

Village of Constance Bay Secondary Plan

Section 1: Introduction

Constance Bay is situated on the Ottawa River in the former Township of Torbolton (later amalgamated with Huntley and Fitzroy to form the Township of West Carleton). Constance Bay has experienced significant change as the community has evolved from a seasonal population, occupying seasonal dwellings to a community of year-round residents. The ongoing evolution of Constance Bay now presents an opportunity for it to evolve into a rural 15-minute community.

Constance Bay is a unique community with river views and a streetscape, dominated by large oak trees, with houses and cottages set far back from the road. Older parts of the village were developed by plan of subdivision. Smaller lots (some less than 0.1 ha in size) characterize these older areas, located on both sides of Bayview Drive and Baillie Avenue area. The defining characteristic of the residential development in Constance Bay has been the preservation of mature trees. One of the objectives of this secondary plan is to ensure that new development proceeds in a manner that is compatible with the existing village character.

Section 2: Objectives

- Recognize the rich rural character and history of Constance Bay while maintaining the view of the river
- Improve road, bicycle, pedestrian connections both inside and outside of the Village
- Maintain access points to the river, a unique feature of the community
- Preserve and protect the Torbolton Forest
- Protect the groundwater, the source of drinking water in the community
- Ensure that development occurs in a safe, responsible, and compatible manner

Section 3: General Policies

3.1 Growth Management



Focusing growth in villages provides residents with better access to community facilities and services. Potential for development exists in Constance Bay where there is vacant land within the village boundary and where seasonal residences could be converted to permanent dwellings in the future. The village boundary includes vacant lands to the north and west of Constance Bay Road, that shall be the site of a new access road into the community, connecting with Kilmaurs Side Road. The road, to be built through the subdivision process, will provide a second access into the village, in case of an emergency. Currently, Constance Bay Road provides the only access in and out of the village.

There are limited development opportunities in Constance Bay. The Ottawa River and the Natural Environment Area of the Constance Bay Sand Hills Area of Natural and Scientific Interest (ANSI) border the community on three sides. The ANSI, located in the centre of the peninsula, is designated by the Province to be protected in the long term. As a result of these features, the development area is limited to the ribbon of land between the Ottawa River and the Constance Bay Sand Hills ANSI. Future development shall occur in two ways:

1. In the existing developed area where existing cottages will be replaced by new homes;
2. On undeveloped land in the village which will develop by plan of subdivision.

New development and redevelopment in Constance Bay should be compatible with existing development and the unique character of Constance Bay should be maintained.

There are about 116 gross hectares of undeveloped land in the village, which can accommodate new development. The undeveloped land and existing vacant lots in the village have most recently been forecast to be able to accommodate a further 132 dwelling units, assuming one dwelling per lot (Rural Residential Land Survey 2017-2018 Update).

3.2 Infrastructure

Constance Bay is serviced solely by individual water supply and sewage systems.

Policies

- 1) Hydrological studies to support new development within the village will take into account the observed build-up of nitrates in the overburden sand aquifer and will provide measures to minimize additional nitrate loading.

3.3 Transportation



Village Road Network

The arterial roads include Constance Bay Road, Bayview Drive, Allbirch and Torbolton Roads. The existing right-of-way (ROW) is generally 20 metres and this width is protected in the Official Plan. Local streets carry less traffic and provide direct access to the neighbourhoods.

Policies

- 2) The pattern of local access streets will follow a grid or modified grid pattern. Dead-end streets, long looping streets, and cul-de-sacs shall be avoided.
- 3) A second access connecting Allbirch Street and Kilmaurs Side Road will be built through the subdivision process as referenced throughout this secondary plan.

Active Transportation in Constance Bay

There are no sidewalks in the community. Paving the shoulder along the mainstreet in the community, Bayview Drive, would serve a dual function and be used by both cyclists and pedestrians. New development should be connected with the existing pathway system in the Torbolton Forest and along Bayview Drive.

Policies

- 4) When undertaking any roadwork or resurfacing of Bayview Drive and Constance Bay Road, the shoulder of the road shall be paved and marked to provide for pedestrians and cyclists.
- 5) When approving new developments, the City will seek opportunities to provide connections to the existing pathway system.

