0055)

2. Extract of draft Minutes, Planning Committee, June 13, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 13 juin 2019

3. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of July 10, 2019, 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 June 26, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 10 juillet 2019 du 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 26 juin 2019 »

Report to  
Rapport au:

Planning Committee  
Comité de l'urbanisme  
13 June 2019 / 13 juin 2019

and Council  
et au Conseil  
26 June 2019 / 26 juin 2019

Submitted on 30 May 2019  
Soumis le 30 mai 2019

Submitted by  
Soumis par:

Lee Ann Snedden  
Director / Directrice

Planning Services / Services de la planification

Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique

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Ward: KANATA NORTH (4) / KANATA  
NORD (4)

File Number: ACS2019-PIE-PS-0055

**SUBJECT:** Zoning By-law Amendment – 450 Huntmar Drive

**OBJET:** Modification du *Règlement de zonage* – 450, promenade Huntmar

#### REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 450 Huntmar Drive to permit the development of a residential subdivision, and associated uses, as detailed in

**Document 5.**

2. That Planning 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 City Clerk and Solicitor's Office 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 June 26, 2019, 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'urbanisme recommande au Conseil d'approuver une modification du *Règlement de zonage n° 2008-250* visant 450, promenade Huntmar afin de permettre l'aménagement d'un lotissement résidentiel et ses utilisations connexes, comme le précise le document 5.
2. Que le Comité de l'urbanisme 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 de l'avocat général 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 26 juin 2019 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

**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**

450 Huntmar Drive

**Owner**

Minto Communities Inc.

**Applicant**

Curtiss Scarlett, Minto Communities Inc.

**Description of site and surroundings**

The property is approximately 40 hectares and located north of Highway 417 between Clonrush Way and the Carp River along the proposed Campeau Drive extension (see Document 1). The property is adjacent to the existing Arcadia residential community to the west, which include detached dwellings, townhouses and back-to-back townhouses. To the east of the property is the Carp River, and to the south is the Feedmill Creek, which is partially located within the subject site. Immediately north of the site is the urban boundary, beyond which are a mix of agricultural fields and natural area. The subject property has minimal tree coverage, and generally slopes gradually to the east towards the Carp River. The Stage 3 O'Train corridor bisects the southern portion of these subdivision lands, generally from east to west, and includes a future station within the subject property.

Draft subdivision approval has been granted for this property to allow for a low-to-medium density residential development, which includes 439 units, as well as a 5-hectare mixed use parcel, all which will become the newest part of Minto's Arcadia community. The draft subdivision approval sets out lands for two stormwater ponds, the Campeau Pond in the southeast quadrant of the subdivision, and the Paine Pond in the northeast quadrant. The subdivision also sets out lands for a 2.46-hectare park, immediately to the south of the Paine Pond, and adjacent to the Carp River corridor (see Document 2). The residential portion of the subdivision is proposed to include detached dwellings, townhouse dwellings and through-lot townhouses fronting onto Campeau Drive and Country Glen Way, which have driveway access from the rear. The subdivision is intended to achieve a density of 35 units per hectare.

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

The majority of the site is currently zoned Development Reserve, with a portion of the subdivision land zoned DR[1932]-h along the Carp River corridor, and DR[2492]-h, along the Feedmill Creek. These exceptions and holds identify these lands as part of the Carp River and Feedmill Creek floodplain. A floodplain overlay is also in place over

the DR[1932]-h lands adjacent to the Carp River corridor. In addition to the DR zoned lands, a portion of the subject lands were pre-zoned to R4Z[1887] and R3YY[1886] during the rezoning of the earlier Arcadia development phases. As a result of further redesigns of this area, these existing zones are proposed to be amended.

In order to allow for the appropriate development of the newest phase of Minto's Arcadia community, it is proposed that the residential portion of the lands, except for the through-lot townhouses along Campeau Drive, be zoned Residential Third Density Subzone YY Urban Exception xxx1 and Residential Third Density Subzone YY Urban Exception xxx2 with a hold. (R3YY[xxx1] and R3YY[xxx2]-h ). The development standards within xxx1 and xxx2 are the same, with exception xxx2 also including hold provisions that address the Carp River Floodplain. The rear-street townhouses are proposed to also be in the R3YY zone, yet with a different exception [xxx3], which will allow for the proposed rear driveway, through-lot townhouses only along Campeau Drive and Country Glen Way. The R3YY subzone is primarily used for residential development within greenfield and developing communities throughout the City. The exception is to allow additional relief from some of the YY development standards, including corner side yard setback, and front yard setback, as well as to address some specific design attributes of Minto's corner unit models.

