

REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf.	11-96-0507
Your File/V/Réf.	
DATE	13 November 1996
TO/DEST.	Co-ordinator Planning and Environment Committee
FROM/EXP.	Planning and Development Approvals Commissioner
SUBJECT/OBJET	PUBLIC MEETING TO CONSIDER DRAFT REGIONAL OFFICIAL PLAN AMENDMENT 61 PROVINCIALY SIGNIFICANT WETLANDS

DEPARTMENTAL RECOMMENDATION

That, subject to the public meeting, Planning and Environment Committee recommend that Council enact a bylaw to adopt Regional Official Plan Amendment 61, attached as Annex A to this report.

BACKGROUND

On 26 June 1996 Council considered the recommendations of the Planning and Environment Committee regarding the response to the report of the Wetlands Working Group. An extract of Council's disposition on this matter is attached as Annex B.

Proposed Regional Official Plan Amendment 61 (ROPA 61) is based on Council's direction to staff and builds upon the work of the Wetlands Working Group, concerns expressed regarding the previous draft wetlands amendment known as ROPA 45 and the new requirements of the *Provincial Policy Statement* which came into force in May of 1996 and comments received on the circulation of the draft amendment.

CONSULTATION

Public notice of this amendment and public meeting was published in *Le Droit*, on 26 October 1996 and the *Ottawa Sun*, and *Ottawa Citizen* on 27 October, 1996 and during the week of 4 to 11 November in the *Arnprior News*, *The Clarion*, *Carp Valley Express*, *Kanata Courier Standard*, *Manotick Messenger*, *Ottawa-Carleton Review*, *Orleans Express*, *The Star*, *Stittsville News*, *TriValley Crier*, *Gloucester News*, and *Cumberland Communiqué*. A draft of the proposed amendment was also circulated in early September to all property owners who may be impacted by the proposed wetlands policy. A separate notice of the public meeting was also mailed advising these property owners of the details of the public meeting.

CIRCULATION

A draft of the regional official plan amendment was circulated in early September to various technical agencies, both private and public, special interest groups and to all property owners who might be impacted by the wetlands policy. These property owners were identified using provincial assessment rolls. Comments were requested to be received by 15 Oct 96. This report is based on staff's consideration of all written comments received to date. A copy of the submissions is lodged with the Regional Clerk's Department. A list of the submissions is attached as Annex C.

DISCUSSION

Thirty-seven submissions were received as a result of the circulation of the draft amendment. The submissions represented: three area municipalities, nineteen public agencies, one provincial ministry, six special interest groups, four private utilities, three development interests and six individuals.

The Regional Clerk also received a reply to Council's request of 26 June 96 to the Province, regarding motions 205 and 206, which deal with wetland boundaries and compensation. Council's motions to the Province are attached as Annex B. A letter from the Minister of Natural Resources in reply to Council is attached as Annex D.

A number of themes emerged as a result of the circulation of the draft amendment. They can be grouped as: concern with the scope and content of the amendment in relation to the *Natural Heritage Policy* of the *Provincial Policy Statement*, lot creation in wetlands, permitted uses in wetlands, amendment process for wetland boundaries, extent and permitted uses in lands adjacent to wetlands, concern over the requirement for a wetlands impact study, utility concerns, implications on specific development proposals; private landowner concerns with the proposed policy; and an objection by the Township of Cumberland over the accuracy of the MNR wetlands mapping.

Scope of the amendment in relation to the Provincial Policy Statement

A number of submissions raised the point that the amendment does not deal with all significant wetlands in the region, for example Carp Hills and South March Highlands. In addition, it was noted that there is no discussion or policy for wetlands that may be locally significant. There is also concern that the definition of "shield wetlands" is arbitrary and may omit some important wetlands. Further the definition employed in the amendment suggests that the classification system (Class 1 to 3) is still important in determining significance. The Conservation Authorities requested that the amendment include reference to "site alteration and development", which is the terminology used in the *Provincial Policy Statement*. It was suggested that conservation authorities could use fill regulations as one means of addressing site alteration and the protection of significant wetlands.

Staff comments:

The “Basis” section of the draft amendment identifies what the amendment will cover, more importantly it describes what this amendment will not cover. The argument is that Council’s current Official Plan policy “Marginal Resource Areas (Restricted)” applies to some of the shield wetlands. As well, the review of the Official Plan which is underway will consider appropriate policies which may be applied to all significant wetlands (provincially or not provincially significant) that are on the Canadian Shield. The schedules of the amendment which designate the provincially significant wetlands are based on the map (referred to as Figure 1 in Section 2.3.1 of the *Natural Heritage Policy*) contained in the *Provincial Policy Statement* which does not include the Carp Hills and the South March Highlands. As regards the classification system the MNR and the conservation authorities have advised that the new wetlands evaluation manual no longer uses the classes 1, 2 and 3 to define wetlands. Wetlands are either provincially significant or not provincially significant. Staff have modified the text of the amendment to reflect this. There is no change to the wetlands that are designated as “Provincially Significant” resulting from this text modification.

The *Provincial Policy Statement* refers to site alteration, the RMOC has little authority in this area as a *Planning Act* application is usually not required for this type of activity. However, since the conservation authorities advise that fill regulations could be a useful tool regarding site alterations, staff have reflected this position in the revised amendment. As well, local municipalities can under Section 223.1 (1) of the *Municipal Act* pass by-laws respecting site alteration.

Lot creation in wetlands

The prohibition of lot creation in provincially significant wetlands was raised as a concern. The issue is that lots are not necessarily created for building purposes. Examples were given whereby the developer of a country lot subdivision could have a wetland left in his ownership in which he would have no interest but might be prepared to dedicate to a public body such as a conservation authority. There are many situations where the creation of a new lot requires a division of land within a wetland but does not necessarily require an unsanctioned use within the wetland. For example, in large lot situations where a simple division in two of a 200 acre parcel that backed onto a wetland, would probably not impact on the wetland as long as the frontage, the building envelope (house, well and septic field) are outside the wetland.

Staff comments:

The intent of the *Provincial Policy* is not to permit development which under the policy means lot creation. The proposed amendment has been modified to allow some flexibility in lot creation but maintaining the position that new lots within the wetlands should not be for new houses/buildings or the building envelope (wells and septic tanks must be located within the building envelope).

Permitted uses in wetlands

Clarification was requested on the term forestry and whether agricultural uses are permitted uses in provincially significant wetlands. In addition, the question was raised whether structures and

accessory buildings associated with open space uses could be permitted and if so that the policy reflect this possibility. A number of submissions requested that the single family dwelling provision for lots of record not be permitted inside the wetland. The point was made about the impact on the wetland proper and the special technical considerations associated with building on unstable conditions.

Staff comments:

The draft amendment identified “forestry, which includes the production of wood and wood products” as a permitted use in wetlands. This was the position advanced in the previous draft wetlands amendment (ROPA 45) however, the reference was to “forestry purposes as defined by the *Forestry Act*”. The definition of forestry is the same; however staff are of the view that since the use of the *Forestry Act* is the term used in the existing Official Plan as it relates to permitted uses in “Natural Environment Areas” for consistency, the reference has been changed in the revised amendment.

The *Provincial Policy Statement* mentions that nothing in the *Natural Heritage Policy* is intended to limit the ability of agricultural uses to continue. This statement is directed to existing agricultural uses. In the definition of wetlands used in the *Provincial Policy Statement* it is stated that “periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purpose of this definition”. This definition is used to guide evaluators in the wetland evaluation and classification process and is similar to the definition used in the implementation guidelines to the 1992 *Wetlands Policy Statement*. The statement is also made to clarify that existing established agricultural uses can continue. The proposed amendment has been revised accordingly.

The open space and open air recreational uses permitted in wetlands of the proposed policy would not preclude access to wetlands for educational, recreational, and interpretative purposes however, there is no intention to allow public access on private lands without the consent of the landowner, for any purpose. In addition, there are some sustainable activities which are compatible with wetland functions. For these reasons, facilities such as boardwalks, duck blinds and other accessory buildings and structures ought to be permitted. The implementation guidelines of the 1992 *Wetlands Policy Statement* indicated that this might be appropriate in wetlands. This possibility is introduced into the revised amendment.

The issuance of a building permit for a single family dwelling and associated services on a lot of record within significant wetlands is not under the jurisdiction of the RMOC. The proposed policy encourages the approval authority to exercise discretion in the placement of the building envelope in relation to wetlands.

Amendment process for wetland boundaries

There was concern expressed that all boundary change should be subject to a regional official plan amendment. The argument is that the process would then be open, public and with rights of appeal.

Staff comments:

The approach as proposed in the amendment is based on Council's direction and would not require the proponent to initiate a regional official plan amendment to reflect minor changes to wetland boundaries. The wetland mapping that the department maintains on the Geographic Information System (GIS) would reflect the change in boundaries (which is similar to the approach used in dealing with flood plain mapping). An amendment to the plan to reflect minor changes to boundaries would only occur as part of the five year review of the Official Plan.

Extent of and permitted use in lands adjacent to wetlands

The draft amendment did not prescribe a specific distance as was the case under ROPA 45 where a distance of 120 metres was used to establish the influence area or area where development could occur if an Environmental Impact Study indicated that such development would not lead to adverse impacts on the wetland. The *Provincial Policy Statement (PPS)* did not specify a distance but suggested that municipalities could develop their own approach to ascertaining whether there would be any negative impacts on the wetlands as long as Province's objectives were met.

A number of submissions requested that the "adjacent lands" policy be further defined. It was recommended by the conservation authorities that a minimum 30 metre development setback from the wetland be established. If this 30 metre setback is encroached by a proposed development, then this would trigger the need for a Wetlands Impact Study (WIS).

The 30 metres is based on development setbacks from shorelines that have been used in the last few years. This standard they advise, is based upon scientifically-based knowledge relating to typical slope, soil and vegetation absorption characteristics, with a view to protecting receiving streams. There is some similarity to the protection of wetlands.

Larger scale developments such as a subdivision or a commercial/industrial development would require greater setback considerations which could be accommodated through the more detailed full site impact or comprehensive impact studies. In these situations the requirement that any development on a lot abutting a wetland shall require a WIS, would be seen as a minimum.

The term adjacent lands, rather than "abutting" ought to be used since it is the same terminology as contained in the PPS.

Staff comments:

The suggestions by the conservation authorities are helpful in that they recognize a potential fairness and implementation problem with the requirement to undertake a WIS. The proposed amendment reflects this new approach.

Requirement for a Wetlands Impact Study

A number of concerns were raised concerning the requirement for the wetlands impact study. Suggestions included the identification of when a WIS is required in the amendment. The position was also advanced that the impact study be required for any development or site

alteration on adjacent lands, with no exceptions. It was also pointed out that some municipalities have an equivalent environmental evaluation process which might be a substitute for the WIS. As well, some agencies questioned the jurisdiction the RMOC has for requiring WIS for such applications as zoning bylaws and site plans.

Staff comments:

The extent of the adjacent lands is proposed to be set in the revised amendment, including the establishment of an exemption for a single family homes in certain circumstances. The suggestions that a WIS be required for development or alterations to sites is therefore supported. Reference to the type of studies has been introduced into the revised amendment.

Utility concerns

Two pipeline utilities requested clarification that the amendment would not impede their ability to plan, construct, operate and maintain their facilities.

Staff comments:

These utilities operate in accordance with the *National Energy Board Act*. The *Provincial Policy Statement* specifically in the definition of “development” recognizes that infrastructure may be authorized under legislation other than or in addition to the *Planning Act*. Council’s policy as stated in the Regional Official Plan (Section 1.7.2 polices 5 and 6) also acknowledges this position.

Implications on specific development proposals

1. Kanata-Bridlewood: Phase IV-Urbandale Corporation

Urbandale Corporation question why Schedule 18 (Stony Swamp area) is included in the draft amendment.

Staff comments:

The history of this site goes back to the previous draft wetlands amendment (ROPA 45). In early 1994 the RMOC, City of Kanata and the MNR had been in discussions regarding the draft approval of Phase IV of the Urbandale Bridlewood plan of subdivision and the inclusion of the wetland area straddling the Urbandale/NCC boundary in amendment 45. In January, 1994 City of Kanata Council, agreed with the MNR and adopted conditions of draft approval for Phase IV with an area (including and surrounding the small wetland area) being deferred until such time as further studies and land uses are resolved. Based on this area being deferred, Regional staff were prepared to draft approve the balance of Phase IV.

Upon the issuance of the RMOC staff report including Kanata conditions, staff of the MNR indicated verbally that the wetland be included in ROPA 45 or it would not clear the subdivision for draft approval. With regard to inclusion of this wetland area in ROPA 45, Regional and Kanata staff had considered the following:

- the land in question had been designated for development in the Region's Official Plan and in the local municipality's Official Plans (originally Nepean, now Kanata) for a number of years;
- lands to the north of Urbandale's Phase IV, with more extensive wetlands, had already been draft approved with some of those lands being registered and serviced;
- the NCC had acquired approximately 75 acres of land along the north-easterly edge of Bridlewood in order to increase the buffering of Stony Swamp;
- Urbandale had applied for draft approval of Phase IV in March, 1992 before the then *Wetlands Policy* was enacted and;
- an Environmental Impact Study (EIS) prepared by Urbandale in October, 1993 had concluded that the development of this small (2.6 ha) area of wetland would have no measurable impact on Stony Swamp.

Therefore, since regional staff were contemplating draft approval for this phase of the subdivision, the Schedule to draft ROPA 45 did not designate this part of the urban area of Kanata as Provincially Significant Wetland. However, on May 10, 1994 Kanata Council, at the request of the MNR, passed a resolution requesting that this wetland be included in ROPA 45. In discussions with the various parties, it was agreed that this wetland be included in ROPA 45. At that time a new schedule 19 was included in the proposed ROPA 45 for consideration at the Public Meetings on June 6 and 7, 1994. The Phase IV Urbandale subdivision excluding the wetland and adjacent lands was draft approved on May 24, 1994.

