

**3. Zoning By-law Amendment – 930, 934 and 936 March Road**

**Modification du Règlement de zonage – 930, 934 et 936, Chemin March**

**Committee recommendation**

That Council approve an amendment to Zoning By-law 2008-250 for 930, 934 and 936 March Road to permit a 915-unit residential subdivision and mixed-use development along March Road, as detailed in Document 3.

**Recommandation du Comité**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant les 930, 934 et 936, chemin March, afin de permettre la création d'un lotissement de 915 logements et d'un aménagement polyvalent donnant sur le chemin March, comme l'expose en détail le document 3.

**Documentation/Documentation**

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 28, 2021 (ACS2021-PIE-PS-0065)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 28 avril 2021 (ACS2021-PIE-PS-0065)

2. Extract of draft Minutes, Planning Committee, May 27, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 27 mai 2021

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
27 May 2021 / 27 mai 2021**

**and Council  
et au Conseil  
9 June 2021 / 9 juin 2021**

**Submitted on 28 April 2021  
Soumis le 28 avril 2021**

**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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Stream Shen, Planner II / Urbaniste II, Development Review West / Examen des  
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**Ward: WEST CARLETON-MARCH (5)**

**File Number: ACS2021-PIE-PS-0065**

**SUBJECT: Zoning By-law Amendment – 930, 934 and 936 March Road**

**OBJET: Modification du Règlement de zonage – 930, 934 et 936, Chemin  
March**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to  
Zoning By-law 2008-250 for 930, 934 and 936 March Road to permit a**

915-unit residential subdivision and mixed-use development along March Road, as detailed in Document 3.

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 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 June 9, 2021," 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 au Règlement de zonage 2008-250 visant les 930, 934 et 936, chemin March, afin de permettre la création d'un lotissement de 915 logements et d'un aménagement polyvalent donnant sur le chemin March, comme l'expose en détail le document 3.
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 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 9 juin 2021 », 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.

## EXECUTIVE SUMMARY

### Staff Recommendation

Planning staff recommend approval of the Zoning By-law amendment application for 930, 934 and 936 March Road to permit a 915-unit residential subdivision and mixed-use development along March Road. The residential subdivision is comprised of 324 detached dwelling units, two semi-detached dwelling units, 589 townhouse dwelling units, an elementary school site, environmental protection lands and various park and

open space blocks.

Pursuant to Schedule B of the Official Plan, the lands are designated General Urban Area and Urban Natural Features. The General Urban Area designation permits the development of a full range and choice of housing types in combination with conveniently located retail and service uses. The Urban Natural Features designation seeks to preserve the Shirley's Brook tributary found within the site. The proposal conforms to the applicable policies for the two designations.

The properties are also subject to the Kanata North Community Design Plan which was approved by Council in 2016. The plan envisioned a master-planned community of approximately 3,000 dwelling units with a range of housing options a vibrant, well-defined mixed-use core along March Road. The proposal aligns with the vision set out by the community design plan.

## **RÉSUMÉ**

### **Recommandation du personnel**

Le personnel chargé d'urbanisme recommande l'approbation de la modification au Règlement de zonage proposée pour les 930, 934 et 936, chemin March, afin de permettre la création d'un lotissement résidentiel de 915 logements et d'un aménagement polyvalent donnant sur le chemin March. Ce lotissement résidentiel serait composé de 324 habitations isolées, de deux habitations jumelées, de 589 habitations en rangée, d'une école primaire, de terrains de protection environnementale et de divers îlots de parcs et d'espaces verts.

Ces terrains sont désignés Secteur urbain général et Caractéristiques naturelles urbaines à l'annexe B du Plan officiel. La désignation de Secteur urbain général permet l'aménagement de divers types d'habitation, conjugués à des utilisations de vente au détail et de services bien accessibles. La désignation de Caractéristiques naturelles urbaines a pour objet de préserver l'affluent du ruisseau Shirley's qui traverse l'emplacement. La proposition respecte les politiques applicables des deux désignations.

Ces terrains sont également assujettis au Plan de conception communautaire de Kanata-Nord, approuvé par le Conseil en 2016. Ce plan prévoit une collectivité, portée par un plan directeur, d'environ 3 000 logements diversifiés, créant un centre polyvalent dynamique et bien défini le long du chemin March. La proposition est conforme à la vision définie par le Plan de conception communautaire.