The stormwater management ponds, parkland, and lands associated with the Feedmill Creek corridor within the subdivision lands are all proposed to be zoned to Open Space zoning (O1). The mixed-use block, which is located on the south side of the Campeau Drive extension, is proposed to remain under the current Development Reserve zoning (DR) until such time as a proposal is brought forward for consideration, as the requested building heights may trigger the requirement for review by the Urban Design Review Panel prior to zoning approval.

The floodplain overlay which is currently located on a large portion of the subject lands adjacent to the Carp River is proposed to be removed, while the holding provision which also addresses protection of the floodplain, and which is in place on these same lands, is intended to remain in place until such time as these lands are removed from the floodplain in the near future.

A portion of the holding zone along Feedmill Creek, which was put in place to protect the floodplain, is proposed to be lifted through this rezoning.

In addition, on the portion of the Feedmill Creek floodplain which is within the subject

lands, and which is intended to remain within the floodplain, a floodplain overlay is proposed to be added.

## **DISCUSSION**

### **Public consultation**

Public consultation was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the subject site were notified by mail and signs were posted on the site. The statutory public meeting for the associated Plan of Subdivision application was held on July 12, 2018 with approximately 25 members of the public in attendance.

For this proposal's consultation details, see Document 6 of this report.

### **Official Plan designations**

The portion of the property north of the Campeau Road extension is designated General Urban Area within the Official Plan. The General Urban Area is intended to allow a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. The Official Plan also states that future development in new communities is to be compact and efficient from a servicing point of view. This approach is based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside the urban boundary. Compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing overall land consumption, and maximizing the use of existing infrastructure. Where new communities are integrating with existing, compatibility must also be taken into consideration.

South of Campeau Drive, the subdivision land is designated Town Centre/Mixed Use Centre, which is applied to areas with high potential to achieve compact and mixed use development that is both locally and regionally oriented.

A portion of the subject property adjacent to the Carp River corridor and north of the Campeau Drive extension is designated Carp River Restoration Policy Area according to the Official Plan. This is an overlay used to identify land in the vicinity of the Carp River. The extent of the floodplain lands within the Carp River Restoration Policy Area will be determined through zoning and implemented in accordance with Conservation

Authority Flood Plain maps. This overlay is intended to identify that proposed channel modifications and restoration works that will and have occurred, and to allow for development in part of this area following implementation of the restoration works. No Official Plan Amendment is required to revert to the underlying designation provided the conditions set out through the Official Plan have been met.

### **Kanata West Concept Plan (KWCP)**

The subject site has multiple land use designations as identified in the KWCP including Prestige Business Park/Residential on the north side of Campeau Drive, and Intensive Employment Area south of Campeau Drive. Along the Carp River, the KWCP designates the lands in the floodplain as 'Existing Flood-fringe'. The Carp River and Feedmill Creek Corridors, which border the southern and eastern boundary of the subdivision, respectively, are identified as River/Creek Corridor.

The Prestige Business Park/Residential designation makes up much of the lands north of Campeau Drive. This designation is intended for lands to be developed as residential, and the Land-use and Design Guidelines set out in the KWCP apply. The Residential Designation Policies are intended to permit a range of residential dwelling types in a transit-integrated and pedestrian friendly environment. Densities within the Residential Area are intended to be relatively intensive in order to ensure efficient use of the land and infrastructure. Densities of between 30 to 40 units per net hectare are targeted.

The existing flood-fringe represents those lands that are currently within the 1:100-year floodplain. The demonstration plan in the KWCP acknowledges that the floodplain lands within the subject area would likely eventually be removed and those lands developed in accordance with the policies of the Prestige Business Park/Residential designation.

### **Planning Rationale**

The proposed zoning by-law amendment to zone the residential portions of the subdivision as R3YY[xxx1], R3YY[xxx2]-h and R3YY[xxx3] conform to the policies set out for development in the General Urban Area. A range of low-rise residential housing types are proposed within this master planned subdivision. In addition, a compact development form is being proposed which promotes efficient use of lands. The proposed zoning closely mirrors that which has been applied to the existing Arcadia



neighbourhood, which will ensure compatibility of this development with the existing community.

The proposed zoning varies from the zoning for the existing portion of Arcadia only slightly by providing relief from driveway coverage requirements in two specific scenarios. First, where the Zoning by-law typically permits up to 50 per cent driveway coverage, additional relief is proposed to allow 65 per cent driveway coverage where there is a detached dwelling on a corner lot, where the driveway access is from the front yard. This additional relief acknowledges that corner lots have less front yard area than a typical lot, due to the corner sight triangle dedication as part of the right of way. This relief is limited to a smaller number of lots, will allow Minto to offer more varied corner lot models, and is considered a reasonable deviation from the typical standards. The allowance of 68 per cent driveway coverage is also being provided for the through-lot townhouses that front onto Campeau Drive and Country Glen Way. At 68 per cent driveway coverage, the through-lot townhouses can accommodate a double-car garage, yet the driveways will be required to taper down to a single lane at the street edge to achieve the maximum 68 per cent driveway coverage, which will permit the opportunity for soft landscaping and likely tree planting between driveways.