Despite MNR's continuing position on this issue, staff are still of the opinion that the Bridlewood Phase IV wetland not be included in ROPA 61. With the draft approval of the subdivision and the preparation of an EIS, staff are prepared to remove schedule (18); however staff would like to have Kanata's concurrence on this issue. The City of Kanata has not yet responded to the circulation of ROPA 61.

2. Deerwood Estates Partnership

The owners of subdivision lands known as 4M-813 (the Pinery) in lots 1,2 and 3, Conc. VI, Huntley Ward, Township of West Carleton advise that they have secured draft approval of a second phase and indicate that they had proposals for a third phase of a residential subdivision. They advise that a provincially significant wetland abuts their western boundary (Huntley Complex). They request that the "grandfathering" provisions that were proposed in ROPA 45 be applied to recognise draft plan approvals initiated prior to the introduction of the new policy.

Staff comments:

The *Provincial Policy Statement* (PPS) came into effect on the date of the proclamation of Bill 20 (May 28, 1996). Section 75 of *Planning Act* provides when an application is considered to have commenced and when a decision is considered to have been made for the purposes of the implementation of the PPS, a separate policy in the proposed amendment is not necessary.

The specifics of the Deerwood application are that the application received draft approval for Phase II on 19 Aug 90. An extension of draft approval was granted on 1994 which would lapse on 21 Dec 96. Under the *Planning Act* Phase II would be subject to the provisions of the *Wetlands Policy* (1992). However, in the implementation guidelines to the *Wetlands Policy*, provision is made for plans of subdivision that have received draft approval, whereby the protection of the wetland is undertaken through "best efforts" or by the applicant voluntarily revising the plan; an EIS would not be required for a draft approved lot.

The applicant must have regard to the requirements of the *Provincial Policy Statement*, including significant wetlands, for any new phases of this subdivision which were not part of the application for subdivision approval. It is staff's understanding that the Phase III file was closed in May, 1990.

3. Novatech on behalf of 1048219 Ontario Inc.

The consultants for lands owned by the above company located in Lot 22 Conc.11 in the Township of Goulbourn (Village of Stittsville Stage II lands) request that additional information be provided on the extent and scope of a study that would be required to support an application for subdivision approval that they wish to initiate.

Staff comments:

See previous comments on wetland impact studies.

Private landowner concerns with proposed policy

Five property owners submitted letters expressing concern with all or part of the proposed wetlands amendment. Their concerns are the accuracy of the wetland mapping for their property, lack of compensation and property tax relief and that the amendment does not address reasonable rural development.

Staff comments:

Council considered the recommendations of the Wetlands Working Group in June 1996, where the issues of wetland mapping, compensation and tax relief were discussed. Proposed amendment 61 is based on Council's direction to staff on the implementation of the provincially significant wetlands policy.

Township of Cumberland Council's Objections to the proposed policy

The Council of the Township of Cumberland object to the proposed amendment due to inaccurate mapping of the wetland boundaries. The Township is seeking the Region's support in requesting that MNR undertake site visits with representatives of Cumberland Council to justify the wetland designations in the township and also provide on site visits to landowners to explain and justify the boundaries of the proposed wetlands. A copy of their resolution is attached as Annex E.

Staff comments:

Council considered the recommendations of the Wetlands Working Group in June 1996, where it was determined that the Region would not initiate a remapping program of "Provincially Significant Wetlands"; rather it was Council's direction to staff that draft ROPA 61 provide flexibility in the interpretation of MNR wetland mapping. Proposed amendment 61 introduces this approach.

It is staff's understanding that landowners who have questions about or wish to dispute, wetland boundaries or wetland classifications are to contact the MNR. The MNR have responded to

many landowner requests for clarification of the wetland boundaries since 1992 . Proposed amendment 61 reflects any changes that may have resulted from MNR's review of disputed wetland boundaries.

FINANCIAL IMPLICATIONS

A budget for this project has not been established. The cost to undertake on-site inspection by RMOC staff as to whether an Wetlands Impact Study (for applications under the approval of the RMOC) is required will be considered as part of the processing fees associated with development applications.

CONCLUSION

The proposed Regional Official Plan Amendment 61 includes any suggested changes that staff have introduced, as identified in this report, based on the various comments received from the technical circulation of the draft amendment.

Staff believe that many of the issues raised through the circulation of the draft amendment have been resolved in the revised draft of the amendment. It is recommended that subject to the Public Meeting that Planning and Environment Committee and Council adopt the amendment attached as Annex A to this report.

*Approved by
N. Tunnacliffe*

AMENDMENT 61

OFFICIAL PLAN (1988) OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

PURPOSE

The purpose of Amendment 61 is to implement the Provincially Significant Wetlands Policy for wetlands which are south and east of the Canadian Shield in the Ottawa-Carleton region. This policy is part of the *Natural Heritage Policy* contained in the Provincial Policy Statement proclaimed by the Province of Ontario in May of 1996. New policies are added to the Regional Official Plan to protect Provincially Significant Wetlands. Schedule A, Rural Policy Plan, and Schedule B, Urban Policy Plan, are amended to add the designation "Provincially Significant Wetland".

BASIS

The Province of Ontario has issued the *Natural Heritage Policy* (Policy 2.3) as part of the *Provincial Policy Statement* to be implemented under Section 3 of the *Planning Act*.

Section 3 of the *Planning Act* requires that, in exercising any authority that affects planning matters, planning authorities "shall have regard" to policy statements issued under the Act.

Nothing in this policy statement is intended to prevent planning authorities from going beyond the minimum standards established in specific policies, in developing official plan policies and when making decisions on planning matters, unless doing so would conflict with any other policy.

Some elements of the provincial policy are:

- Natural heritage features and areas will be protected from incompatible development
- Provincially significant wetlands are identified as part of the *Natural Heritage Policy*
- all provincially significant wetlands south and east of the Canadian Shield will be protected from incompatible development;
- development and site alteration will not be permitted in provincially significant wetlands south and east of the Canadian Shield (development means the creation of a new lot, change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*; but does not include activities that create or maintain Infrastructure authorised under an environmental assessment process; or works subject to the *Drainage Act*);
- on lands adjacent to provincially significant wetlands south and east of the Canadian Shield, development and site alteration may be permitted if it has been demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified. Adjacent lands means those lands, contiguous to a specific natural heritage feature

or area, where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;

- Nothing in the *Natural Heritage Policy* is intended to limit the ability of agricultural uses to continue (agricultural uses means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; maple syrup production; and associated on-farm buildings and structures)

This Amendment implements the *Natural Heritage Policy* as it applies to "Provincially Significant Wetlands" south and east of the Canadian Shield. The "Marginal Resource Areas (Restricted)" policy of the current Regional Official Plan applies to some of the significant wetlands that are on the Canadian Shield (for example, Carp Hills and South March Highlands Complexes) in the Ottawa-Carleton region. The Review of the Official Plan now underway will consider appropriate policies which may be applied to all significant wetlands that are on the Canadian Shield (including, Morris Island Complex, Kilmaurs Marsh and Nopoming Marsh, all in West Carleton Township) and for regional and locally significant wetlands associated with other natural features.

THE AMENDMENT

1. Schedule A, Rural Policy Plan, is hereby amended by the addition of the designation of "Provincially Significant Wetland" as shown on the attached Schedules 1 to 12.
2. Schedule B, Urban Policy Plan, is hereby amended by the addition of the designation of "Provincially Significant Wetland" as shown on the attached Schedules 13 to 17.
3. Section 5.0, Introduction, is hereby deleted and replaced with the following:

5.0 Introduction

To ensure the protection, enhancement and, where appropriate, use of the natural resources of Ottawa-Carleton, Council proposes action in four main areas of concern: agriculture, mineral resources, provincially significant wetlands, and the natural environment.

On the basis of the natural characteristics of the land, Ottawa-Carleton has been divided into a number of policy areas to reflect the above concerns. These policy areas are designated on Schedules A and B and the following sections set out Council's policies for each of them.

4. Section 5.5, Provincially Significant Wetlands and Adjacent Lands, is hereby deleted and replaced with the following

"5.5 Provincially Significant Wetlands

5.5.1 Introduction

Wetlands are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either hydrophytic or water tolerant plants. The four major categories of wetlands are swamps, marshes, bogs, and fens.

Wetlands are important because they are essential components of ecosystems. They provide environmental, economic and social benefits that contribute to the high quality of life in Ottawa-Carleton. For example, wetlands control and store surface water to assist in flood control. Wetlands also act as sediment traps to improve water quality and act as habitat for a wide variety of plant and animal species.

The Region is implementing the significant wetlands component of the Province's *Natural Heritage Policy* by designating and protecting provincially significant wetlands south and east of the Canadian Shield in the Ottawa-Carleton region.

The Province has identified and mapped those wetlands which are known to be provincially significant in Ottawa-Carleton.

In summary, the Regional interest is in:

- 1. The protection of Provincially Significant Wetlands.**

5.5.2 Objectives for Provincially Significant Wetlands

Council's objective is to implement the significant wetlands part of the *Natural Heritage Policy* to protect provincially significant wetlands from incompatible development. Wetlands can be lost due to pressures from competing land uses. Wetlands are very sensitive and are threatened by these activities.

In summary, Council's objective is:

- 1. To protect provincially significant wetlands from incompatible development**

5.5.3 Policies for Provincially Significant Wetlands and Adjacent Lands

The policies required to support Council's objectives include: the designation of provincially significant wetlands on Schedules A and B, and the prohibition of development and site alteration within provincially significant wetlands and the requirement that it be demonstrated that

development and site alteration on lands adjacent to wetlands would have no negative impacts on the natural features or ecological functions of the wetland.

Area municipalities, through local official plans and zoning by-laws, will protect provincially significant wetlands.

Council recognizes that legislation such as “Fill, Construction and Alteration to Waterways” regulations may be applied by the Conservation Authorities under the *Conservation Authorities Act* in relation to the regulation of site alteration. In addition, local municipalities may pass by-laws under the *Municipal Act* respecting site alteration.

Policies for Provincially Significant Wetlands

The provincially significant wetlands designated on Schedule A and Schedule B are based on maps prepared by the Ministry of Natural Resources (MNR). The MNR has developed an evaluation system that evaluates the biological, social, hydrological and special features of wetlands in order to ascertain their relative significance in Ontario.

It is not the intention of this Plan to allow public use or access on private lands without consent of the landowner, for any purpose.

In summary:

- 1. Provincially Significant Wetlands are designated on Schedules A and B. The boundaries are based on maps prepared by the Ministry of Natural Resources.**
- 2. Council recognizes that the Ministry of Natural Resources may not have evaluated and classified all wetlands. Additional provincially significant wetlands may be identified and subsequently added by amendment to this Plan.**
- 3. Further to policies 1 and 2, in order to determine the boundaries of provincially significant wetlands for the purposes of implementing policies 4, and 6, Council shall have regard to maps delineating wetlands, and will consider other information, such as the results of a Wetlands Impact Study or any revision to the provincially significant wetland boundaries resulting from the use of the most current version of the MNR wetlands evaluation manual, as may be pertinent, without an amendment to this Plan. In determining the above, Council shall seek the advice of the Ministry of Natural Resources.**

In addition, Council will consider altering the boundaries of a provincially significant wetland if the Province changes the extent of

a provincially significant wetland. Boundary changes will not require an amendment to Schedules A or B but changes in classification which result in the removal of the designation “Provincially Significant Wetland” will require an amendment to this Plan.

4. Development and site alteration is not permitted within Provincially Significant Wetlands.

Development, for the purposes of Section 5.5.3, is defined as the creation of a new lot, a change of land use, or the construction of buildings and structures, requiring approval under the *Planning Act*; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the *Drainage Act*.

Site alteration means activities, such as fill, grading and excavation, that would change the landform and natural vegetative characteristics of a site.

5. Nothing in Section 5.5.3 is intended to limit the ability of existing agricultural uses to continue.
6. Permitted uses within Provincially Significant Wetlands are:
 - a) open space and open air recreational uses, including accessory structures and buildings which do not adversely affect the natural characteristics of the environment or require approval under the *Planning Act* or require or result in adverse landform modifications,
 - b) uses that will assist in conserving or managing water supplies, wildlife or other natural features,
 - c) uses which will utilize the natural characteristics of the area for scientific or educational purposes,
 - d) forestry purposes as defined by the *Forestry Act*,
 - e) a single family dwelling and accessory buildings on each lot existing and fronting on a public road that is maintained year round, if permitted in the zoning by-law. In this regard, approval authorities should locate new dwellings and buildings, including individual on-site systems, outside the provincially significant wetland if possible.

7. **Notwithstanding policy 4 above, division of land will be permitted for all uses specified in Section 5. 5. 3 policies 6a to 6d inclusive. Lot creation for other uses will be permitted, provided that buildings and structures are located outside the provincially significant wetland and that the requirements of Section 5.5.3 policy 8 are met.**

Policies for Adjacent Lands

Development or site alteration adjacent to provincially significant wetlands may also impact on provincially significant wetlands. The *Natural Heritage Policy* of the *Provincial Policy Statement* states that development or site alteration adjacent to provincially significant wetlands south and east of the Canadian Shield may be permitted, if it has been demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.

In the Region a Wetlands Impact Study (WIS) or its equivalent is required for development or site alteration adjacent to wetlands. This study must demonstrate that the proposed change in land use, creation of a new lot or the construction of buildings and structures requiring approval under the *Planning Act* or site alteration would not negatively impact on the wetland. The Region's objective is to permit development or allow site alteration on adjacent lands only after the proposal has been properly evaluated and has been determined to be appropriate adjacent to a Provincially Significant Wetland.

Three types of wetland impact studies have been identified by the MNR which can be used: (1) comprehensive impact studies which are normally appropriate in support of large scale planning studies, such as watershed studies; (2) full site impact studies which are appropriate for assessing the effects of large scale development proposals, such as a subdivision proposal; and (3) scoped site impact studies for assessing the potential impacts of minor development proposals, such as single lot severances, where impacts would be minor. A scoped impact study can be as simple as a checklist of things that should be addressed as part of the application process. This checklist could be self-completed by the applicant. Scoped site studies may also be appropriate to address the potential impacts of larger proposals if more detailed studies, such as a comprehensive impact study, are available.

