

Highlights and Key Considerations

- The property is designated Rural Countryside and is not part of the village of Greely.
 - A parcel of land can only be severed twice, since the property is outside the village of Greely.
 - It is possible to bring the land inside the village, but this would have to be done in a future revision of the City's Official Plan.
- The land is split zoned - the portion occupied by the ultimate fields is Parks and Open Space (O1) and the rear of the property is zoned Rural Countryside Zone (RU).
- There are natural heritage features and a watercourse on the back part of the property.
- The City of Ottawa indicated that they would not approve a severance of a landlocked parcel (2015). Therefore, any partial sale of OCUA property would require one of the following:
 - Frontage onto Manotick Station Road (not possible as we use the frontage for fields, parking, etc).
 - Conveyance of Road Allowance through UPI (from Manotick Station) which would be very disruptive to the current layout of fields.
 - Buyer to own adjacent property with road access (*most relevant option*)
- Potential ecological concerns to developing the land exist, including the creek, drainage issues, and potentially endangered species of turtles present on land.
 - For further information: [Environment and Wildlife Considerations](#)

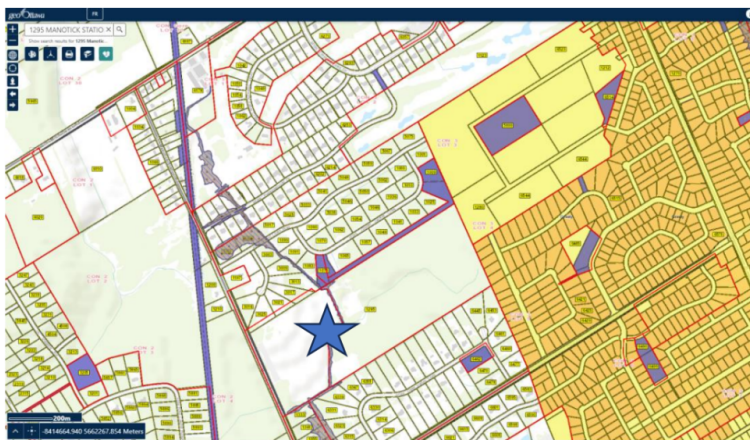


Figure 1. Capture from geoOttawa of 1295 Manotick Station Road with Zoning and Village Boundaries. Orange/Yellow: inside the Village of Greely, pale green/white: outside the Village of Greely, purple: land owned by the City of Ottawa, blue star: OCUA's property.