## 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

930, 934 and 936 March Road

### Owner

2559688 Ontario Inc. (930 March Road) and Minto Communities (934 and 936 March Road)

### Applicant

Fotenn Consultants Inc

### Description of site and surroundings

The sites are located in the southeast quadrant of the Kanata North Urban Expansion and Community Design Plan area. The properties are comprised of vacant farmed land, an owner-occupied farmhouse and various environmental features. The lands are bounded by March Road to the west, the Beachburg rail corridor and March Valley Road to the east, and Maxwell Bridge Road and the existing residential subdivision to the south. To the north, east and west of the site are all existing vacant farmlands and natural areas. Various residential and commercial uses are located along March Road further south of the site.

### Summary of requested Zoning By-law Amendment proposal

The subject lands are currently zoned Rural Countryside Zone (RU) and is partially subject to a floodplain overlay. The RU zone accomodates agricultural, forestry and other land uses charactierstics of Ottawa' countryside. The proposed Zoning By-law amendment seeks to rezone the subject lands to:

- General Mixed Use Zone, Exception XXX3 (GM [XXX3]) to permit the development of two mixed-use parcels along March Road.
- Parks and Open Space Zone (O1) to permit the development of two parks and a stormwater management pond.

- Environmental Protection Zone (EP) to protect the Shirley's Brook tributary and a woodlot.
- Residential Third Density Subzone YY with: Exception XXX1 and Schedule XXX; Exception XXX2; and Exception XXX4 (R3YY [XXX1] SXXX, R3YY [XXX2] and R3YY [XXX4]) to permit the proposed residential uses including detached, semi-detached and townhouse dwellings.
- Dual-zoned Minor Institutional Zone Subzone A (I1A) / R3YY [XXX1] to permit the development of the proposed school, or alternatively, residential uses in the event that the school block is not required by the school board.
- Local Commercial Zone, Exception XXX5 (LC [XXX5]) to permit the future retrofit of the existing farmhouse into locally oriented commercial uses.
- A holding provision on some of the lands around the Shirley's Brook tributary. The provision is in place to ensure any flooding risk is properly mitigated prior to site development. There are no proposed changes to the existing flood plain overlay.

### **Brief history of proposal**

- In 2009, the Kanata North Urban Expansion Area (Area 1) was included into the urban area through Official Plan Amendment 76 to support population growth to 2031.
- On July 13, 2016, the Kanata North Community Design Plan, Transportation Master Plan, Master Servicing Study, Environmental Management Plan and the associated Integrated Official Plan amendment and Environmental Assessment ([ACS2016-PAI-PGM-0109](#)) was approved by Council. The Official Plan Schedule B designation for this area was amended to General Urban Area.
- In 2019, the owner of 936 March Road (2559688 Ontario Inc.) applied for a severance application (D08-01/18/B-00200 & D08-01-18/B-00208) to subdivide the land into four separate parcels. The mixed-use development lands fronting March Road was retained, and the lands planned for residential development was sold to Minto Communities. The severance was granted by the Committee of Adjustment on June 29, 2018.
- The current Zoning By-law amendment application encompass both lands owned

by 2559688 Ontario Inc. and Minto Communities. There is a concurrent Plan of Subdivision application (D07-16-18-0032) filed by Minto Communities for the residential portion only. The 2559688 Ontario Inc. owned lands along March Road as part of this rezoning application will be subject to a subsequent Site Plan Control application prior to any development.

## **DISCUSSION**

### **Public consultation**

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

The statutory public meeting for the subdivision application was held on April 3, 2019 at the Richcraft Recreation Complex's Minto Community Room located at 4101 Innovation Drive. The meeting was attended by the ward Councillor, city staff, the developer's representatives and approximately 30 residents. Most of the comments received were about having appropriate transition to existing homes, well water impact for nearby country estate lots and traffic congestion along March Road.

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

### **Official Plan designation**

The properties are designated General Urban Area and Urban Natural Features pursuant to Schedule B of the Official Plan.