In summary:

8. **Development and site alteration may be permitted on lands adjacent to “Provincially Significant Wetlands” designated on Schedules A and B only if all of the following conditions are met:**

- a) **the policies and designations in both the Regional Official Plan and the local Official Plan would otherwise permit the proposed development or site alteration.**
- b) **if is demonstrated that the proposed development or site alteration will not have any negative impacts on the natural features or on the ecological functions for which the area is identified as described in the wetlands evaluation undertaken by the MNR.**

When considering a proposal to create a lot or approving a local official plan for a single family dwelling and accessory buildings, Council will require that a scoped site Wetlands Impact Study or equivalent be undertaken to demonstrate the above, if any part of the proposed development is within 30 metres of the boundary of a provincially significant wetland. The specific requirements for such a study may be determined, in part, by a preliminary on-site inspection by RMOC staff or its delegate.

When considering plans of subdivision or plans of condominium for land abutting a provincially significant wetland, Council will require a full site Wetlands Impact Study unless a comprehensive Wetlands Impact Study has been prepared, in which case a scoped site Wetlands Impact Study may be used.

- c) **Local Official Plans shall contain provisions to ensure that the requirements for wetland impact studies or its equivalent are included when considering and approving zoning bylaws, site plans and consents for severances.**
 - d) **the mitigating measures and specific provisions identified in the Wetlands Impact Study or its equivalent (as defined in Section 5.5.3, policy 8b above), shall be implemented through subdivision agreements and as conditions of consents to sever.**
- 9. On lots of record, on lands abutting Provincially Significant Wetlands, single family dwellings and accessory buildings and extensions thereto, if permitted in the zoning by-law and are fronting on a public road that is maintained year round, may be permitted without an Wetlands Impact Study.”**

5. Section 7.2.1, Policies for Flood Plains, is hereby amended by adding after Policy 7, the following:

"8. In addition to the provisions of Policies 1 to 7 above, on lands designated "Provincially Significant Wetland", the policies of Section 5.5, shall also apply."

6. Policies 8, 9, 10, 11, 12, in Section 7.2.2 be renumbered 9, 10, 11, 12, 13 respectively.

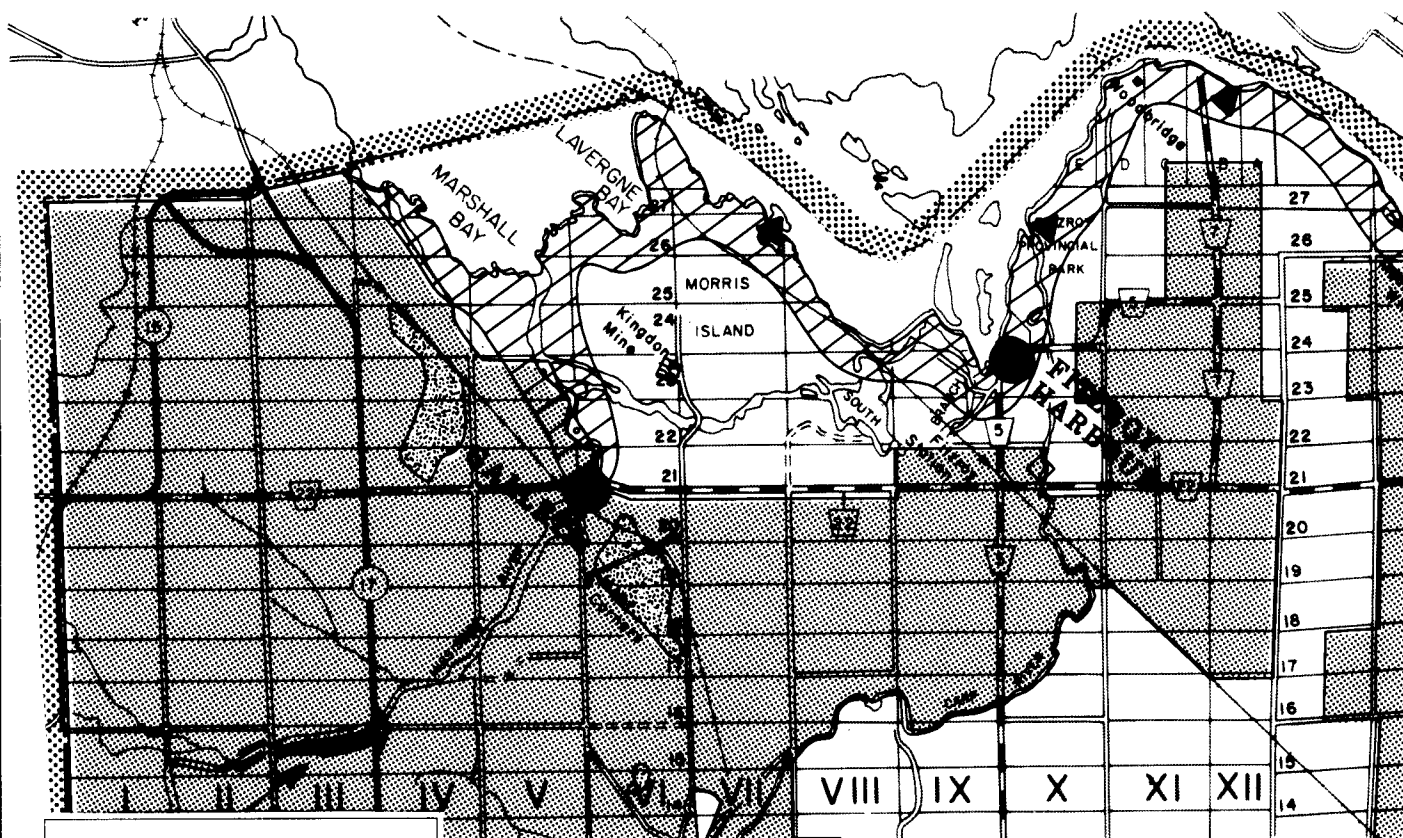
7. Section 7.2.2, Organic Soils and Unstable Slopes, is hereby amended by adding after Policy 13, the following:

"14. In addition to the provisions of Policies 8 to 13 above, on lands designated "Provincially Significant Wetland", the policies of Section 5.5, shall also apply."

8. Policies 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 in Section 7.2.3 be renumbered 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 respectively.

**SCHEDULE "1" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "1" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



Change to
Provincially Significant Wetland

Changement de désignation à
terre humide d'importance provinciale

OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

AGRICULTURAL RESOURCE AREA (RIVER CORRIDOR)



ZONE DE RESSOURCES AGRICOLES (COULOIR FLUVIAL)

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

GENERAL RURAL AREA (RIVER CORRIDOR)



ZONE RURALE GÉNÉRALE (COULOIR FLUVIAL)

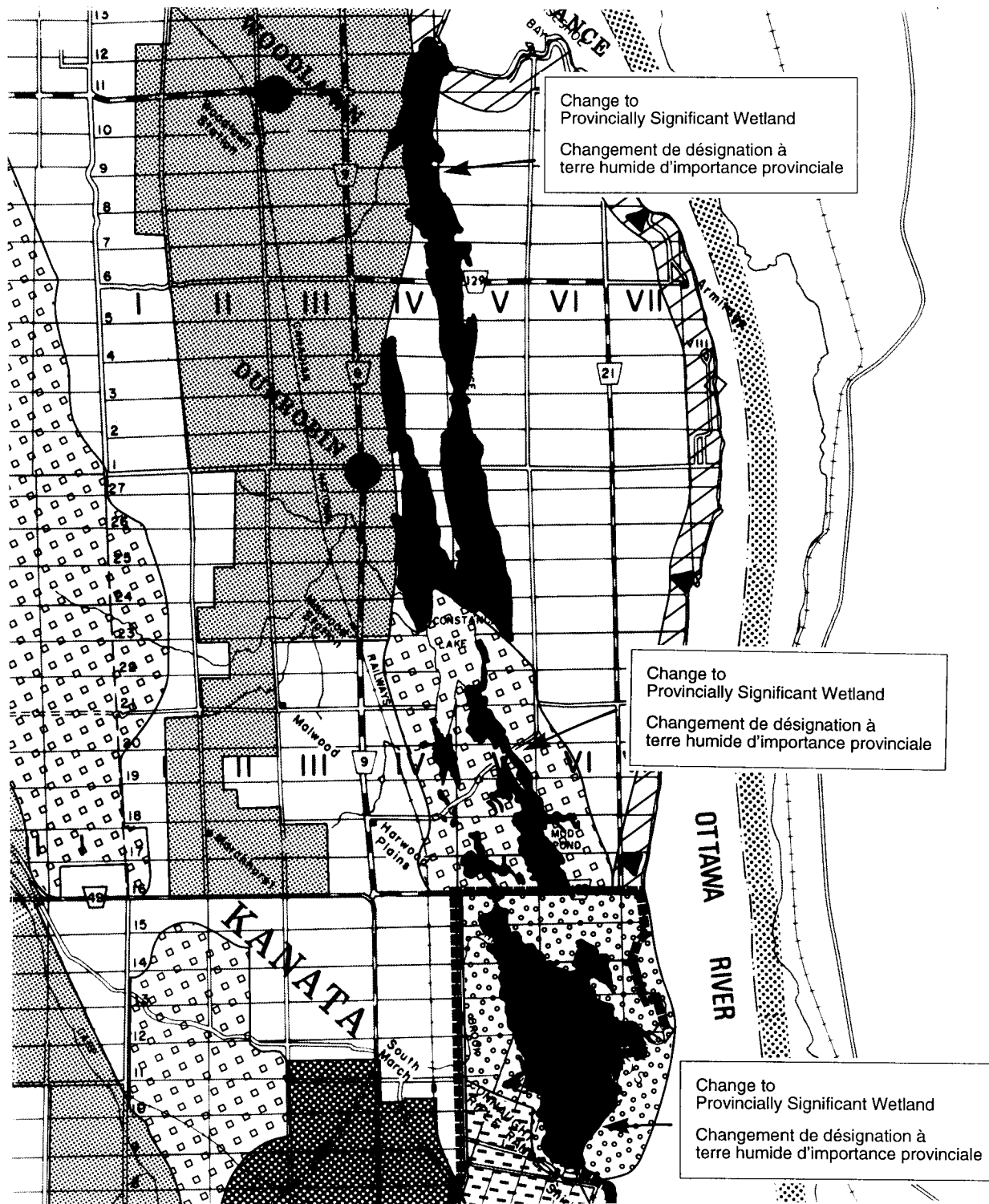
MARGINAL RESOURCE AREA (RESTRICTED)



ZONE DE RESSOURCES MARGINALES (SPÉCIALES)

SCALE : 1 : 100,000

SCHEDULE "2" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
LA CARTE LÉGALE "2" DE L'AMENDMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

GENERAL RURAL AREA (RIVER CORRIDOR)



ZONE RURALE GÉNÉRALE (COULOIR FLUVIAL)

NATURAL ENVIRONMENT AREA



ZONE ÉCOLOGIQUE NATURELLE

MARGINAL RESOURCE AREA (RESTRICTED)

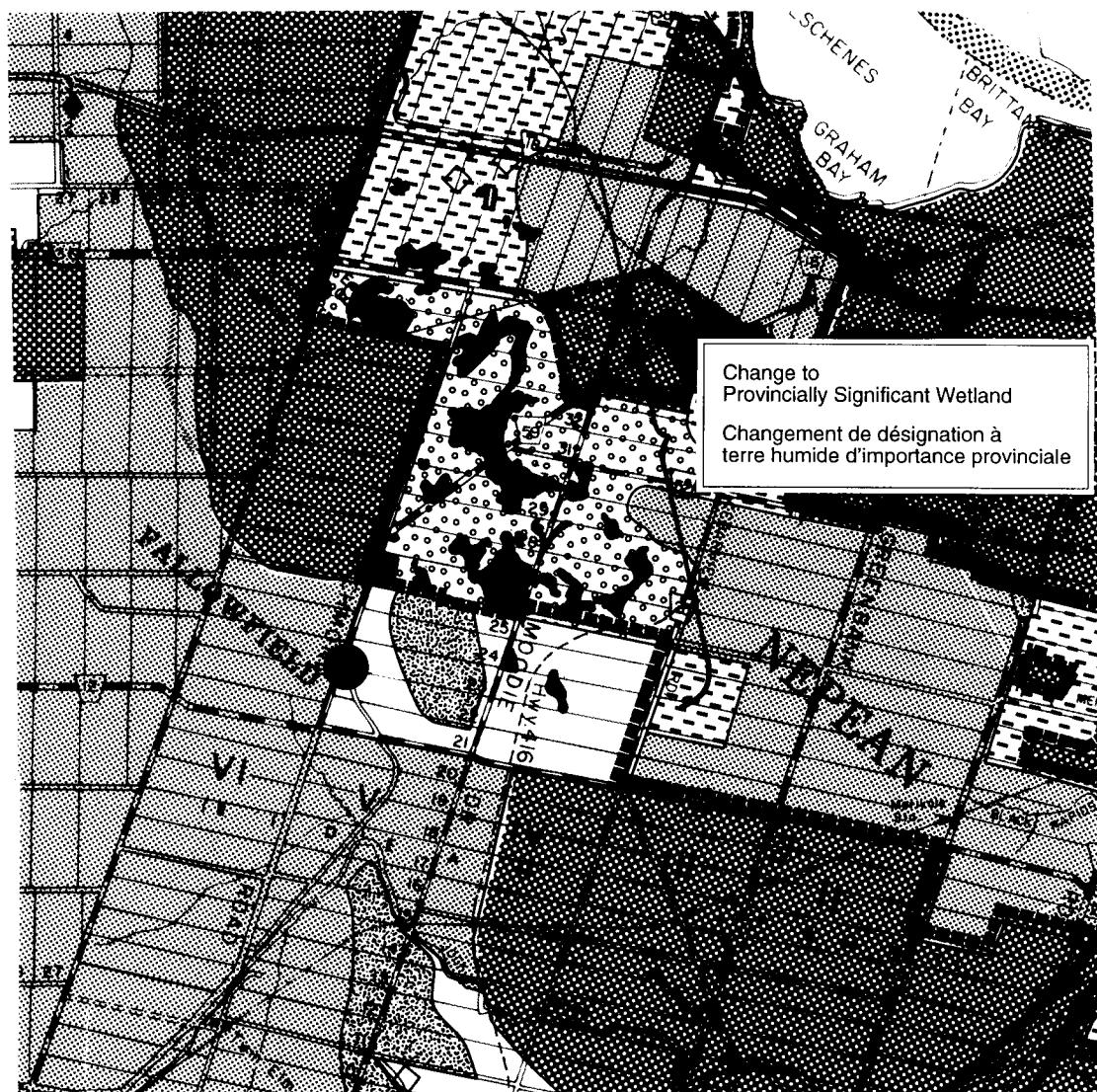


ZONE DE RESSOURCES MARGINALES (SPÉCIALES)