The Campeau Stormwater Pond is located on lands designated as Town Centre. Utility installations are permitted in any designation, therefore designation of the pond to O1, along with the Feedmill Creek corridor is considered appropriate.

The subject lands that are within the Carp River Restoration Policy Area according to the Official Plan, are proposed to have an underlying zone of Open Space (O1) to permit the proposed Paine Stormwater Pond and parkland (see Document 2), with a small portion being zoned R3YY[xxx2]-h, as there are 20 residential lots proposed at the edge of this policy area. The exception xxx2 will include both the hold provisions found in exception 1932, as listed below, as well as the specific residential development standards found in exception xxx1. In accordance with the direction provided in the Carp River Restoration Policy Area and as implemented through the zoning hold detailed in exception 1932, the applicant is working with the Mississippi Valley Conservation Authority to remove the floodplain from the subject lands, yet not all conditions have been met at the time this report was written. As outlined in exception 1932, in order to remove the hold and permit new uses on these lands, the following conditions must be met:

- a. The Minister of the Environment will have approved the Carp River, Pool Creek and Feedmill Creek Restoration Class EA;
- b. The Kanata West Landowners Group, or the City, will have commenced Phase I of the Carp River restoration works;
- c. Mississippi Valley Conservation Authority will have issued a permit under Section 28 of the *Conservation Authorities Act* for the placement and removal of fill in accordance with the Carp River Restoration Plan and the EA;
- d. Filling of the property and an as-built survey will have been completed to demonstrate that the area is entirely removed from the flood plain; and
- e. At all times, the flood storage capacity of the corridor will be maintained at or above existing conditions.

Conditions a, b and c have been fulfilled, and e is being upheld. Minto is actively working to fulfil condition d. This hold will remain in place until condition d has been adequately addressed. Given that the above conditions are expected to be fully met soon, and given that the hold will remain in place to protect the floodplain in the interim, the removal of the floodplain overlay as part of this rezoning is considered appropriate and is considered to be consistent with the policies set out for the Carp River Restoration Policy Area. Only once all regulatory conditions are met can the hold be removed from these lands.

The holding zone adjacent to the Feedmill Creek corridor is proposed to be partially lifted. This is in acknowledgement that the owner has fulfilled their regulatory obligations, as set out in the hold provision, allowing the removal of a specific portion of the subject land from the Feedmill Creek floodplain, as has been confirmed with the Mississippi Valley Conservation Authority. The hold conditions are set out as follows in zoning exception 2492:

Construction of buildings is not permitted until the holding symbol has been removed. The holding symbol may not be removed until the following requirements have been met:

- a. A corridor along Feedmill Creek has been defined in accordance with Appendix B (Corridor Width Limits Rationale) in the Implementation Plan Kanata West Development Area report as approved by the City of Ottawa and the Mississippi Valley Conservation Authority;

- b. Mississippi Valley Conservation Authority has issued a permit under Section 28 of the *Conservation Authorities Act* for the placement and removal of fill in accordance with the Carp River Restoration Plan and the approved Feedmill Creek corridor; and
- c. Filling of the property and an as-built survey have been completed to demonstrate that the filling outside of the Feedmill Creek and Carp River Corridor limits is completed to the satisfaction of the Mississippi Valley Conservation Authority.

For the portion of Feedmill Creek that is within the subject lands, and which is intended to remain within the floodplain, a floodplain overlay is being added. This proposed change acknowledges that these lands are intended to remain part of the floodplain.

The zoning by-law amendment respects the intent of the Kanata West Concept plan, and the intended uses with a density of 35 units per net hectare is consistent with the plan.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014, as it implements the vision for Ontario's land use planning system through supporting a subdivision layout which plans for growth with a master planned community, provides a full range of housing choices close to future commercial and a future rapid transit station.

Regarding the proposed amendment to the Feedmill Creek floodplain and removal of the floodplain overlay along the Carp River, the proposed changes are deemed to be consistent with the Provincial Policy Statement, and serve to implement the natural hazards policies in Section 3.1 of the PPS, 2014, by applying the most up-to-date information available concerning the location of the one in 100-year flood plain in the Zoning By-law, and directing development away from these areas.

### **RURAL IMPLICATIONS**

This Zoning By-law Amendment application is not expected to impact the rural area.

### **COMMENTS BY THE WARD COUNCILLOR**

The Ward Councillor Sudds is aware of this report.