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

The properties are part of the Kanata North Community Design Plan. The plan envisioned a master-planned community of approximately 3,000 dwelling units with a range of housing options and a vibrant, well-defined mixed-use core along March Road. Design of this community also include an integrated open space system surrounding the Shirley's Brook and its tributaries. March Road functions as the spine of the community connecting the communities to the wider transit and transportation network. Each neighbourhood will be connected by a comprehensive pathway system and include parks, schools and other amenities within walking and cycling distance. The proposal conforms to the vision set out by the Kanata North Community Design Plan.

## **Planning rationale**

Under Section 3.6.1, the General Urban Area designation permits the development of a full range and choice of housing types in combination with conveniently located retail and service uses.

Within the proposed subdivision, the applicant is proposing a mix of different residential units from single-detached homes to back-to-back townhouse dwelling units. The proposed R3YY zoning permits single-detached, semi-detached and townhome dwellings and is a common subzone that is applied to new suburban communities throughout the city. The proposed exception is tailored for Minto Communities developments and the performance standards produce a compact build form that fits well with the existing community, conforms to the Official Plan direction for higher density greenfield developments and meets the Building Better Smarter Suburb principles.

For the lots backing onto existing homes, only detached homes are permitted to back onto existing single-detached homes and townhomes will be backing onto existing townhomes. The proposed exception also sets out a 6-metre landscape buffer along the common property line where no building or structure is permitted. Beyond the 6-metre buffer is an additional 5-metre rear yard for the new homes. The total setback from the proposed building to the rear lot line will be a minimum of 11 metres and conforms to the Community Design Plan direction for appropriate transition.

The applicant is also proposing a General Mixed Use zone for the mixed-use parcels along March Road and a Local Commercial zone for the farmhouse parcel. The community-servicing commercial uses will complement the proposed residential uses and are located along March Road to mitigate any impacts associated with noise and traffic. A subsequent Site Plan Control application will be required for the mixed-use parcels prior to its development.

Lastly, part of the subdivision is located adjacent to the Shirley's Brook tributary and is currently subject to the Zoning By-law flood plain overlay. There are no proposed changes to this overlay, which is also being protected through a 40-metre natural corridor identified within the Kanata North Community Design Plan. However, through a previous update, the Mississippi Valley Conservation Authority regulation limit for flooding and erosion hazards was extended beyond the current zoning floodplain limit. A City-initiated zoning update for the floodplain mapping has not yet been completed to reflect this new alignment. As a result, a holding zone restricting development is being



proposed on the additional area captured by the Conservation Authority flood plain limit, only to be lifted once certain criteria has been completed and accepted by the Conservation Authority. The 1053, 1075 and 1145 March Road subdivision referenced in the holding provision is located upstream of the subject properties. The construction of their stormwater management pond will provide the necessary stormwater quantity control which will impact the downstream subject properties and is one of the pre-requisites of lifting the holding provision. The wording for the holding zone has been reviewed and agreed to by the Conservation Authority.

Overall, staff has reviewed this proposal and have determined that it conforms to the policies within the City's Official Plan.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

The lands are former rural lands being re-designated into urban designation as per the Official Plan direction. A Hydrogeological Baseline Water Well Study was completed by Patterson Group on behalf of the Kanata North Landowners' Group. The baseline program consisted of sentinel wells in proximity to residential developments using private water supplies and an interview and water sampling program from co-operative residences within 500 metres of the Kanata North Urban Expansion Area. The objective of the program was to record baseline information on the existing private services in the area which can then be used as a baseline measurement if any changes were to occur as part of the development activities. The sentry wells act as an early warning system that provides information on water level lowering before the lowering propagates to the nearest private drinking well. The sentry wells will be monitored on a continuous basis during the construction phase. In the case of a complaint filed with the City with respect to domestic water supply by a residence identified in the program, the developer shall provide temporary water supply and retain a hydrogeologist to investigate the cause of the issue. If it is determined that the cause of the problem is associated with the subdivision construction works, the developer will be required to provide the residence with a permanent water supply in a timely manner. The concurrent subdivision application will include a specific condition on this requirement.

## **COMMENTS BY THE WARD COUNCILLORS**

Councillor El-Chantiry is supportive of the Zoning By-law amendment application. The proposal is consistent with the vision of the Kanata North Community Design Plan.