SCALE : 1 : 100,000

**SCHEDULE "3" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "3" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

MINERAL RESOURCE AREA



ZONE DE RESSOURCES MINÉRALES

MARGINAL RESOURCE AREA (RESTRICTED)



ZONE DE RESSOURCES MARGINALES (SPÉCIALES)

NATURAL ENVIRONMENT AREA



ZONE ÉCOLOGIQUE NATURELLE

URBAN AREA (SEE SCHEDULE B)



ZONE URBAINE (VOIR ANNEXE B)

GREENBELT RESERVE

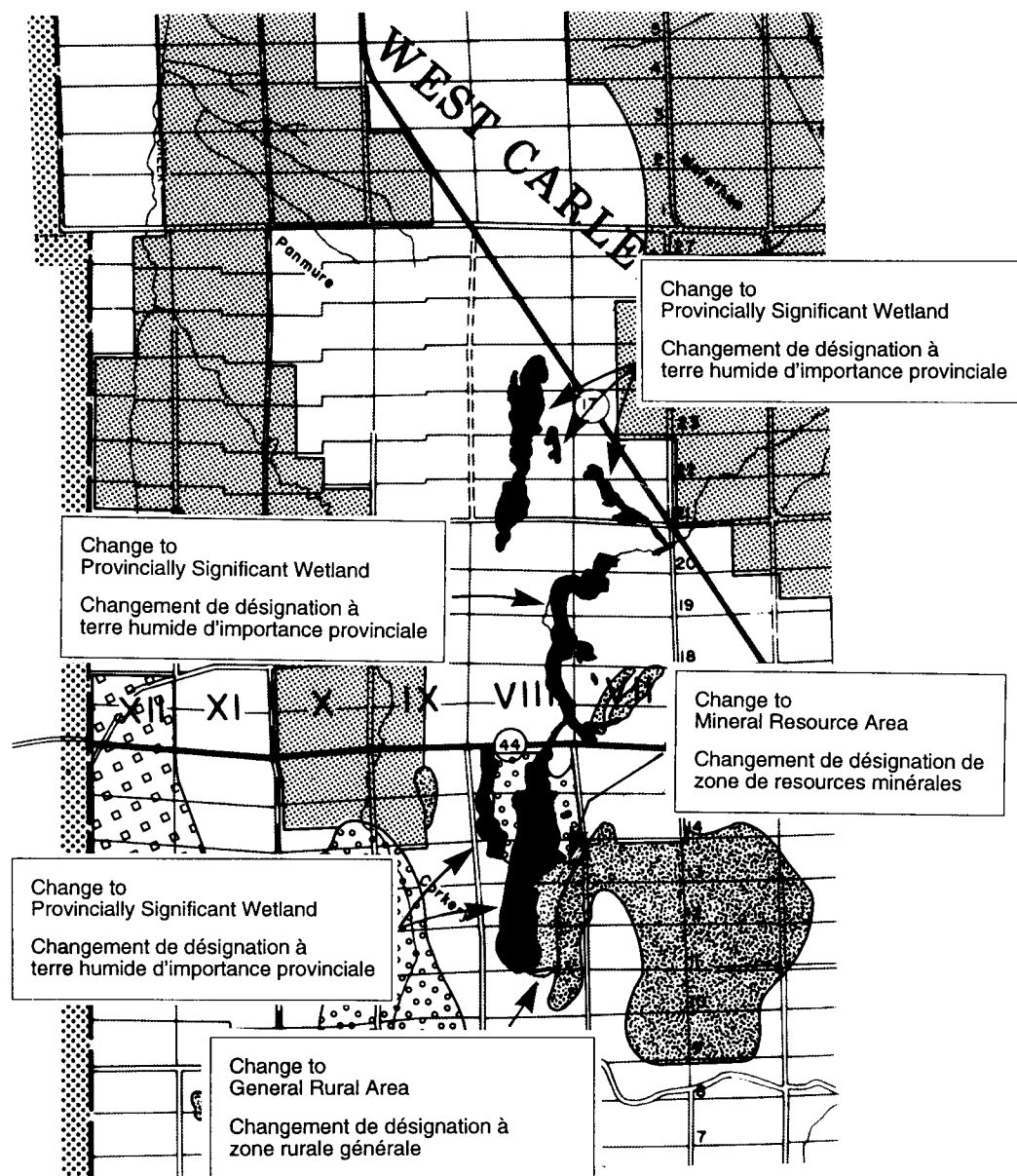


RÉSERVE DE LA CEINTURE DE VERDURE

SCALE : 1 : 100,000







**SCHEDULE "4" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "4" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



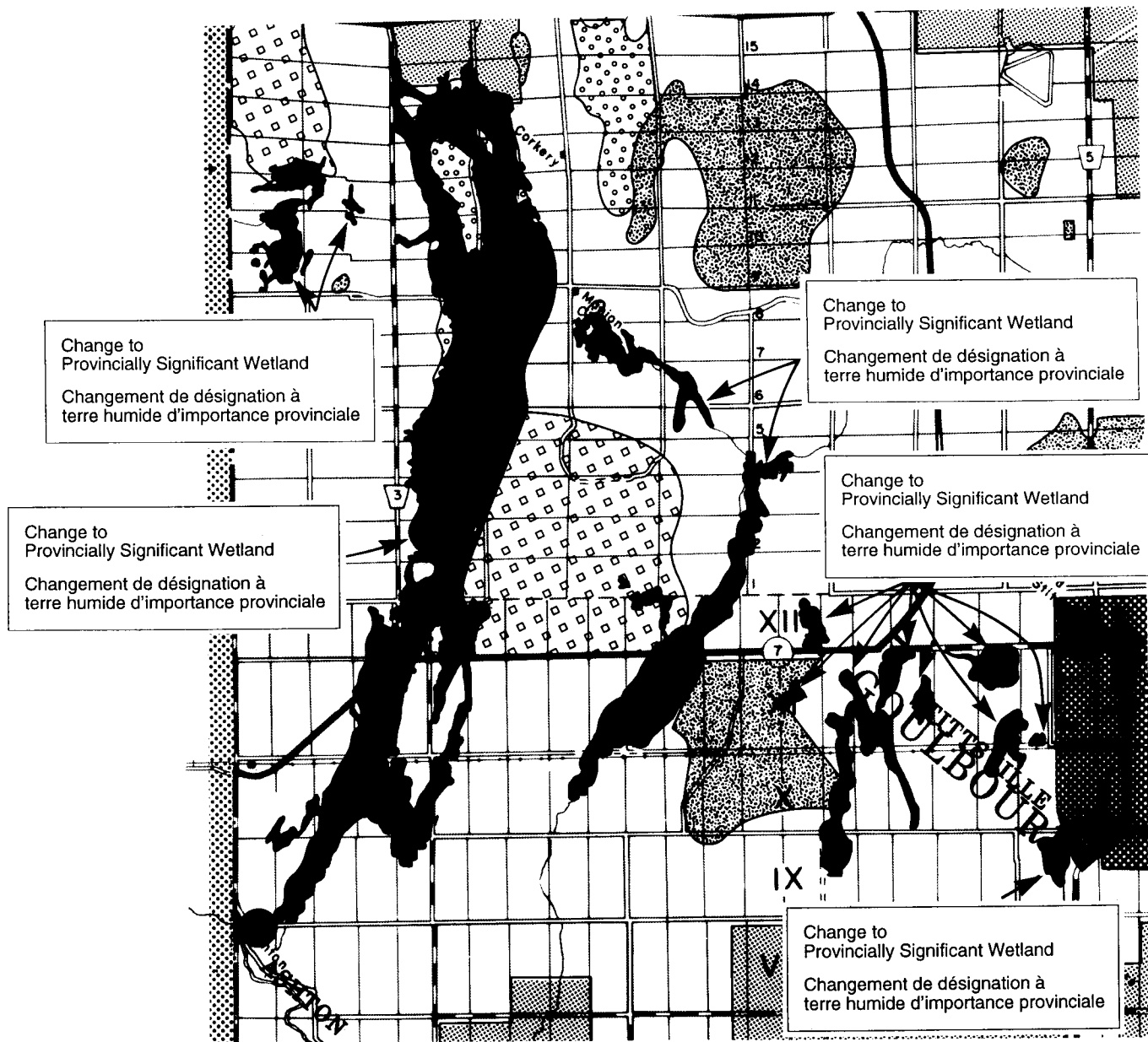
OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND		TERRE HUMIDE D'IMPORTANCE PROVINCIALE
AGRICULTURAL RESOURCE AREA		ZONE DE RESSOURCES AGRICOLES
GENERAL RURAL AREA		ZONE RURALE GÉNÉRALE
MINERAL RESOURCE AREA		ZONE DE RESSOURCES MINÉRALES
MARGINAL RESOURCE AREA (RESTRICTED)		ZONE DE RESSOURCES MARGINALES (SPÉCIALES)
NATURAL ENVIRONMENT AREA		ZONE ÉCOLOGIQUE NATURELLE

SCALE : 1 : 100,000

**SCHEDULE "5" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**
**LA CARTE LÉGALE "5" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

MINERAL RESOURCE AREA



ZONE DE RESSOURCES MINÉRALES

MARGINAL RESOURCE AREA (RESTRICTED)



ZONE DE RESSOURCES MARGINALES (SPÉCIALES)

NATURAL ENVIRONMENT AREA

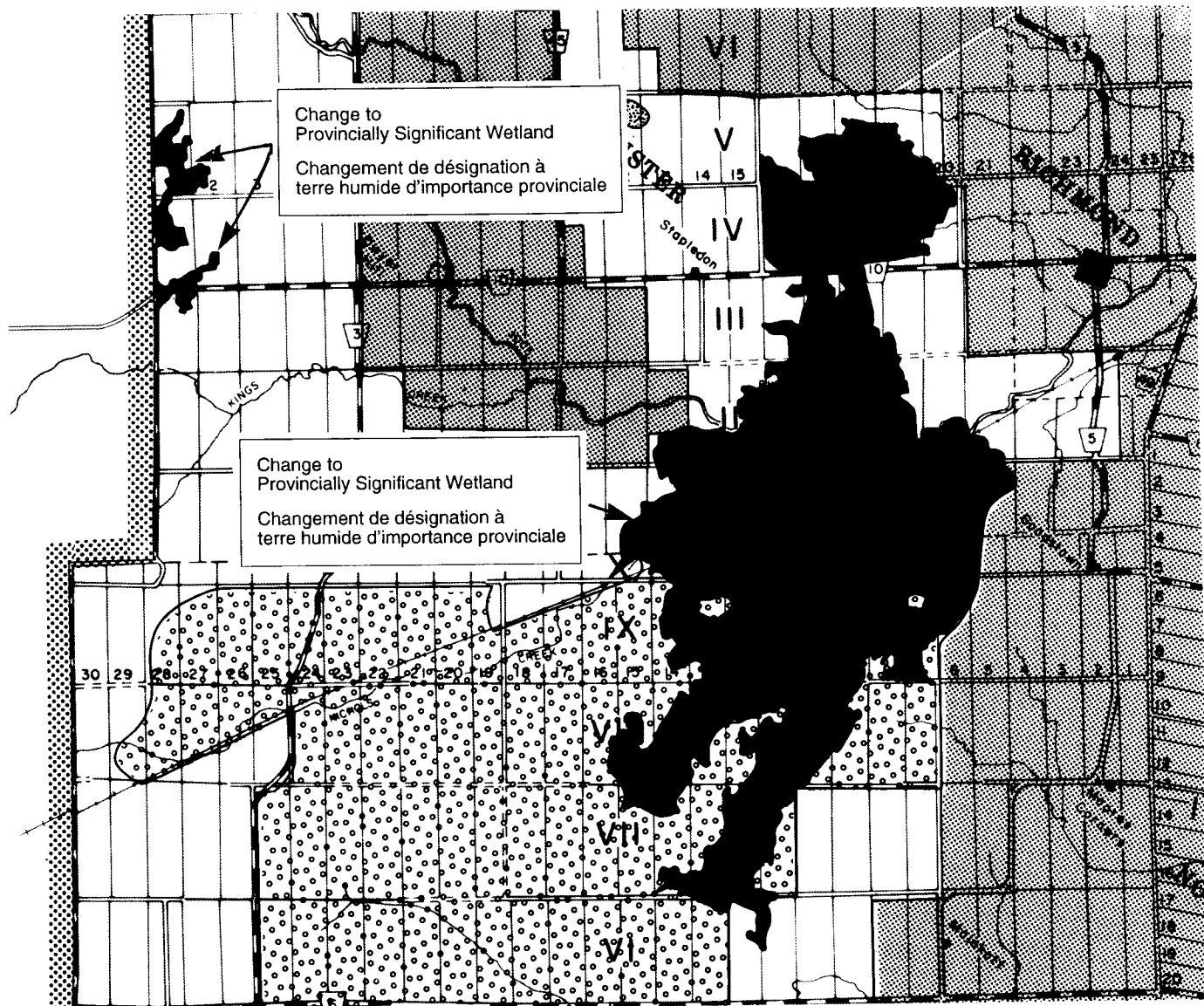


ZONE ÉCOLOGIQUE NATURELLE

SCALE : 1 : 100,000

**SCHEDULE "6" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "6" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