Public Access to the Ottawa River

There are 39 road allowances in Constance Bay that lead to the waterfront. These road allowances range from 20m in width (66 feet) to 3m (10 feet) and provide access to the Ottawa River for the whole community. These water access points were created by the plans of subdivision that developed the waterfront starting in 1927. They are viewed as part of the community's heritage, to be preserved, protected and shared with all the residents of Constance Bay, who do not want to see them sold, as they provide:

- Views to the river and to the Gatineau Hills and Buckham's Bay
- Access to the water and beach area

Some of the road allowances are very accessible and are used extensively by the community, while others are not used and are not easily accessible, as they are not

identified as public road allowances. Of the 39 water access points, there are four locations that provide most of the water access to the community – the Point, Auger’s Beach, the Boat Launch at Ritchie Street, and Wicken’s Beach.

Policies

- 6) The public accesses shall be maintained as a heritage resource in the community and shall not be sold.
- 7) The City will review sign needs, where required, to identify public accesses to the water.
- 8) The City will continue to work with the Constance and Buckham’s Bay Community Association, to identify encroachments on City road allowances, and notify adjacent owners who may be inadvertently or intentionally encroaching on City property.

Section 4: Land Designations

4.1 Village Residential

General

Residential uses comprised of single dwellings are the predominant use of land in the village. Secondary dwellings, group homes, rooming houses, shelter accommodation, retirement homes, care facilities, garden suites and coach houses, home-based businesses, public utilities, and wireless communication facilities will be permitted.

Policies

- 1) The use of lands shown as Village Residential, In Schedule A - Designation Plan, will be residential, predominantly detached dwellings. Appropriate institutional uses that support the residential area such as day nurseries, home-based businesses and parks will also be permitted.
- 2) The Zoning By-law will require lot coverage to reflect the low building-to-lot relationship where necessary to ensure that there is sufficient space on the lot to provide for servicing, landscaping and setbacks from the street and the water.

New Residential

New development shall proceed in a manner that is compatible with the existing village character. Trees are an important part of the character of Constance Bay, and should be both preserved and incorporated into development proposals. The part of Constance Bay Road that is within the village should be developed as a tree-lined street. This can be achieved by requiring new development to preserve a vegetation buffer along

Constance Bay Road, in existing treed areas, and by requiring trees to be planted along the road where no trees currently exist.

Policies

- 3) Development shall proceed on the basis of the Council-approved Constance Bay Environmental Management Plan.
- 4) Development shall be supported by a tree conservation report as required by the Official Plan. As much natural vegetation as possible should be retained. For the treed areas along Constance Bay Road, a buffer of mature trees should be maintained.
- 5) In areas where there is no tree cover (at the entrance to Constance Bay) on Constance Bay Road, tree planting with native species (preferably oak trees where feasible) shall be required as a condition of approval. The intent is to make the part of Constance Bay Road that is within the village, a tree-lined street.
- 6) In order to protect groundwater resources in the village, new development will be supported by a hydrological study.
- 7) Zoning and subdivision plans should allow a buffer of vegetation between the road and dwellings.
- 8) Minimum lot areas for new development will be determined through soil testing and servicing studies which are required at the time of development application.

4.2 Natural Environment Area

The Torbolton peninsula was formed from the sands carried in the enormous volumes of glacial meltwater flowing into the Champlain Sea. Over thousands of years, a forest environment developed on sands deposited by this meltwater. The Ministry of Natural Resources has identified the forest and the sand dunes as an Area of Natural and Scientific Interest (ANSI).

The ANSI is designated as a Natural Environment Area in the Official Plan and on Schedule A - Designation Plan of this secondary plan. This land use identifies sensitive areas where development could unduly stress ecological functions and where careful management, restoration, and enhancement are required. Development is not generally permitted in Natural Environment Areas although owners can build a house on an existing lot that fronts on a public road. While the majority of the Natural Environment Area is owned by the City (203 hectares), the land use extends beyond the publicly owned Torbolton Forest to land that is privately owned (60 hectares). Where the property is in private ownership, the City will consider land acquisition at the request of

the landowner and a price will be negotiated based on an independent market value assessment as set out in Section 11.6 of the Official Plan.