## **LEGAL IMPLICATIONS**

There are no legal impediments to the implementation of the recommendations of this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications

## **ASSET MANAGEMENT IMPLICATIONS**

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program objectives.

The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. The CAM Policy applies to all physical assets of the city including parks. The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability. Details regarding the future City park, public roads and sidewalks will be determined through the Plan of Subdivision process.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **ENVIRONMENTAL IMPLICATIONS**

The recommended changes to the floodplains along the Carp River and Feedmill Creek are consistent with the approvals granted by the Mississippi Valley Conservation Authority. The changes to the floodplain area along the Carp River corridor is consistent with the Official Plan and the Carp River Restoration Plan.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- TM2 – Provide and promote infrastructure to support safe mobility choices
- ES1 – Support an environmentally sustainable Ottawa

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Draft Plan of Subdivision

Document 3 Detailed Zoning Map 1

Document 4 Detailed Zoning Map 2

Document 5 Details of Recommended Zoning

Document 6 Consultation Details

## **CONCLUSION**

The proposed Zoning By-law amendment is consistent with the policies of the Official Plan and respects the direction in the Kanata West Concept Plan, and represents good planning.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

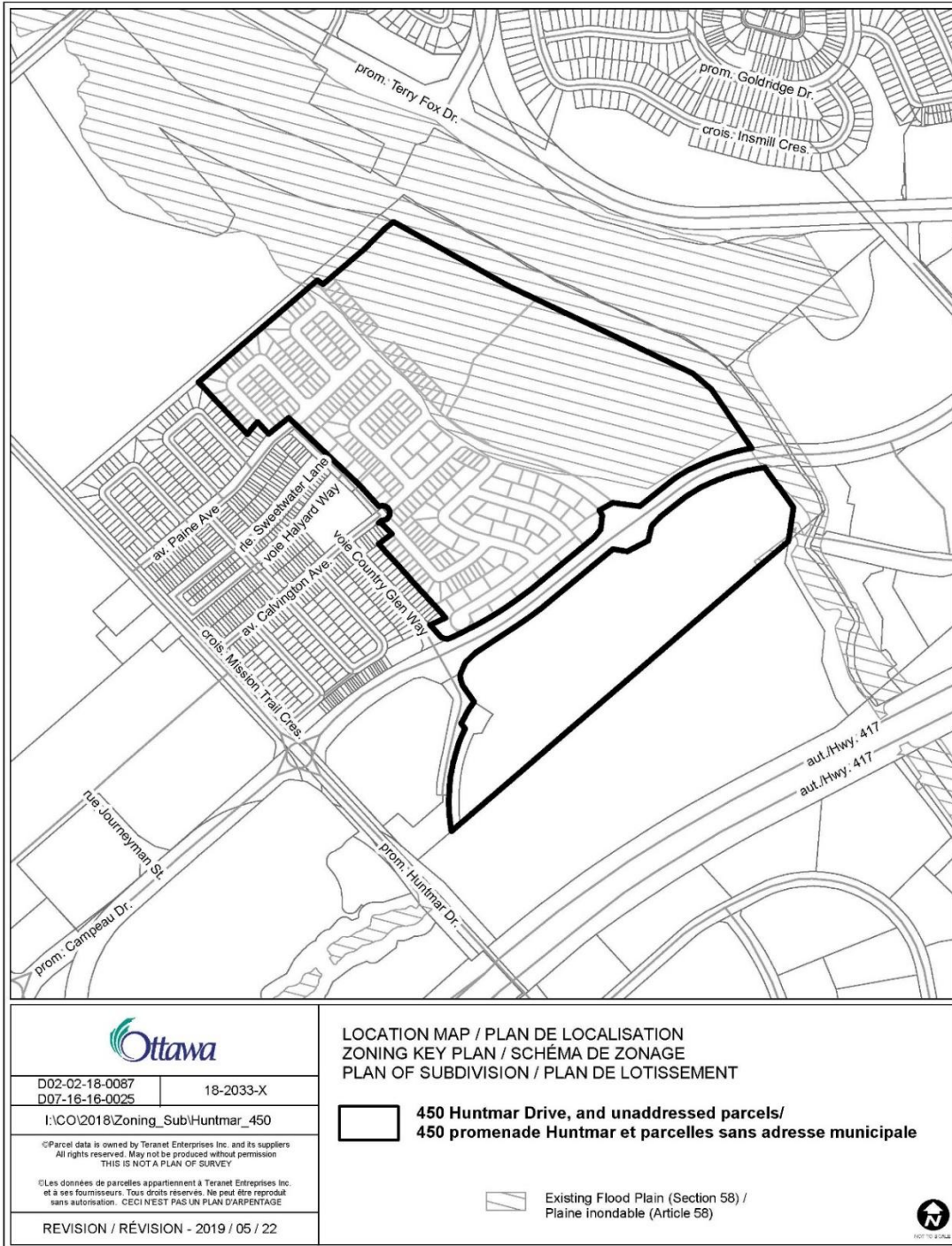
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