MINERAL RESOURCE AREA



ZONE DE RESSOURCES MINÉRALES

MARGINAL RESOURCE AREA (RESTRICTED)



ZONE DE RESSOURCES MARGINALES (SPÉCIALES)

NATURAL ENVIRONMENT AREA

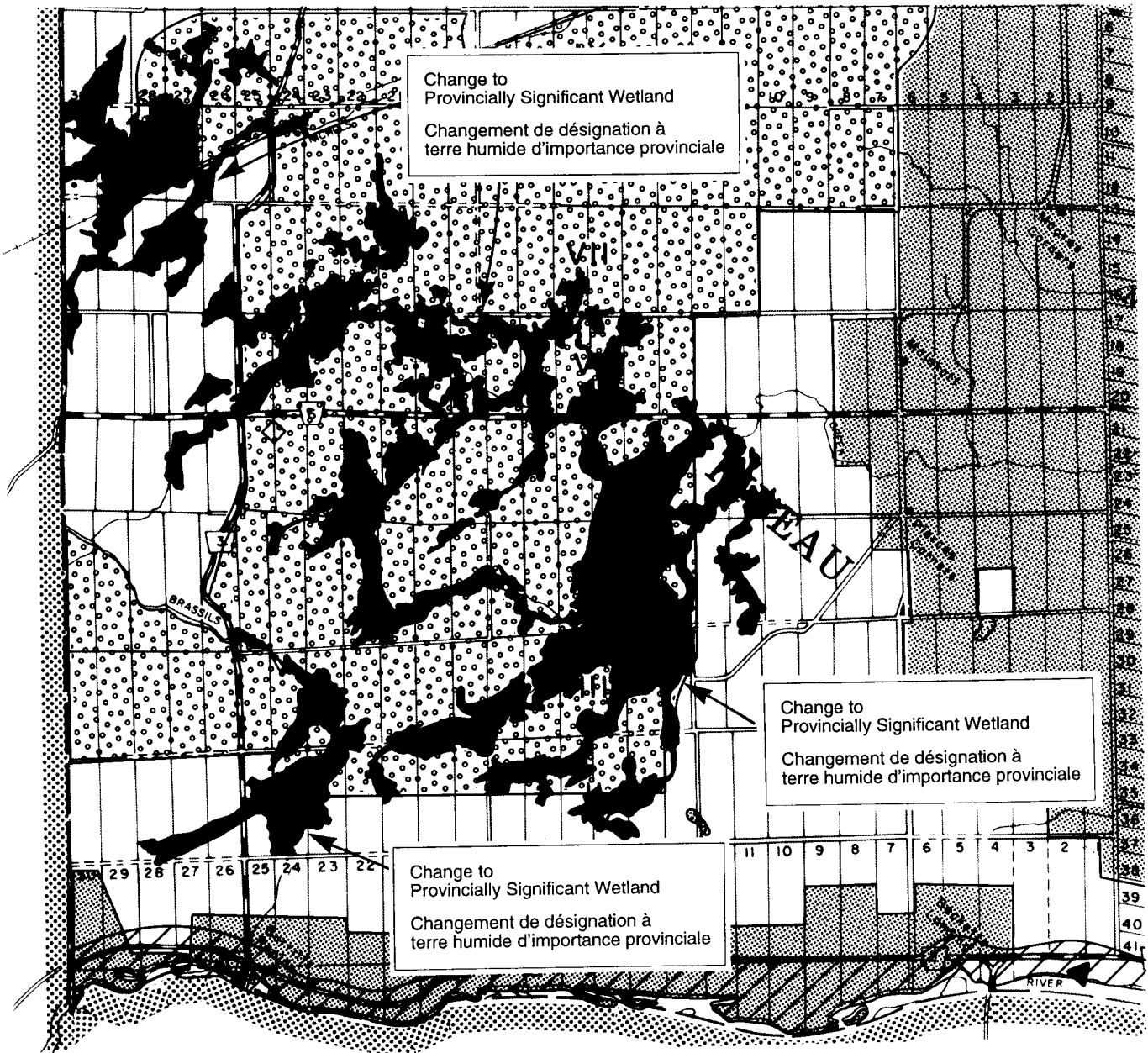


ZONE ÉCOLOGIQUE NATURELLE

SCALE : 1 : 100,000

**SCHEDULE "7" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "7" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

AGRICULTURAL RESOURCE AREA (RIVER CORRIDOR)



ZONE DE RESSOURCES AGRICOLES (COULOIR FLUVIAL)

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

NATURAL ENVIRONMENT AREA



ZONE ÉCOLOGIQUE NATURELLE

MINERAL RESOURCE AREA

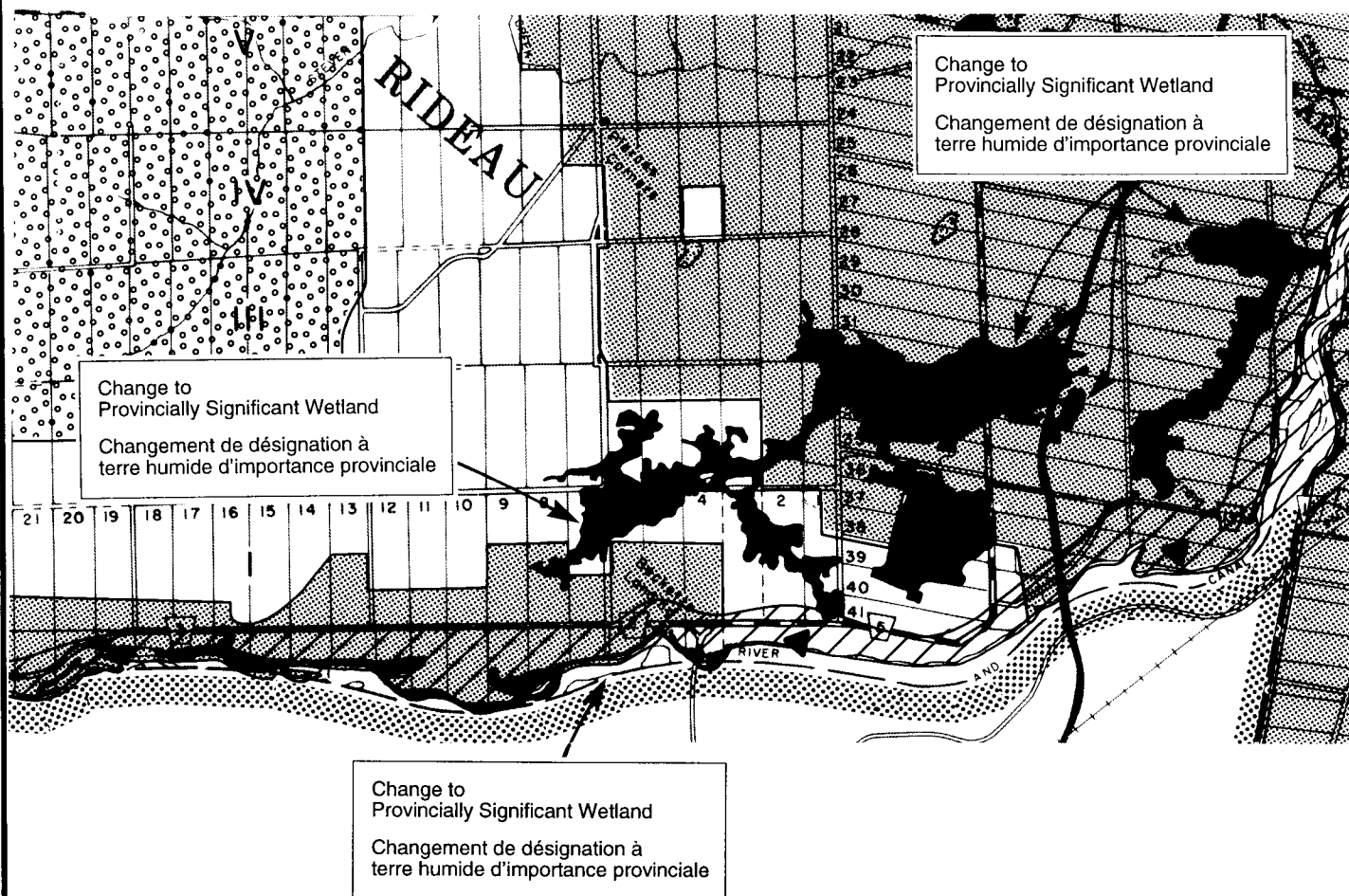


ZONE DE RESSOURCES MINÉRALES

SCALE : 1 : 100,000

**SCHEDULE "8" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "8" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

AGRICULTURAL RESOURCE AREA (RIVER CORRIDOR)



ZONE DE RESSOURCES AGRICOLES (COULOIR FLUVIAL)

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

GENERAL RURAL AREA (RIVER CORRIDOR)



ZONE RURALE GÉNÉRALE (COULOIR FLUVIAL)

MINERAL RESOURCE AREA

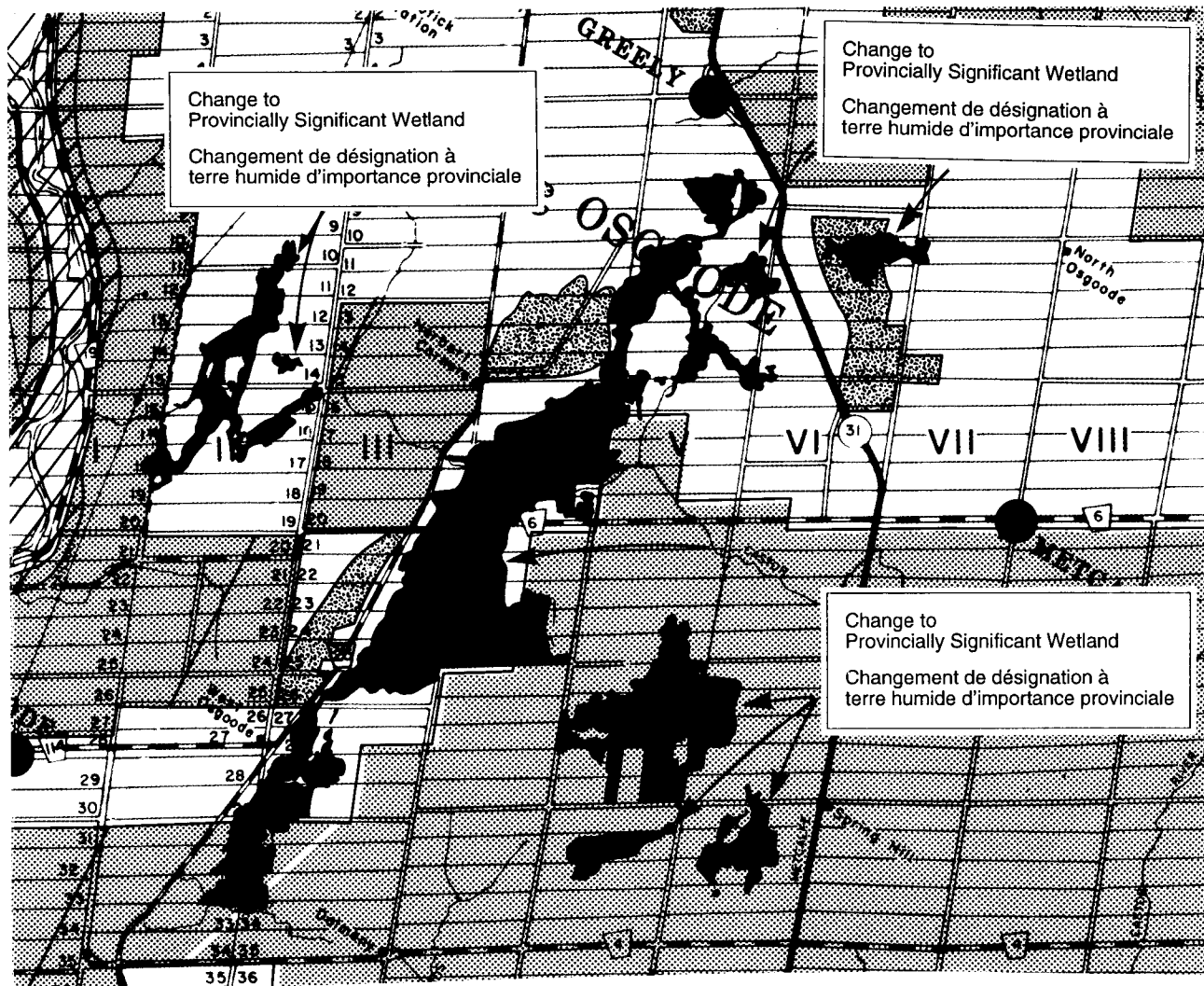


ZONE DE RESSOURCES MINÉRALES

SCALE : 1 : 100,000

**SCHEDULE "9" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "9" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