Councillor Sudds is aware of the Zoning By-law amendment application.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendation of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The proposed buildings will be required to meet the accessibility criteria contained within the Ontario Building Code.

## **ENVIRONMENTAL IMPLICATIONS**

The Shirley's Brook tributary and the woodlot beside the stormwater management pond will be protected through an Environmental Protection Zone.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-18-0109) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to complexity associated with the engineering review.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Map

Document 2 Zoning Schedule

Document 3 Details of Recommended Zoning

Document 4 Consultation Details

Document 5 Concept Plan

## **CONCLUSION**

The Planning, Infrastructure and Economic Development Department recommends approval for the Zoning By-law amendment to permit the 915-unit residential subdivision and mixed-use development along March Road. The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement, conforms to the City's Official Plan and represents good planning.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

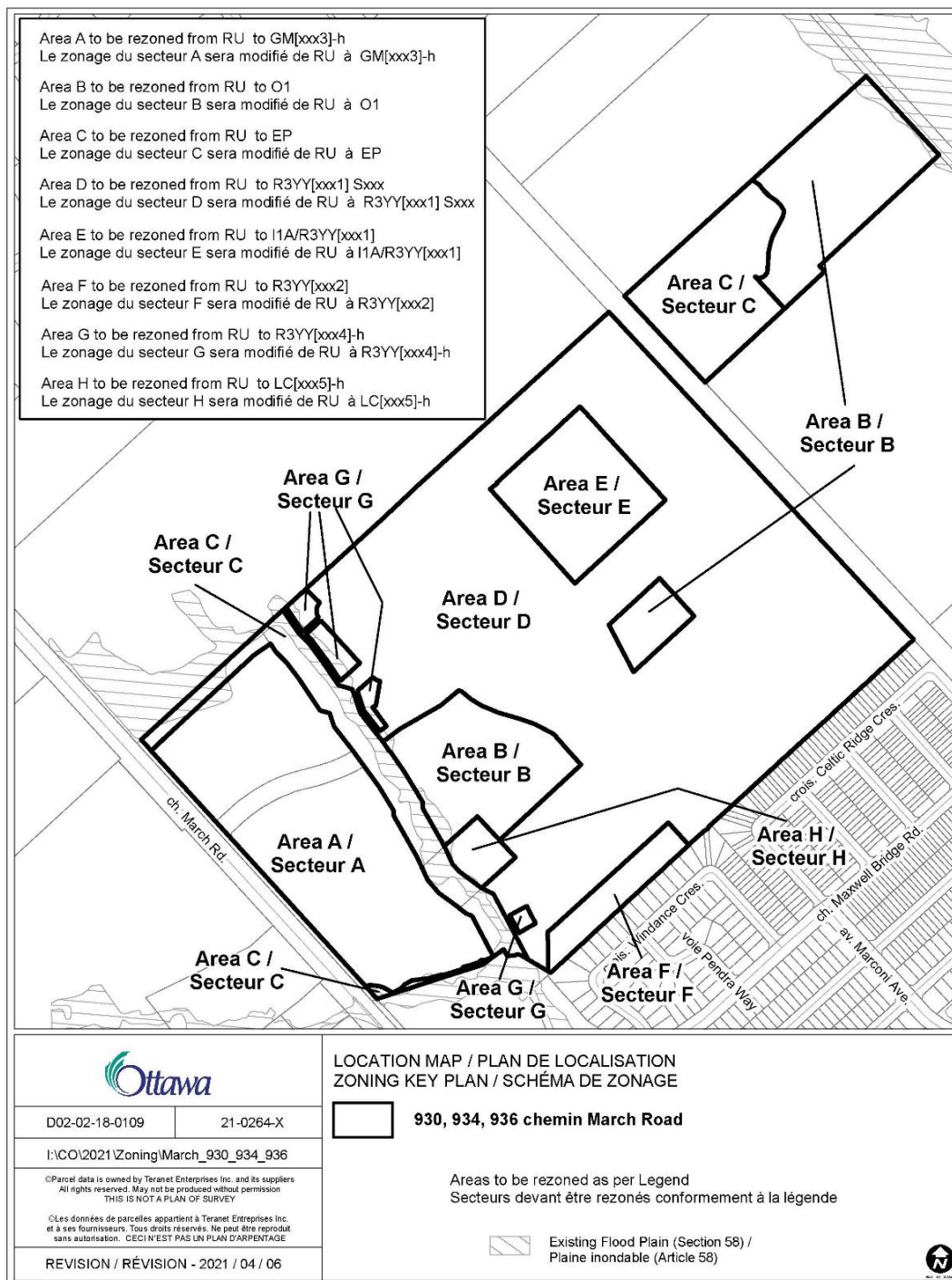
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