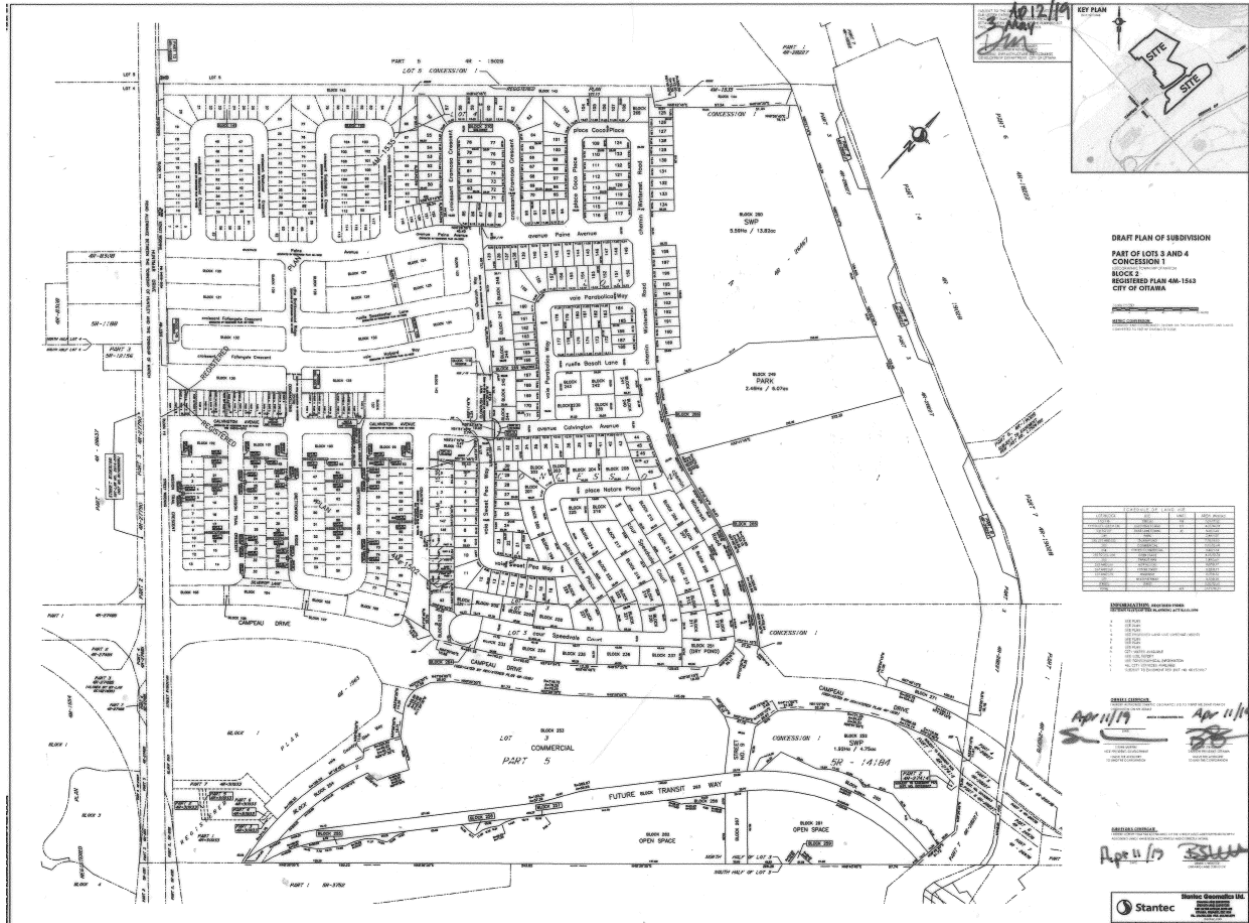
Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