MINERAL RESOURCE AREA

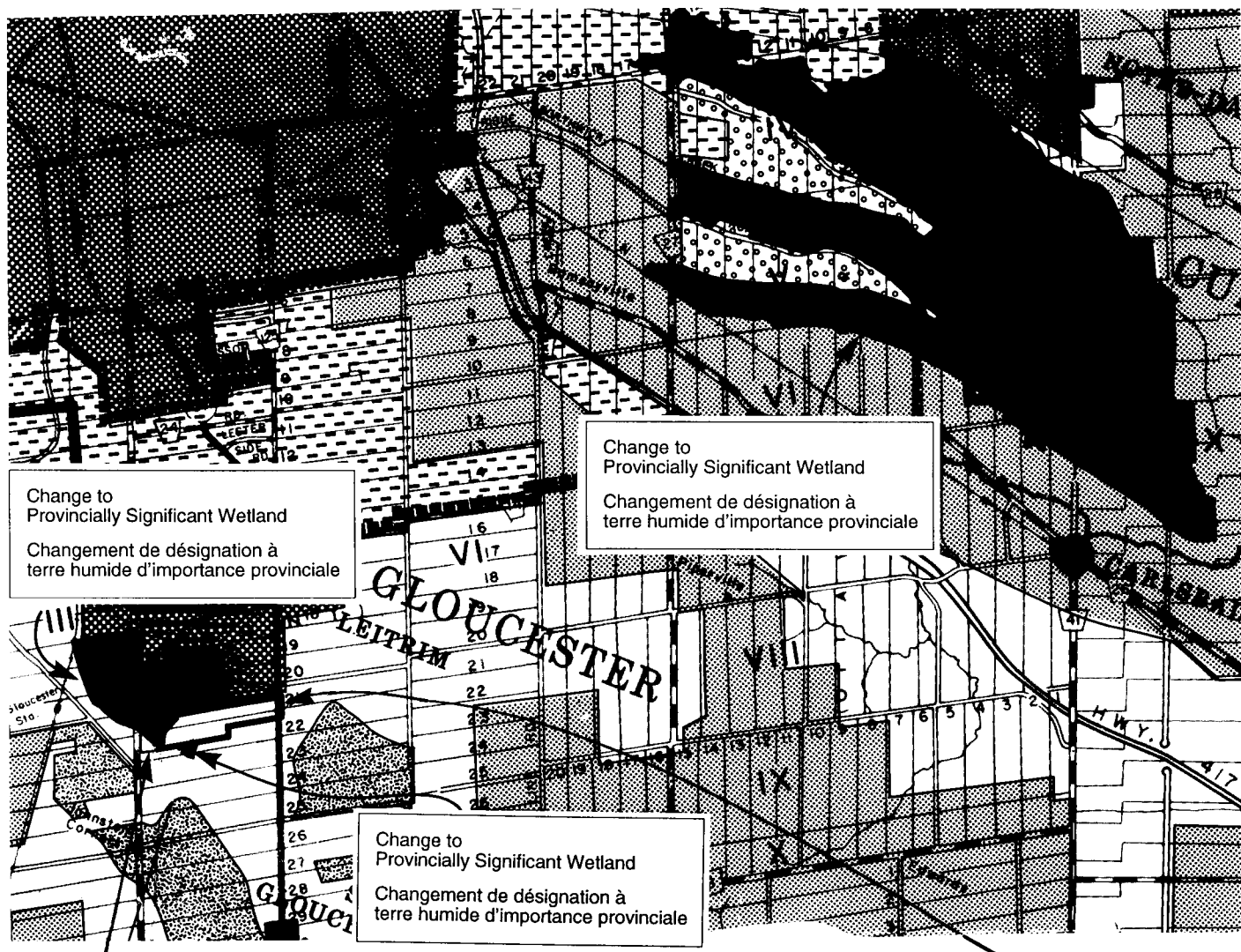


ZONE DE RESSOURCES MINÉRALES

SCALE : 1 : 100,000

**SCHEDULE "10" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "10" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



Change to General Rural Area
Changement de désignation à zone rurale générale

URBAN AREA - STAGE II / ZONE URBAINE - STADE II

OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

MINERAL RESOURCE AREA



ZONE DE RESSOURCES MINÉRALES

MARGINAL RESOURCE AREA (RESTRICTED)



ZONE DE RESSOURCES MARGINALES (SPÉCIALES)

NATURAL ENVIRONMENT AREA



ZONE ÉCOLOGIQUE NATURELLE

URBAN AREA (SEE SCHEDULE B)



ZONE URBAINE (VOIR ANNEXE B)

GREENBELT RESERVE

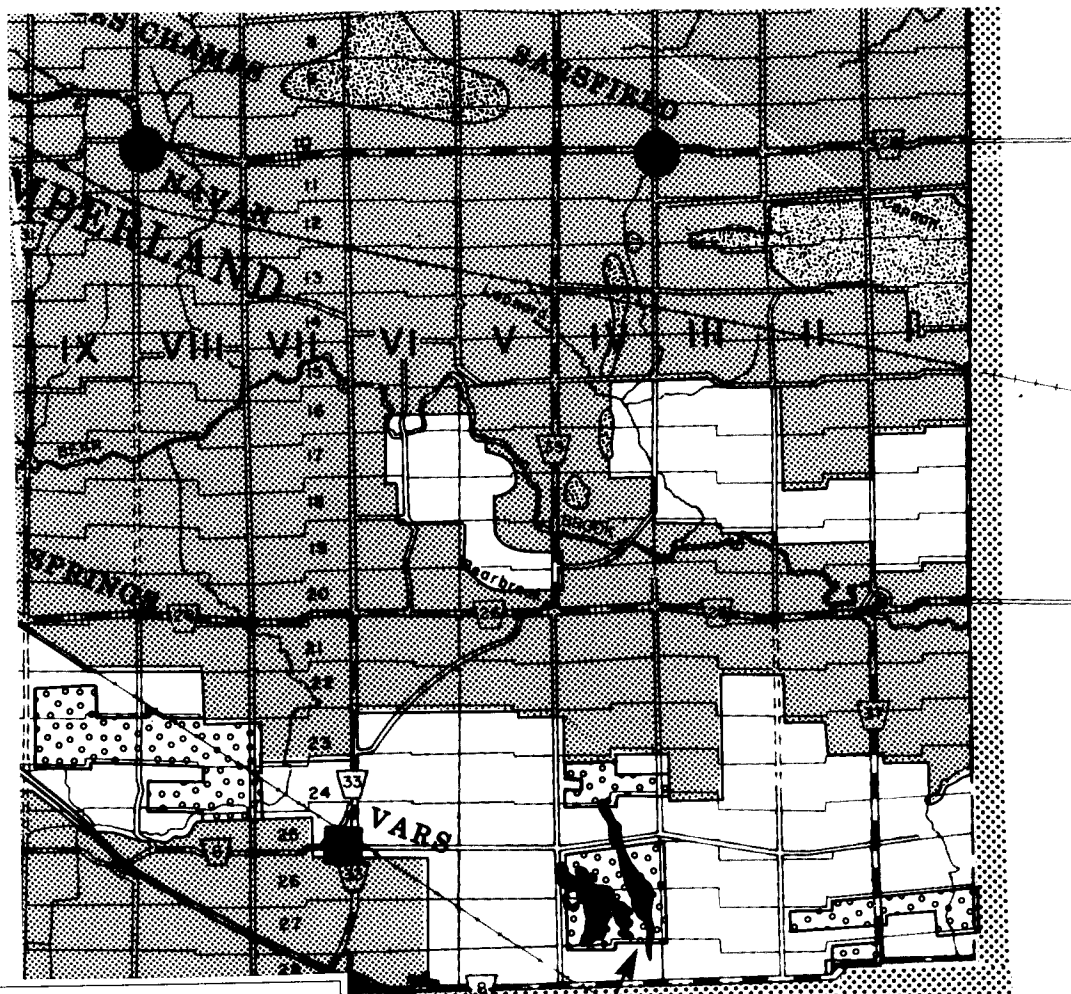


RÉSERVE DE LA CEINTURE DE VERDURE

SCALE : 1 : 100,000

**SCHEDULE "11" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "11" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



Change to
Provincially Significant Wetland
Changement de désignation à
terre humide d'importance provinciale

Change to
Provincially Significant Wetland
Changement de désignation à
terre humide d'importance provinciale

OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

MINERAL RESOURCE AREA



ZONE DE RESSOURCES MINÉRALES

MARGINAL RESOURCE AREA (RESTRICTED)



ZONE DE RESSOURCES MARGINALES (SPÉCIALES)

NATURAL ENVIRONMENT AREA

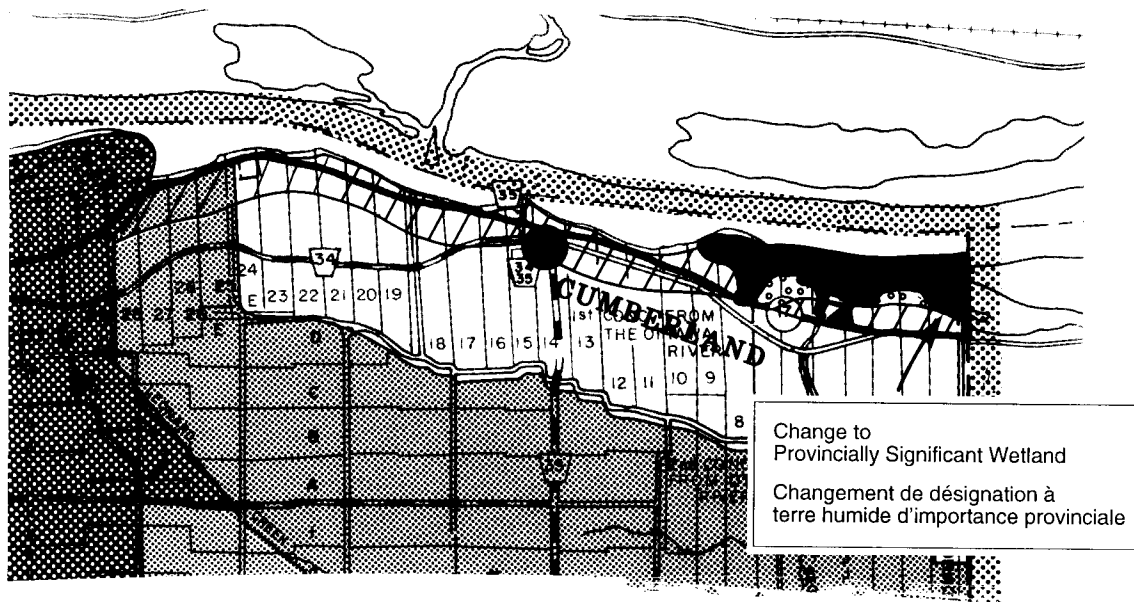


ZONE ÉCOLOGIQUE NATURELLE

SCALE : 1 : 100,000

**SCHEDULE "12" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "12" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "A"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "A"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

AGRICULTURAL RESOURCE AREA



ZONE DE RESSOURCES AGRICOLES

GENERAL RURAL AREA



ZONE RURALE GÉNÉRALE

GENERAL RURAL AREA (RIVER CORRIDOR)



ZONE RURALE GÉNÉRALE (COULOIR FLUVIAL)

NATURAL ENVIRONMENT AREA

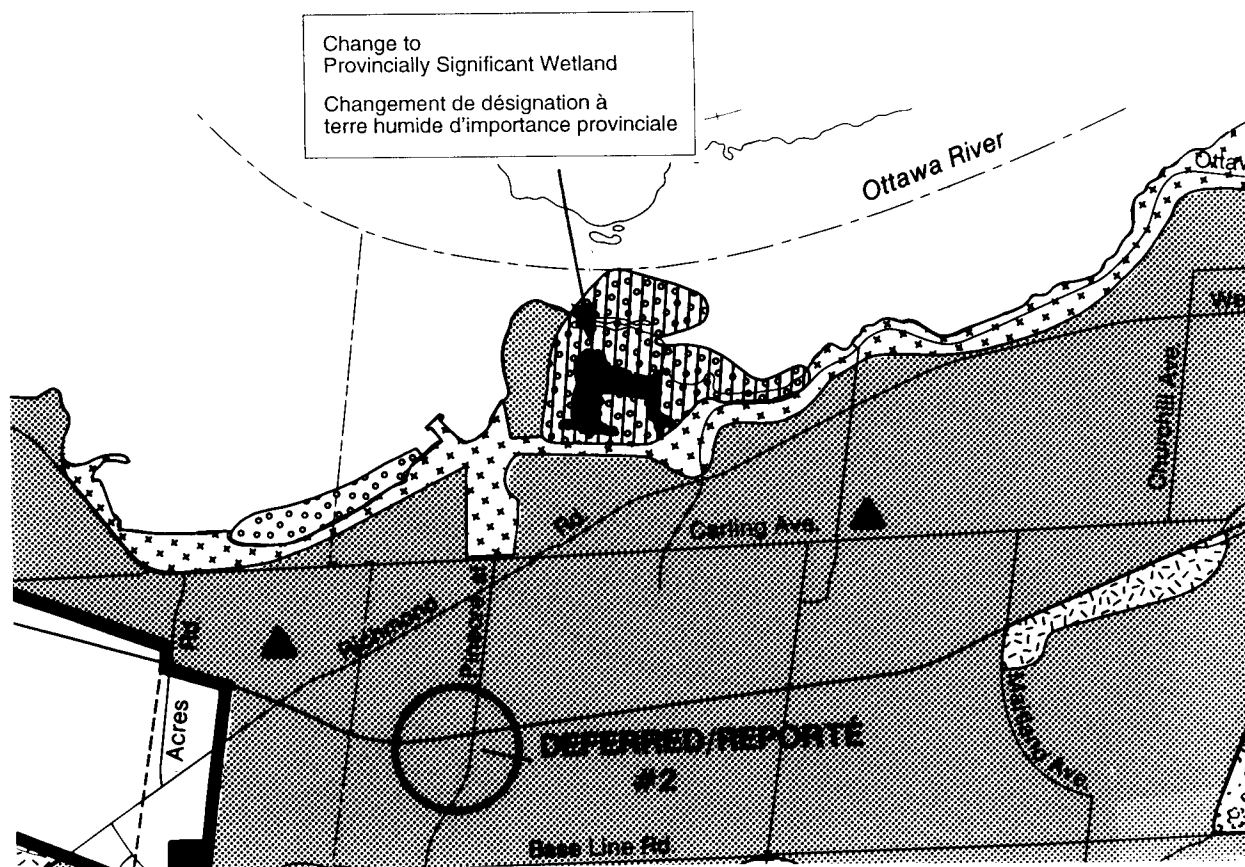


ZONE ÉCOLOGIQUE NATURELLE

SCALE : 1 : 100,000

SCHEDULE "13" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE LÉGALE "13" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR (1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN - SCHEDULE "B"
URBAN POLICY PLAN