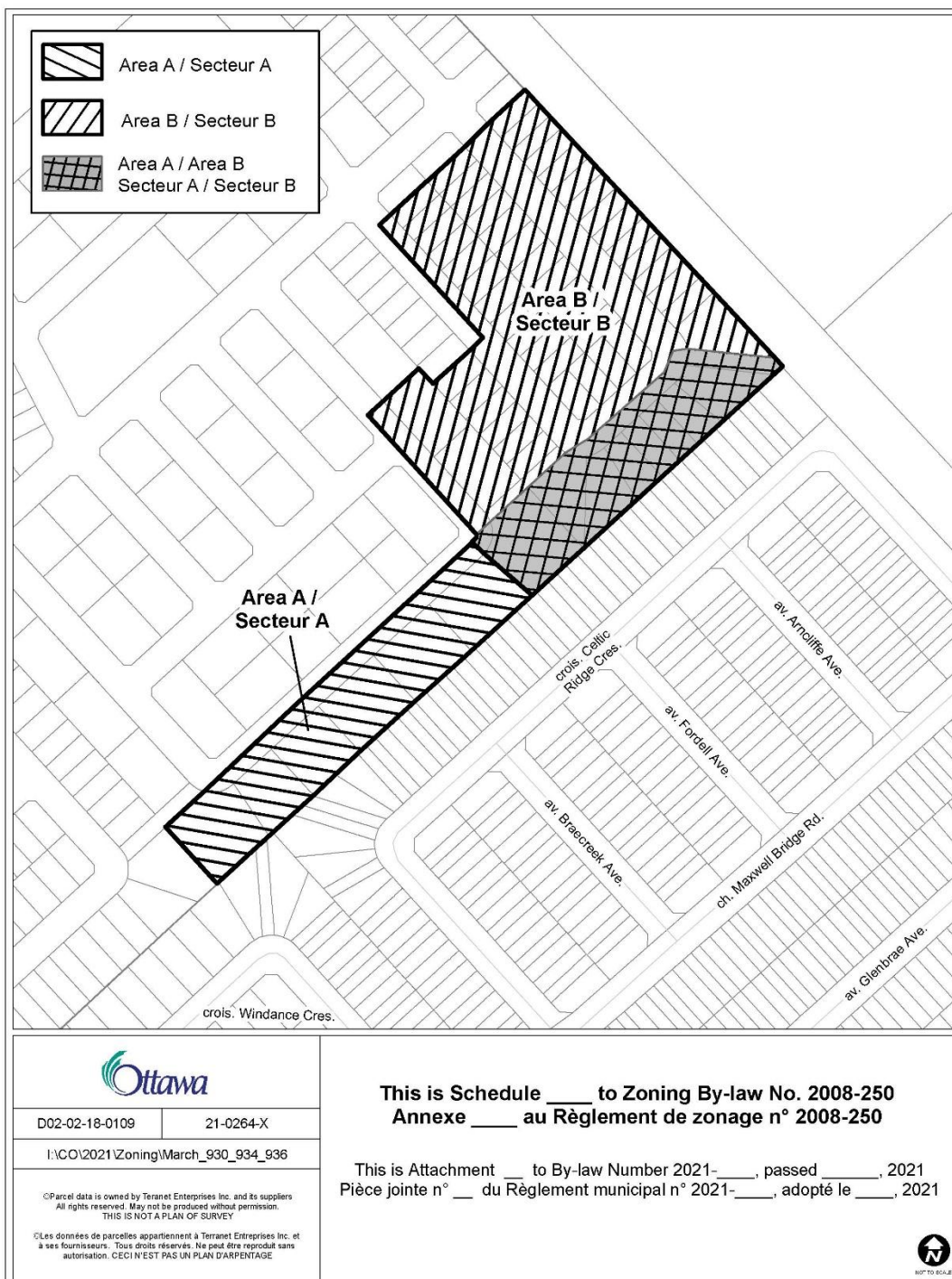
Planning Operations Branch, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Map