Policies

- 9) The Natural Environment Area is shown on Schedule A - Designation Plan. Permitted uses include uses which do not adversely affect the natural characteristics of the area, such as open-air recreation; scientific, educational, or conservation uses associated with the features of the environmental area; existing agriculture operations; or forestry as defined by the Forestry Act.
- 10) Where the area with a Natural Environment Area is in private ownership, the City will consider acquisition in accordance with the policies in the Official Plan.

4.3 Village Park

Over the years, a wide range of community facilities have been added to the community centre and park in the village on Len Purcell Drive, making it a focal point. The park now includes a community centre, library, softball and soccer fields, outdoor skating rink, skateboard park and playground.

Policies

- 11) The Village Park on Len Purcell Drive, designated on Schedule A - Designation Plan, shall be developed as a passive and active park with recreational and sport facilities serving the needs of the Constance Bay community in a manner that harmonizes with the natural setting.
- 12) The cash in-lieu of parkland dedication for development within the areas of the village, yet to be developed, will be used to provide land for a Future Village Park identified on Schedule A - Designation Plan.

4.4 Village Commercial

There are two principal locations where commercial development would be a benefit in realizing Constance Bay as a more complete, 15-minute community. The first is the undeveloped Village Commercial site on Constance Bay Drive at Willand Lane, which is located at the entrance to the village. This location provides the best location for a new shopping area. The other is the core area of the Village.

The Village Commercial area is intended to provide a location for new commercial development as well as providing space for community facilities such as a medical centre and day care, which should be recognized in the Zoning By-law.

Policies



- 13) The Zoning By-law will permit areas with commercial and service uses to serve the village and surrounding community. Single-use residential, and large-scale highway commercial uses (such as automobile dealerships, building supply stores) will not be permitted.
- 14) Parking lots will be located at the side or rear of buildings so that buildings front onto Constance Bay Road.
- 15) The individual lots shown as Village Commercial will be zoned for commercial uses in the Zoning By-law to recognize existing uses.

4.5 Village Core

Development of commercial and community facilities in Constance Bay has been scattered throughout various locations in the village. The existing congregation of businesses along Constance Bay Road, east of Woods Road is designated Village Core. The intent of this land use is to build on this focal point to allow it to gradually develop into an area that has a mainstreet atmosphere, similar to other villages.

Policies

- 16) The Zoning By-law will permit a range of uses in the Village Core including commercial, institutional, and residential uses. Existing residences will continue to be a permitted use.
- 17) The range of uses will be appropriate to the scale, character, and servicing constraints of the village.
- 18) The type and intensity of uses will account for limitations identified in a hydrological analysis where required by a development application.
- 19) New development will be consistent with the village's character, and will specifically:
 - a) orient buildings to face Constance Bay Drive
 - b) ensure windows and entries occupy the majority of the ground-floor façade.
- 20) Parking requirements may be reduced in consideration of the small size of existing lots. On-street or shared parking will be considered to meet parking requirements.
- 21) New commercial development will be located in such a way as to be pedestrian accessible, to encourage local residents to walk or ride bicycles to facilities, and to situate vehicular parking to the rear or side of buildings.

4.6 Institutional



The intent of this land use is to recognize existing institutional uses in Constance Bay. The Royal Canadian Legion is an important meeting place that is the centre for a number of community activities such as BBQs, suppers, darts, cards, bingo, etc. The other site is Saint-Gabriel Church, the only church in the community. The intent of this land use area is to have these uses recognized in the Zoning By-law.

Policies

- 22) Areas shown as Institutional will be zoned for institutional uses in the Zoning By-law.
- 23) New institutional uses may be established by amendment to the Zoning By-law.