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

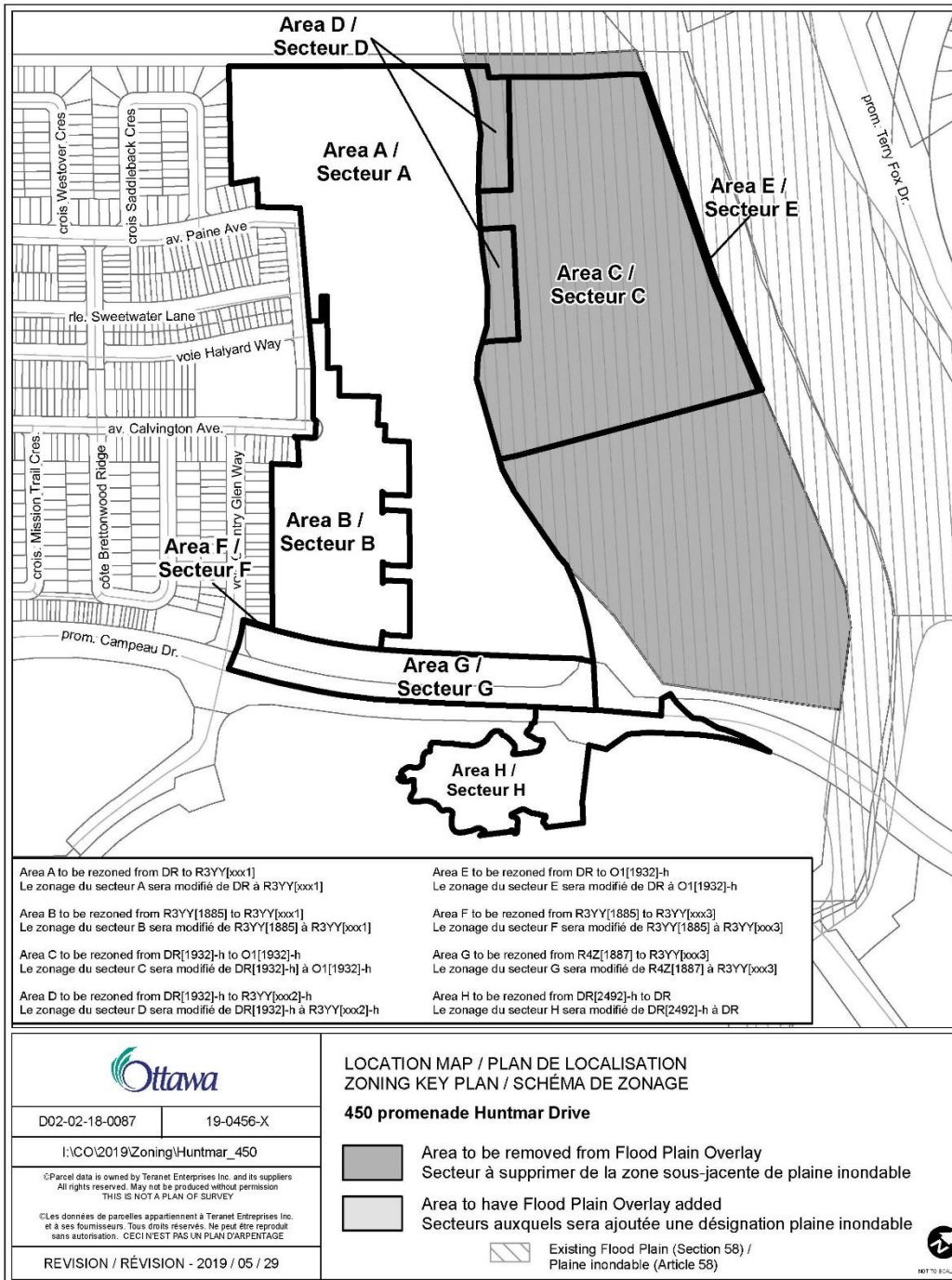


Document 2 – Draft Plan of Subdivision

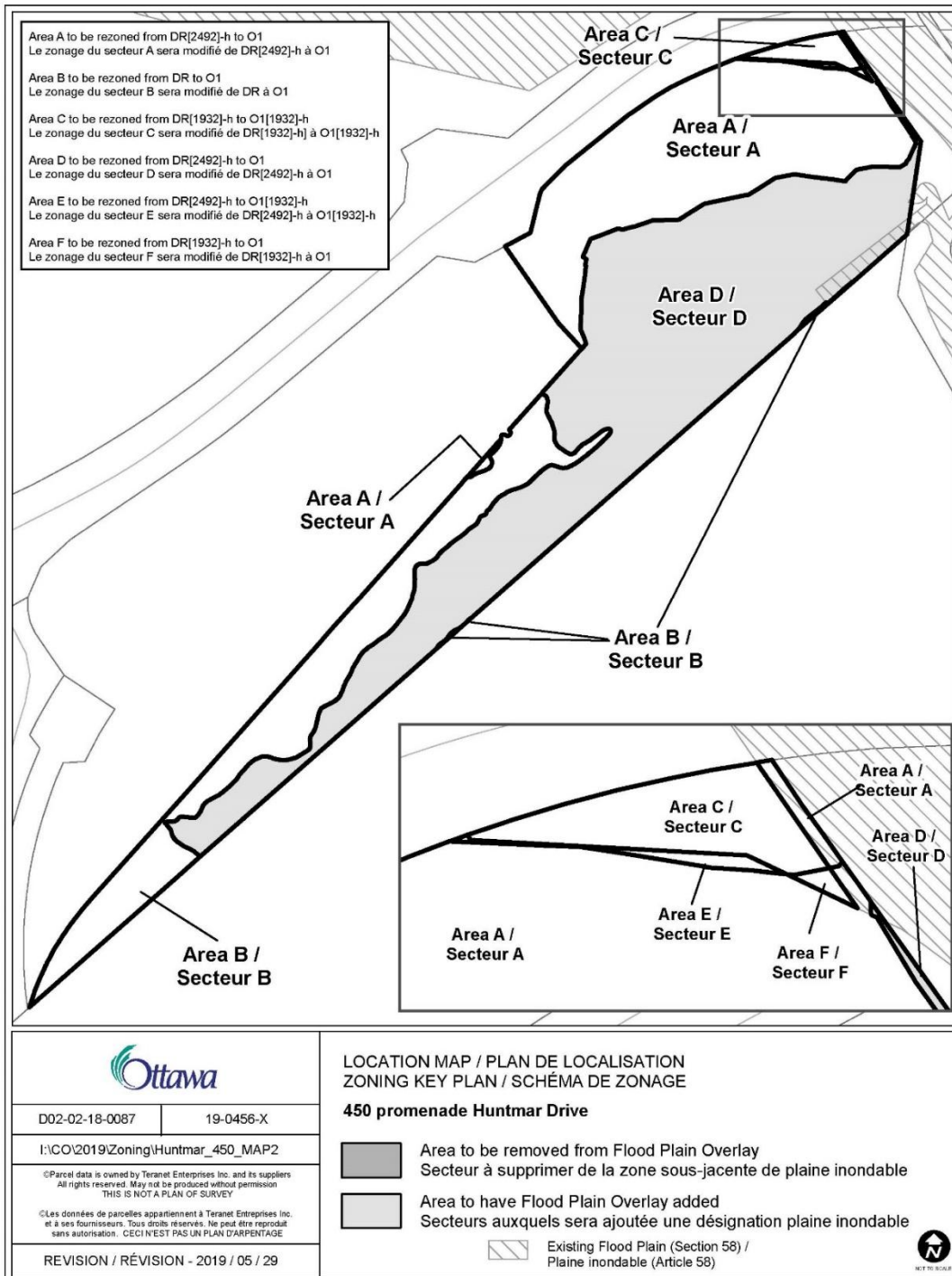




Document 3 – Detailed Zoning Map 1



Document 4 – Detailed Zoning Map 2



## **Document 5 - Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Address of the site:

1. Rezone the lands shown in Document 3 as follows
  - a) Area A from DR to R3YY[xxx1]
  - b) Area B from R3YY[1885] to R3YY[xxx1]
  - c) Area C from DR[1932]-h to O1[1932]-h
  - d) Area D from DR[1932]-h to R3YY[xxx2]-h
  - e) Area E from DR to O1[1932]-h
  - f) Area F from R3YY[1885] to R3YY[xxx3]
  - g) Area G from R4Z[1887] to R3YY[xxx3]
  - h) Area H from DR[2492]-h to DR
2. Rezone the lands shown in Document 4 as follows:
  - a) Area A from DR[2492]-h to O1
  - b) Area B from DR to O1
  - c) Area C from DR[1932]-h to O1[1932]-h
  - d) Area D from DR[2492]-h to O1
  - e) Area E from DR[2492]-h to O1[2492]-h
  - f) Area F from DR[1932]-h to O1
3. Create a new exception, R3YY[xxx1], with provisions similar in effect to the following to be added to Column V:
  - A) For a detached dwelling, other than as described in (b) below:
    - i) Minimum front yard setback: 3.75 metres;
    - ii) Minimum corner side yard setback: 2.5 metres.

- B) For a detached dwelling located on a corner lot with a driveway providing access from a corner lot line:
    - i) Minimum front yard setback: 3 metres;
    - ii) Minimum corner side yard setback: 1.2 metres.
  - C) For a semi-detached dwelling:
    - i) Minimum lot width: 6.5 metres;
    - ii) Minimum lot area: 170 square metres;
    - iii) Minimum front yard setback: 3.75 metres;
    - iv) Minimum corner side yard setback: 2.5 metres.
  - D) For a townhouse dwelling:
    - i) Minimum lot width: 5.7 metres;
    - ii) Minimum lot area: 120 square metres;
    - iii) Minimum front yard setback: 3.75 metres;
    - iv) Minimum corner side yard setback: 2.5 metres.
  - E) Where a corner lot contains a single detached dwelling and a parking space is accessed from a driveway that passes through a front yard, a maximum of 65 per cent of the area of the front yard may be used for a driveway, and the remainder of the front yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping.
4. Create a new exception, R3YY[xxx2], with provisions similar in effect to the following:
- A) In column IV: 'All uses, except those that existed on July 11, 2012 are prohibited until such time as the holding symbol is removed'
  - B) In column V:
    - I) 'the holding symbol can be removed only at such time as the following conditions are met:

- a. The Minister of the Environment will have approved the Carp River, Pool Creek and Feedmill Creek Restoration Class EA;
  - b. The Kanata West Landowners Group, or the City, will have commenced Phase I of the Carp River restoration works;
  - c. Mississippi Valley Conservation Authority will have issued a permit under Section 28 of the *Conservation Authorities Act* for the placement and removal of fill in accordance with the Carp River Restoration Plan and the EA;
  - d. Filling of the property and an as-built survey will have been completed to demonstrate that the area is entirely removed from the flood plain; and
  - e. At all times, the flood storage capacity of the corridor will be maintained at or above existing conditions.
- II) For a detached dwelling, other than as described in (b) below:
- i) Minimum front yard setback: 3.75 metres;
  - ii) Minimum corner side yard setback: 2.5 metres.
- III) For a detached dwelling located on a corner lot with a driveway providing access from a corner side yard:
- j) Minimum front yard setback: 3 metres;
  - ii) Minimum corner side yard setback: 1.2 metres.
- IV) For a semi-detached dwelling:
- i) Minimum lot width: 6.5 metres;
  - ii) Minimum lot area: 170 square metres;
  - iii) Minimum front yard setback: 3.75 metres;
  - iv) Minimum corner side yard setback: 2.5 metres.

- V) For a townhouse dwelling:
    - i) Minimum lot width: 5.7 metres;
    - ii) Minimum lot area: 120 square metres;
    - iii) Minimum front yard setback: 3.75 metres;
    - iv) Minimum corner side yard setback: 2.5 metres.
  - VI) Where a corner lot contains a single detached dwelling and a parking space is accessed from a driveway that passes through the front yard, a maximum of 65 per cent of the area of the front yard may be used for a driveway, and the remainder of the front yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping.
5. Create a new exception, R3YY[xxx3], with provisions similar in effect to the following:
- A) Campeau Drive and Country Glen Way are deemed the front lot line
  - B) Townhouse Dwelling:
    - I. Minimum lot width: 4 metres
    - II. Minimum lot area: 95 metres squared
    - III. Minimum front yard setback: 2 metres
    - IV. Minimum corner side yard setback: 2.5 metres
    - V. Minimum rear yard setback: 4.7 metres
    - VI. Section 135 does not apply.
  - C) Despite Section 65 and except for a cantilevered foundation, no part of a foundation for a permitted projection is permitted within a front yard;
  - D) Where a lot contains a townhouse dwelling and a parking space is accessed from a driveway within the rear yard, a maximum of 68 per cent of the area of the rear yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the rear

yard, except for areas occupied by projections permitted under Section 65,  
must be landscaped with soft landscaping.

## **Document 6 – 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. As part of the associated subdivision review, a statutory public meeting was held in the community on July 12, 2018 at the Mlacak Community Centre (2500 Campeau Drive) in the evening. Approximately 25 community members were in attendance at the meeting.

### Public Comments and Responses

**Comment:** There is a strong desire to create a community garden within the community.

**Response:** This comment has been noted and passed along to the Parks Planner for consideration. Programming of the parkland will be determined at a later stage in the process. Public consultation will be part of the parks planning process.

**Comment:** The Servicing Report provided in support of draft approval appears to have less detail compared to other subdivision application. Why is there not more detail?

**Response:** The level of detail provided in the Servicing Report in support of draft approval is intended to remain at a relatively high-level, with detailed plans to follow later in the technical review process. Some consultants choose to put additional detail in high-level documents that may not be required until detailed review.

**Comment:** Concerns were raised about the changes to the concept plan for Phases 3, 4 and 5, and the impact of the relocation of the pathway and stormwater management pond on the potential flooding of Minto lands.

**Response:** It is acknowledged that changes have been made to the subdivision design and layout compared to the early versions showing full build-out to the Carp River. The revised design will equally be required to ensure all development lands are outside the floodplain area to both the City and the Mississippi Valley Conservation Authority's satisfaction.

**Comment:** Concerns were raised about proposed changes to the Feedmill Creek floodplain and creek corridor limits.



Response: Decisions about alteration of a floodplain are the authority of the Mississippi Valley Conservation Authority. Those raising the concerns were directed to the Conservation Authority to discuss in more detail.