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



Document 2 – Zoning Schedule



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

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 930, 934 and 936 March Road:

1. Rezone the lands shown in Document 1 as follows:
  - a. In Area A, from RU to GM [XXX3] - h
  - b. In Area B, from RU to O1.
  - c. In Area C, from RU to EP.
  - d. In Area D, from RU to R3YY [XXX1] SXXX
  - e. In Area E, from RU to I1A/R3YY [XXX1]
  - f. In Area F, from RU to R3YY [XXX2]
  - g. In Area G, from RU to R3YY [XXX4] – h
  - h. In Area H, from RU to LC [XXX5] - h
2. Add a new exception XXX1 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a. In Column II, add the text:
    - R3YY [XXX1] SXXX
  - b. In Column V, add the text:
    - Zone requirements for detached dwellings:
      - a. Minimum lot area: 220 square metres
      - b. Minimum front yard setback for the area shown on Schedule XXXX as Area B: 4.7 metres
      - c. Minimum front yard setback in all other areas: 3 metres
      - d. Minimum corner side yard setback: 2.5 metres
      - e. Minimum rear yard setback for the area shown on Schedule XXXX as Area A: 11 metres

- f. Minimum rear yard setback in all other areas: 6 metres
  - Zone requirements for townhouse dwellings:
    - a. Minimum lot width: 5.7 metres
    - b. Minimum lot area: 145 square metres
    - c. Minimum front yard setback for the area shown on Schedule XXXX as Area B: 4.7 metres
    - d. Minimum front yard setback in all other areas: 3 metres
    - e. Minimum corner side yard setback: 2.5 metres
    - f. Minimum rear yard setback for the area shown on Schedule XXXX as Area A: 11 metres
    - g. Minimum rear yard setback in all other areas: 6 metres
  - Zone requirements for back-to-back townhouse dwellings:
    - a. Minimum lot width: 5.5 metres
    - b. Minimum lot area: 80 square metres
    - c. Maximum building height: 14 metres
    - d. Minimum front yard setback: 3 metres
    - e. Minimum corner side yard setback: 2.5 metres
    - f. An air conditioner condenser can be located in the front or corner side yard.
  - For the area shown on Schedule XXX as Area A, no building or structure, including all accessory uses, buildings and structure, are permitted within 6 metres of the rear lot line.
3. Add a new exception XXX2 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
- a. In Column II, add the text:
    - R3YY [XXX2]

- b. In Column III, add the text:
  - All uses are prohibited except for detached dwellings.
- c. In Column V, add the text:
  - Zone requirements for detached dwellings:
    - a. Minimum lot area: 220 square metres
    - b. Minimum front yard setback: 3 metres
    - c. Minimum corner side yard setback: 2.5 metres
    - d. Minimum rear yard setback: 11 metres
    - e. No building or structure, including all accessory uses, buildings and structure, are permitted within 6 metres of the rear lot line.
- 4. Add a new exception XXX3 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a. In Column II, add the text:
    - GM [XXX3] - h
  - b. In Column V, add the text:
    - No construction of buildings is permitted prior to the removal of the -h symbol.
    - Removal of the -h symbol is conditional upon:
      - a. Approval of detail design for the stormwater management pond and Shirley's Brook Tributary 2 realignment and restoration plan within the 1053, 1075 and 1145 March Road subdivision.
      - b. Submission of an Environment Compliance Approval application to Ministry of Environment, Conservation and Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision.