Schedule

Schedule A - Designation Plan

VILLAGE OF / VILLAGE DE
Constance Bay

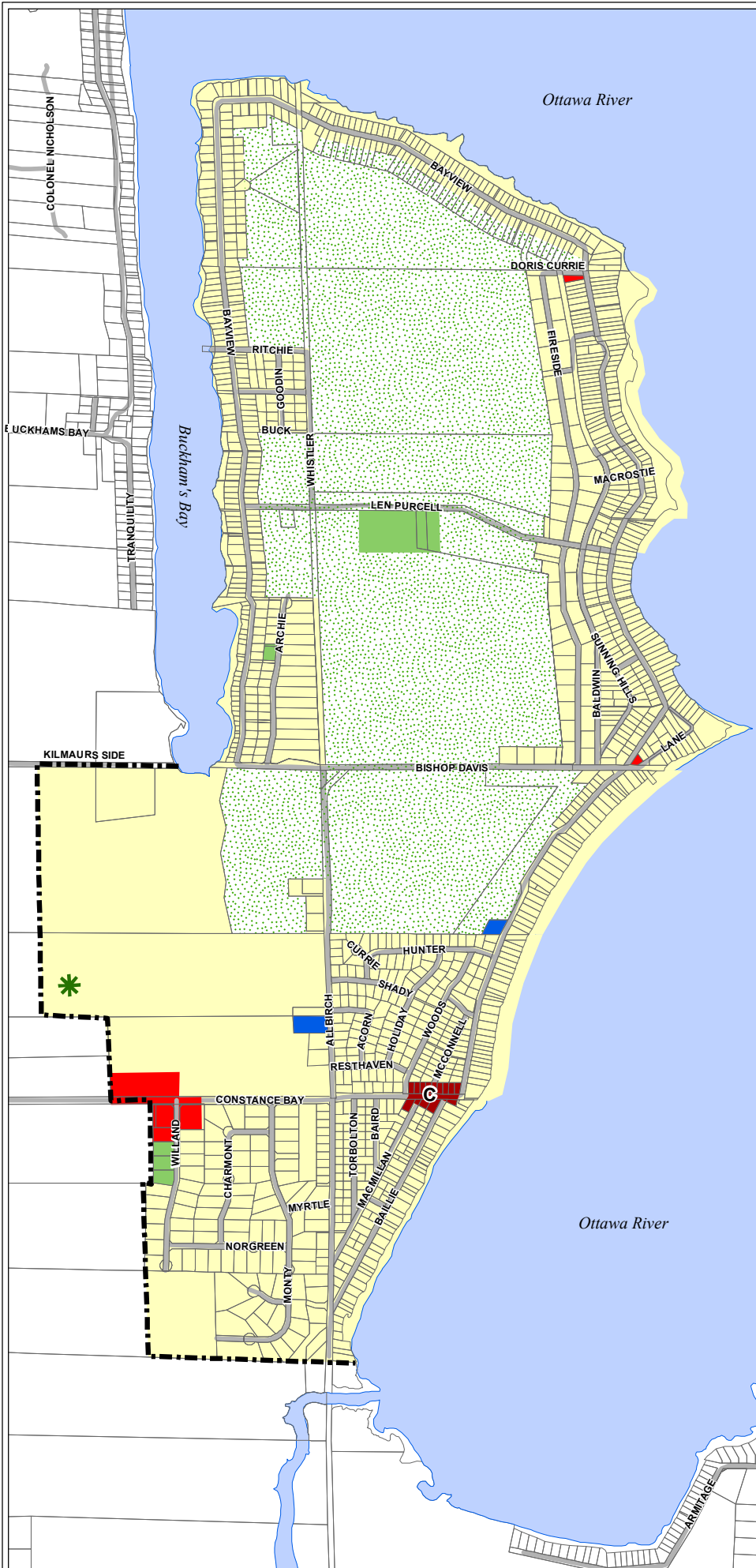


SECONDARY PLAN - VOLUME 2
 Schedule A - Designation Plan

PLAN SECONDAIRE - VOLUME 2
 Annexe A - Plan de désignation

DESIGNATION / DÉSIGNATION

-  Village Boundary / Limite du village
-  Village Residential / Zone résidentielle du village
-  Village Institutional / Zone institutionnel du village
-  Village Commercial / Quartier commercial du village
-  Village Core / Centre du village
-  Village Park / Parc du village
-  Future Park / Futur parc
-  Natural Environment Area / Zone écologique naturelle



Consolidation and Amendments /
 Consolidation et amendements



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