PLAN DIRECTEUR - ANNEXE "B"
PLAN DES POLITIQUES EN MILIEU URBAIN

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

GENERAL URBAN AREA



ZONE URBAINE GÉNÉRALE

NATURAL ENVIRONMENT AREA



ZONE ÉCOLOGIQUE NATURELLE

CONSERVATION AREA (URBAN)



ZONE DE CONSERVATION (URBAINE)

WATERFRONT OPEN SPACE

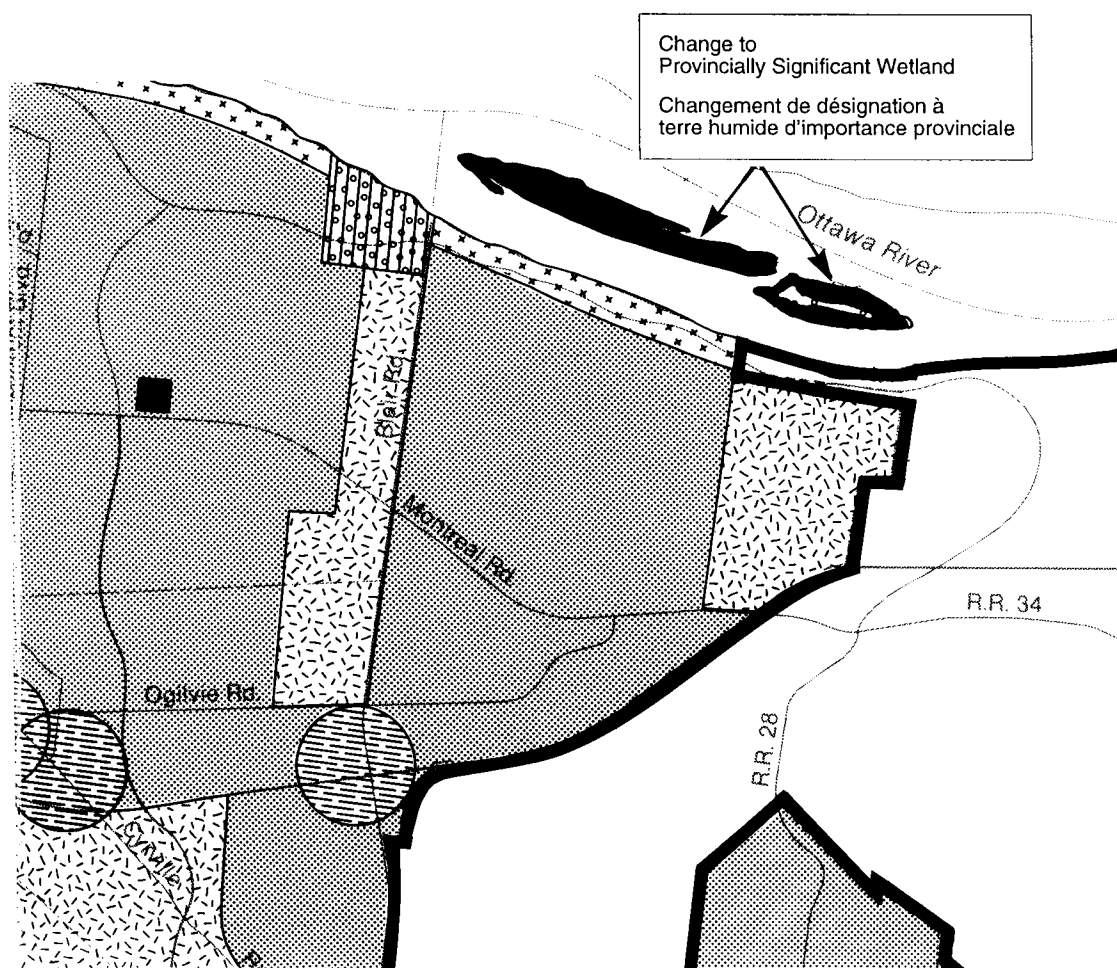


ESPACE VERT RIVERAIN

SCALE : 1 : 50,000

SCHEDULE "14" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON

LA CARTE LÉGALE "14" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR (1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON



OFFICIAL PLAN - SCHEDULE "B"
RURAL POLICY PLAN

PLAN DIRECTEUR - ANNEXE "B"
PLAN DES POLITIQUES EN MILIEU RURAL

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

GENERAL URBAN AREA



ZONE URBAINE GÉNÉRALE

NATURAL ENVIRONMENT AREA



ZONE ÉCOLOGIQUE NATURELLE

CONSERVATION AREA (URBAN)



ZONE DE CONSERVATION (URBAINE)

WATERFRONT OPEN SPACE

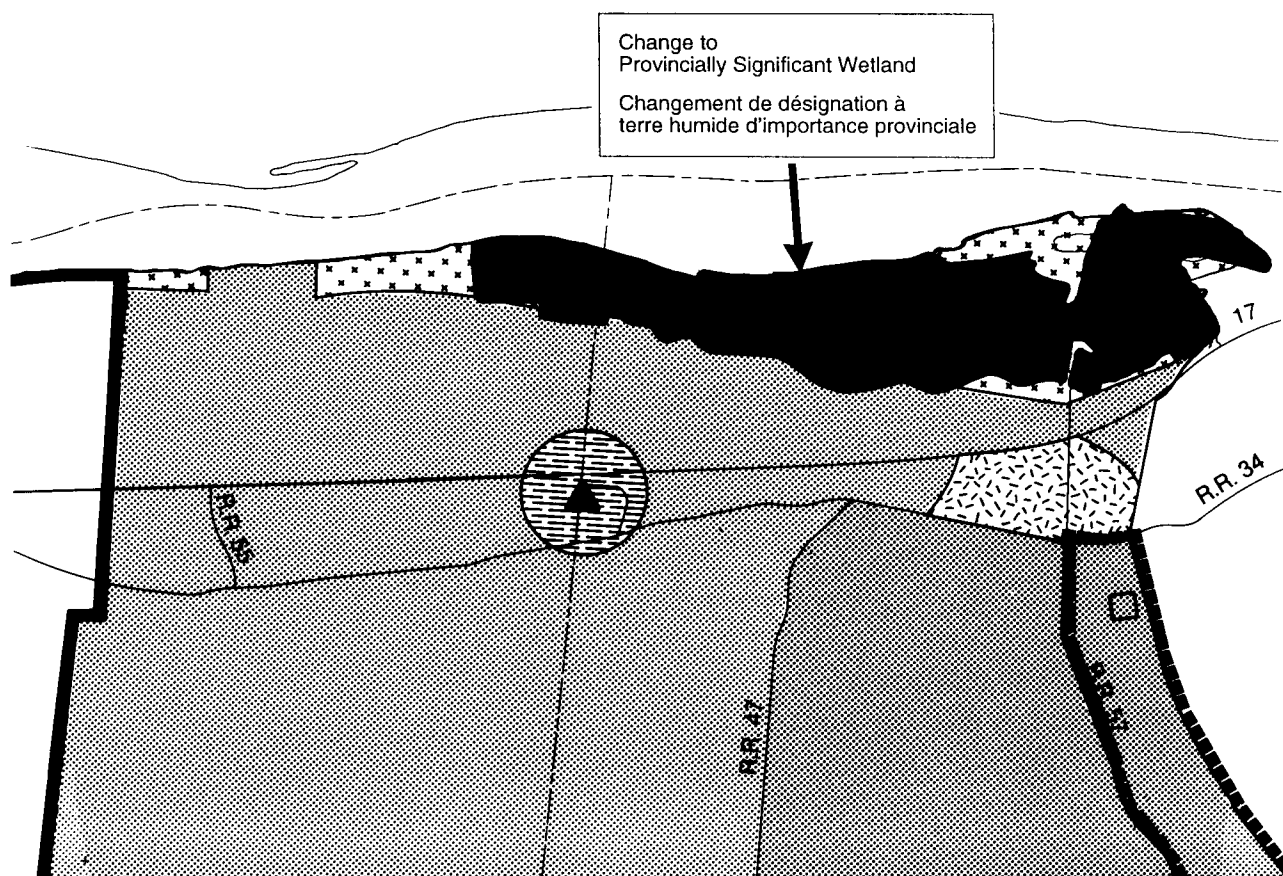


ESPACE VERT RIVERAIN

SCALE : 1 : 50,000

**SCHEDULE "15" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "15" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "B"
URBAN POLICY PLAN

PLAN DIRECTEUR - ANNEXE "B"
PLAN DES POLITIQUES EN MILIEU URBAIN

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

GENERAL URBAN AREA



ZONE URBAINE GÉNÉRALE

NATURAL ENVIRONMENT AREA



ZONE ÉCOLOGIQUE NATURELLE

CONSERVATION AREA (URBAN)



ZONE DE CONSERVATION (URBAINE)

WATERFRONT OPEN SPACE

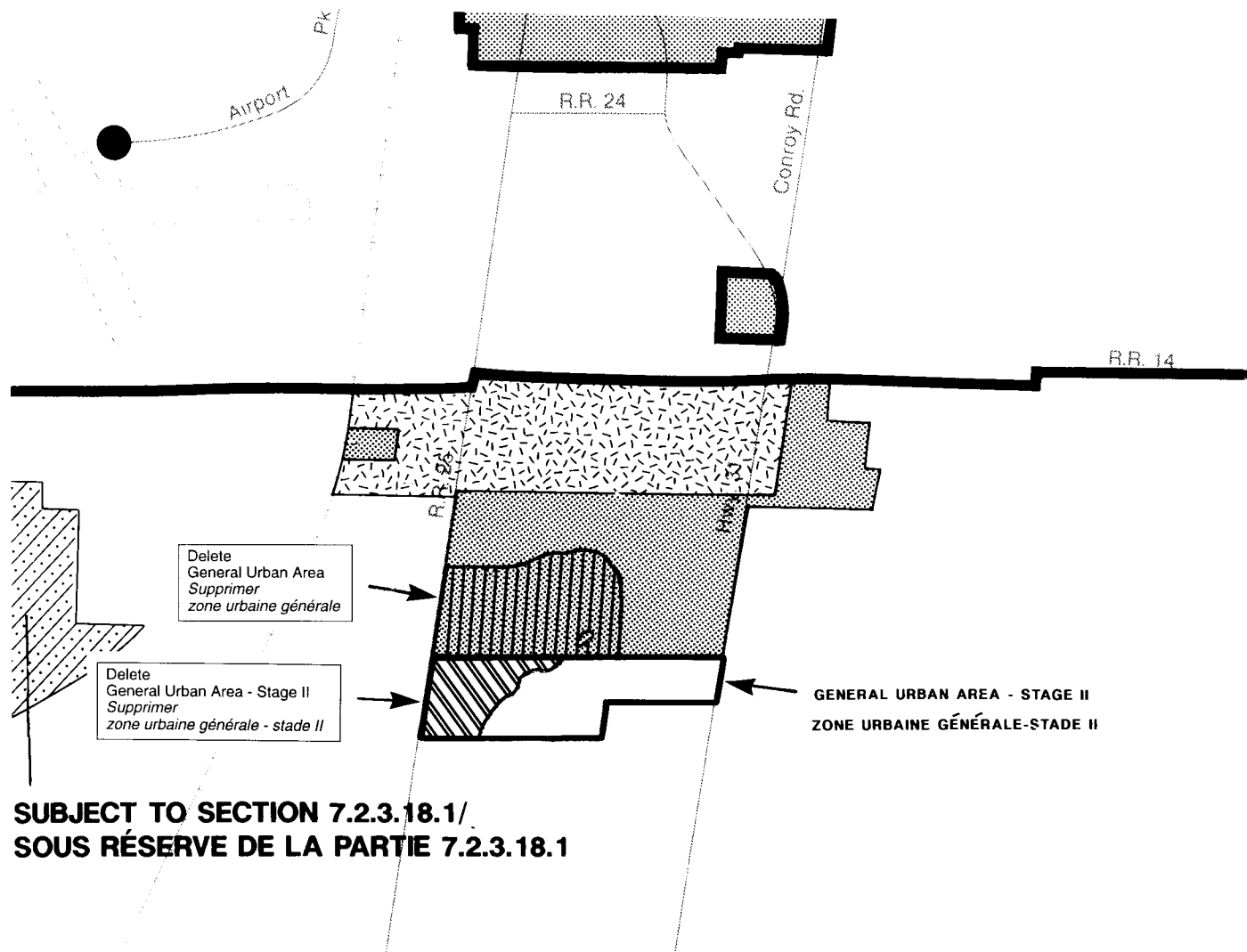


ESPACE VERT RIVERAIN

SCALE : 1 : 50,000

**SCHEDULE "16" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "16" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "B"
URBAN POLICY PLAN