- c. Confirmation of the construction timing for item a.
  - d. Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works outlined in item a.
  - e. Updated floodplain mapping for the Shirley's Brook Tributary 2 from the Mississippi Valley Conservation Authority.
- 5. Add a new exception XXX4 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a. In Column II, add the text:
    - R3YY [XXX4] - h
  - b. In Column V, add the text:
    - Zone requirements for detached dwellings:
      - a. Minimum lot area: 220 square metres
      - b. Minimum front yard setback: 3 metres
      - c. Minimum corner side yard setback: 2.5 metres
      - d. Minimum rear yard setback: 6 metres
    - No construction of buildings is permitted prior to the removal of the -h symbol.
    - Removal of the -h symbol is conditional upon:
      - a. Issuance of permit from Mississippi Valley Conservation Authority under Section 28 of the Conservation Authorities Act for the placement of fill, in accordance with approved grading plans.
      - b. Filling of the lots and provision of as-built survey to Mississippi Valley Conservation Authority demonstrating that the area is entirely removed from the flood plain.

6. Add a new exception XXX5 to Section 239, Urban Exceptions, with provisions similar in effect to the following:
  - a. In Column II, add the text:
    - LC [XXX5] - h
  - b. In Column III, add the text:
    - Museum
  - c. In Column IV, add the text:
    - Drive-through facility
    - Service and repair shop
    - Retail food store
  - d. In Column V, add the text:
    - Minimum setback from any lot line abutting a residential zone:  
10 metres.
    - No construction of buildings is permitted prior to the removal of the  
-h symbol.
    - Removal of the -h symbol is conditional upon:
      - a. Approval of detail design for the stormwater management pond and Shirley's Brook Tributary 2 realignment and restoration plan within the 1053, 1075 and 1145 March Road subdivision.
      - b. Submission of an Environment Compliance Approval application to Ministry of Environment, Conservation and Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision.
      - c. Confirmation of the construction timing for item a.
      - d. Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works

outlined in item a.

- e. Updated floodplain mapping for the Shirley's Brook Tributary 2 from the Mississippi Valley Conservation Authority.

## **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. The statutory public meeting for the subdivision application was held on April 3, 2019 at the Richcraft Recreation Complex's Minto Community Room located at 4101 Innovation Drive. The meeting was attended by the ward Councillor, city staff, the developer's representatives and approximately 30 residents.

### Public Comments and Responses

**Comment #1:** Concerned about traffic congestion along March Road.

Response: A Transportation Impact Study was prepared by CGH Transportation for the proposed subdivision. The study indicate that the Kanata North Transportation Master Plan examined the network concept and it was shown that adequate screenline capacity will be provided by the road network to support the proposed development. The applicant is also proposing a signalized intersection at March Road and Street No. 1 with auxiliary turning lanes to service the proposed development. Although March Road widening is currently within the City's ultimate 2031 Network Concept, it is not within the City's 2031 Affordable Network, meaning construction will not proceed prior to 2031. The road network project list will be subject to review as part of the Transportation Master Plan update following the adoption of the New Official Plan.

**Comment #2:** Concerned about the lack of public transit in this area.

Response: As part of the concurrent subdivision application, the applicant will be required to implement a Transit Service Strategy to determine the method and means by which the development can be efficiently and effected serviced by transit at all stages of development.

**Comment #3:** Concerned about light pollution from this development.

Response: The area is designated for development as part of Official Plan Amendment 76. The residential area will contain the standard street lighting requirement for public roads. The commercial parcels will be required to submit a site lighting plan and certificate at the site plan control process to ensure all light fixtures are consist of sharp cut off design and no light spillage is occurring into adjacent developments.

**Comment #4:** What is the width and configuration of the landscape buffer for developments backing onto existing homes?

Response: The Kanata North Community Design Plan set out a requirement for a 6-metre landscape buffer where new lots will abut existing homes. The proposed zoning exception include a requirement for a 11-metre rear yard setback which include a 5-metre rear and the six metre landscape buffer. No building or structure is permitted within the 6 metre buffer to ensure that soft landscaping is maintained. Within the concurrent subdivision application, there will also be a requirement for a 1.5 metres chain link fence abutting existing homes and supplementary planting within the 6-metre buffer where required. The landscape plan will be reviewed at the time of detail design.

**Comment #5:** Wants to ensure the grades for the new homes will not tower over the existing residential community along Windance Crescent.

Response: The grading for the proposed lots will tie into the existing rear yard grades along the common property line. The grading for the remainder of the lot will be determined through the detail design process as part of the concurrent subdivision application. There is no anticipated stormwater runoff onto the existing homes.

Document 5 – Concept Plan