PLAN DIRECTEUR - ANNEXE "B"
PLAN DES POLITIQUES EN MILIEU URBAIN

GENERAL URBAN AREA
EXTENSIVE EMPLOYMENT AREA

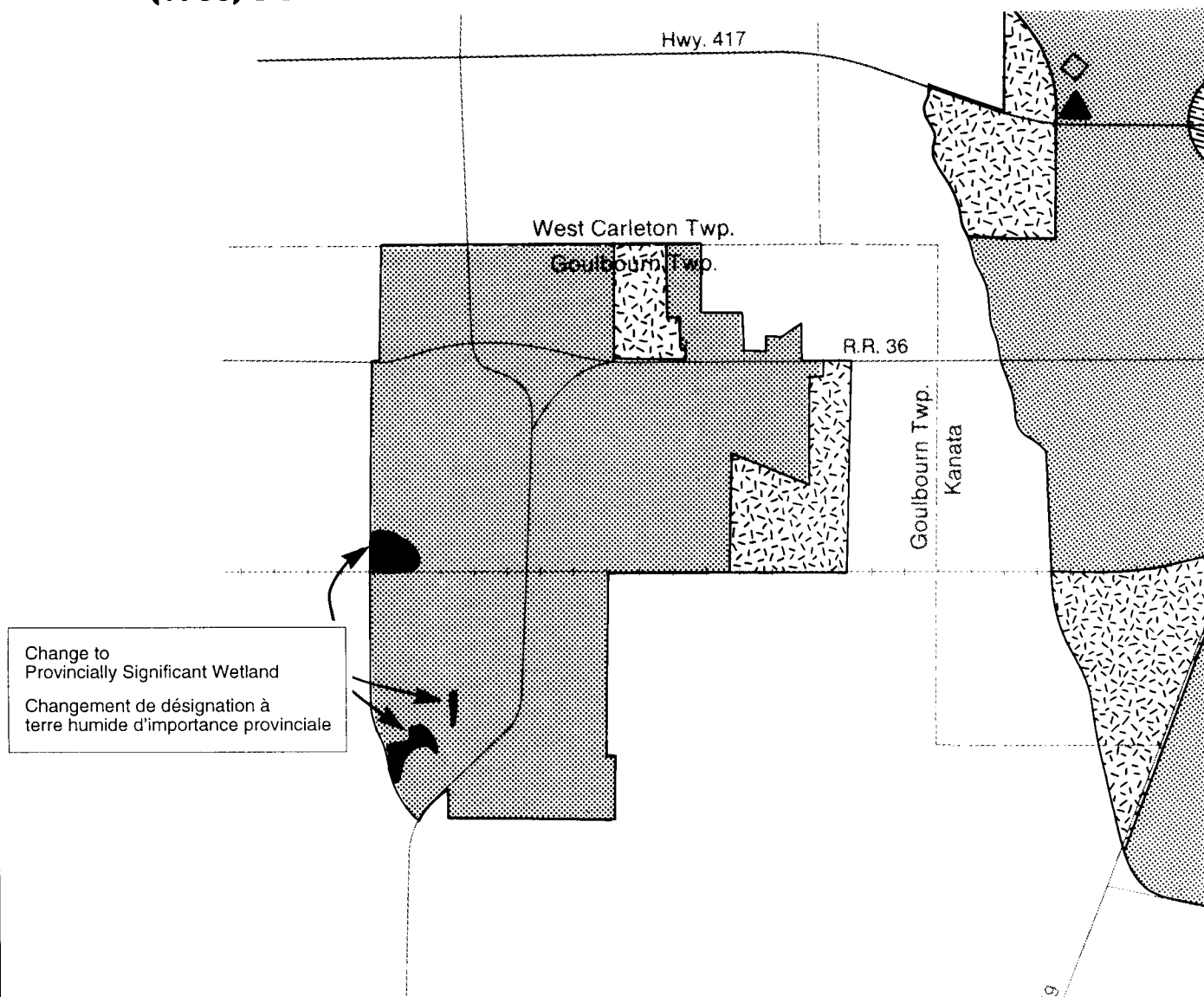


ZONE URBAINE GÉNÉRALE
ZONE D'EMPLOI À FAIBLE INTENSITÉ

SCALE : 1 : 50,000

**SCHEDULE "17" OF AMENDMENT 61 OFFICIAL PLAN (1988) OF
THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON**

**LA CARTE LÉGALE "17" DE L'AMENDEMENT 61 AU PLAN DIRECTEUR
(1988) DE LA MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON**



OFFICIAL PLAN - SCHEDULE "B"
URBAN POLICY PLAN

PLAN DIRECTEUR - ANNEXE "B"
PLAN DES POLITIQUES EN MILIEU URBAIN

PROVINCIALY SIGNIFICANT WETLAND



TERRE HUMIDE D'IMPORTANCE PROVINCIALE

GENERAL URBAN AREA



ZONE URBAINE GÉNÉRALE

EXTENSIVE EMPLOYMENT AREA



ZONE D'EMPLOI À FAIBLE INTENSITÉ

SCALE : 1 : 50,000

**EXTRACT OF REGIONAL COUNCIL DISPOSITION
26 JUNE 1996**

PLANNING AND ENVIRONMENT COMMITTEE REPORT 37, ITEM 4

**4. RESPONSE TO THE REPORT OF THE WETLANDS WORKING GROUP
COMMITTEE RECOMMENDATIONS**

That Council approve the following:

1. That staff be instructed to prepare a new draft Wetlands Regional Official Plan amendment (ROPA 61) for circulation;
2. That draft Regional Official Plan amendment 61 be circulated to all agencies and interest groups and to all landowners impacted by the Provincially Significant Wetlands Policy;
3. That the Region not adopt or implement a policy to provide flexible methods to purchase, acquire and receive lands or to compensate owners of Provincially Significant Wetlands;
4. That all Provincially Significant Wetlands evaluated and classified by the MNR be designated in draft ROPA 61;
5. That draft ROPA 61 include an identification of economic and productive uses permitted within a wetland;
6. That the Region not initiate a remapping program of Provincially Significant Wetlands;
7. That draft ROPA 61 be based on Council's existing Official Plan approach to delineating floodplains that is, to determine the extent of the wetlands Council will have regard to maps that delineate the wetlands prepared by the MNR, and in conjunction with the MNR, will consider other information, such as the results of an Environmental Impact Study, as may be pertinent;
8. That draft ROPA 61 identify when, and what type of Environmental Impact Study is required, to support development applications;
9. That draft ROPA 61 indicate that proponents requesting development approval under the Planning Act continue to be responsible for the provision of an Environmental Impact Study, or its equivalent.

MOTION NO. 205

Moved by Councillor W. Stewart Seconded by Councillor B. Hill

RESOLVED THAT with reference to Item 4 of Planning and Environment Committee Report 37, Council request that the provincial government establish a formal appeal mechanism to review boundary disputes and wetland classification at the request of the landowner, and that Amendment 61 allow for such boundary changes.

“CARRIED”

MOTION NO. 206

Moved by Councillor B. Hill Seconded by Councillor R. van den Ham

WHEREAS the Provincial Government has designated 11, 660 hectares of land in the Ottawa-Carleton Region as Provincially Significant wetlands, and

WHEREAS this designation prohibits any development on these lands thus depreciating the value significantly, and

WHEREAS the market value paid by these landowners and the taxes paid on these lands over the years has been based on a market value that did not consider the depreciated value of lands as provincially significant wetlands, and

WHEREAS major funding cuts to the Region by the Provincial Government makes it financially unrealistic for the Region to compensate wetlands owners for their loss,

THEREFORE BE IT RESOLVED THAT Council request that the Provincial Government implement a policy to compensate wetlands owners for the loss of the value of their land.

“CARRIED” with Councillor Stewart dissenting.

MOTION NO. 207

Moved by Councillor J. Legendre Seconded by Councillor A. Munter

RESOLVED THAT ROPA 61, in the context of Recommendation 8, incorporate as part of the identification process of the type of Environmental Impact Study (EIS) to be required, whether an EIS is in fact actually required, by a preliminary on-site inspection by RMOC staff, at the proponents cost.

“CARRIED” with Councillors Hill and Stewart dissenting.

Item 4 of Planning and Environment Committee Report No. 37, as amended by Motion Nos. 205, 206 and 207 was then put to Council and “CARRIED”.

FORMAL WRITTEN RESPONSE TO ROPA 61 CIRCULATION

1. Gloucester hydro
2. Nepean Hydro
3. Kanata Hydro
4. Consumers Gas
5. Ottawa Hydro
6. CN Rail
7. Ottawa-Carleton French Language School Board
8. Conseil des Écoles Catholiques de Langue Française, Région D'Ottawa-Carleton
9. Ottawa Roman Catholic School Board
10. Ottawa Board of Education
11. Carleton Roman Catholic School Board
12. Carleton Board of Education
13. Ducks Unlimited
14. Ottawa-Carleton Wildlife Centre
15. Wetlands Preservation Group of Ottawa-Carleton
16. Association of Rural Property Owners-Harold Harnarine
17. Ministry of Environment and Energy
18. Canadian Forestry Association
19. Township of Cumberland
20. MacDonald-Cartier International Airport
21. National Capital Commission
22. RMOC Health Department
23. Joint submission of the Regional Conservation Authorities (Mississippi Valley, Rideau Valley and South Nation River Conservation Authorities)
24. Goulbourn Environmental Advisory Committee, Eric Snyder
25. TransCanada Pipelines
26. Trans-Northern Pipelines
27. City of Gloucester
28. City of Ottawa
29. Novatech on behalf of client in Township of Goulbourn-Sittisville
30. Urbandale Corporation regarding Bridlewood subdivision in Kanata
31. Deerwood Estates Partnership regarding Pinery subdivision in West Carleton
32. V.N. Rampton, resident, Township of West Carleton
33. J. R. Johnston, resident, Township of Rideau
34. Dr. George Sander, resident, Township of West Carleton
35. Harvey Boucher regarding property in Township of West Carleton
36. Carol Mathieu, resident, Township of Goulbourn
37. David DeClerq, resident, Township of Rideau

***** Copies of the written responses are on file with the Regional Clerk.**



Ministry of
Natural
Resources

Minister

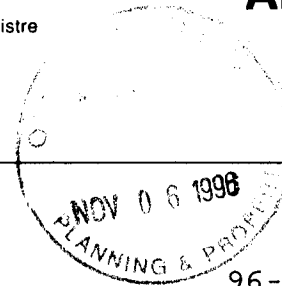
Ministère des
Richesses
naturelles

Ministre

ANNEX D

Queen's Park
Toronto, Ontario
M7A 1W3
416 / 314-2301

OCT 21 1996



96-02651-MIN

Ms Mary Jo Woollam
Regional Clerk
Regional Municipality of Ottawa-Carleton
111 Lisgar Street
Ottawa, Ontario
K2P 2L7

Dear Ms Woollam:

Thank you for your letter of July 8, 1996, ~~advising me of the~~ Motions carried by Council at its June 26, 1996, meeting. I apologize for the lengthy delay in responding.

Motion 205 requests that the provincial government establish a formal appeal mechanism to review boundary disputes and wetland classifications, at the request of the landowner. I wish to advise you that an appropriate appeal mechanism already exists. Landowners who have questions about, or wish to dispute, wetland boundaries or wetland classifications should contact the District Manager at the appropriate Ministry of Natural Resources office and they will ensure that a review is undertaken. If the District Manager concludes that a boundary change and/or wetland classification change is warranted, then both the affected landowners and the relevant municipality will be notified. If, however, it is concluded that no change is warranted, the landowner's only recourse is to hire a consultant to conduct an independent review, and/or to request an Ontario Municipal Board hearing.

Motion 206 requests that the provincial government "implement a policy to compensate wetland owners for the loss of the value of their land." The province's wetland policy, now a sub-section of the Natural Heritage Policy component of the recently-released Provincial Policy Statement, is issued under Section 3 of the Planning Act. In accordance with that Act, planning authorities have the power to impose restrictions on land uses if it is deemed to be for the public good. Land uses are determined through the land use planning process. Through this process, restrictions are placed on development in some areas. Where development is not permitted, landowners

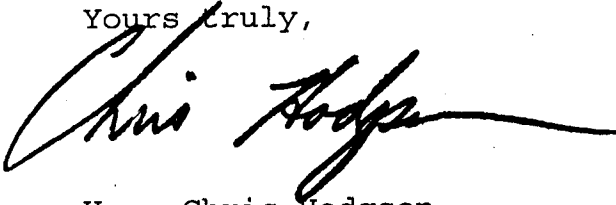
OTTAWA CARLETON REGIONAL CLERK'S DEPT.	
Received	OCT 24 1996
FILE #	07-96-0007
DOC. ID	96-3581
ACTION TAKEN	<i>Planning Council</i>
<i>to B. K. P.</i>	

.../2

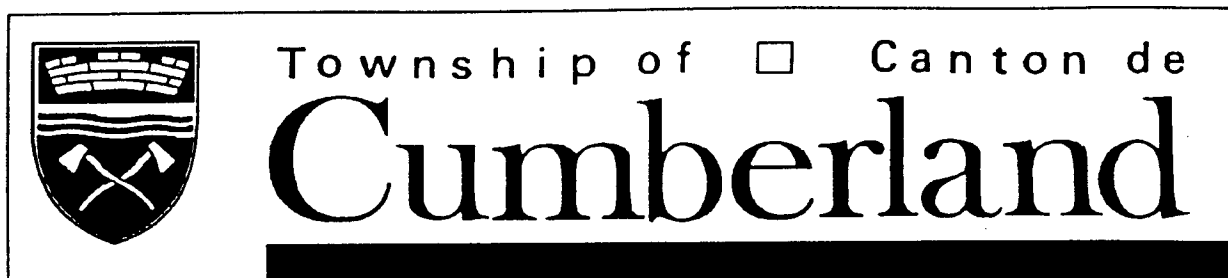
are not compensated other than through the sharing of resulting benefits. However, individuals may receive rebates under the Conservation Land Tax Reduction Program on taxes paid on those private lands which are identified as provincially significant wetlands.

I trust that this information is of assistance to you. If I can be of further assistance, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Chris Hodgson", with a long horizontal flourish extending to the right.

Hon. Chris Hodgson
Minister of Natural Resources, and
Northern Development & Mines



Resolution No. 9324

Date ... NOVEMBER 5 .. 1996 ..

Moved by: *W.F. Stacey*

Seconded by: *Dane Lewis*

WHEREAS Draft Regional Official Plan Amendment No. 61 proposes to designate certain lands within the municipality as "Provincially Significant Wetlands"; and

WHEREAS Council believes there are in many locations serious inaccuracies in the indicated boundaries of these wetlands, in particular the inclusion of the eastern end of Petrie Island;

BE IT THEREFORE RESOLVED THAT the Township of Cumberland indicate to the Region its objection to Draft Regional Official Plan Amendment No. 61 owing to its inaccurate mapping of the wetland boundaries; and

BE IT FURTHERMORE RESOLVED THAT the Region support the Township's request that the Ministry of Natural Resources provide an on site visit with representatives of Cumberland Council to justify the wetland designations in the Township and also provide on site visits to landowners to explain and justify the boundaries of the proposed wetlands.