



A Community Plan for the Village of
Constance Bay



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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 is known for its sandy beaches and was one of the first cottage communities on the outskirts of Ottawa.

The Torbolton peninsula was formed 12,000 years ago from the sands carried by the enormous volumes of glacial meltwater flowing through the Ottawa River. As the waters receded, the peninsula emerged, exposing the sands to the forces of wind that shaped the dunes and hills. The plants that evolved on the dry, sandy infertile soil developed an environment that was unique. Tall red, white and jack pine and red oak dominated the peninsula and it provided an ecosystem for plants that are rare in Ontario today.

Human settlement began with Natives who lived along the sandy shores. The Mississauga Indians signed title of the land to the Canadian Government, who in 1822 surveyed the land to make way for European colonization. The first crown patent was granted to Daniel Baird in 1831. Settlers cleared the forest for timber and farming but soon discovered that the soil would only support blueberries and more trees. Since that time many cottages have been built and then later converted into permanent dwellings and year-round dwellings. Constance Bay now has a year round population of more than 2,300 people, making it one of the largest villages in the City of Ottawa.

Constance Bay has experienced significant change over the last 30 years as the community has evolved from a seasonal population to a community of year-round residents. In 1976, 78% of the dwellings in Constance Bay were seasonal dwellings (cottages). Many of these cottages have been converted to permanent homes and now year-round dwellings make up 81% of the dwellings in Constance Bay.

The community has evolved over the years without a coordinated approach to address its changing needs. The City was asked by the local Councillor to undertake a Community Plan for Constance Bay based on community interest. There were a number of issues of interest and the residents felt that a coordinated and comprehensive plan of action was required.



The Community Plan implements the policies in the Ottawa Official Plan, which sets high-level direction for the entire City. It indicates how these policies will be applied at the local level and provides sufficient detail for daily decisions and other matters.

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The Community Plan provides a guide for what Constance Bay could be like in the future. It identifies the priorities for the community and helps develop strategies to make it happen. A Community Plan provides guidelines for day-to-day decision-making and sets out the community's priorities for the future.

How the Plan Was Developed

The Community Plan for Constance Bay was developed using a collaborative community building process that emphasized shared values and mutual obligation. The objective was to make decisions that clearly respond to real issues and achieve community support through a bottom-up rather than top-down approach. This philosophy had three components:

- *Collaboration* – everyone works together to realize a common vision
- *Community* – comprising residents (permanent and seasonal), landowners, tenants, businesses, developers and institutions, as well as various levels of government
- *Building* – strengthening and improving the community

The intent of collaborative community input is to ensure that processes surrounding planning decisions are inclusive and creative and that they result in community plans that implement the policies of the City of Ottawa Official Plan.

The City asked the community to advise on the process of developing the Community Plan. A Steering Committee, consisting of community members, was formed to help City staff establish a strategy to complete the plan and ensure that everyone in the community had an opportunity to participate and make their views known.

What the Community Plan Will Accomplish

This Plan will guide the long-term evolution of the Village of Constance Bay. It is organized into two parts. Part A – The Land Use Plan - addresses growth management, land use and development issues. It provides direction for how the Village will develop in the future. Part B – The Community Development Strategy - addresses community needs regarding facilities and programs that are required both now and in the future.



PART A: THE LAND USE PLAN**1. THE VISION FOR CONSTANCE BAY****1.1 Introduction**

The Community Plan implements the policies in the Ottawa Official Plan, which sets high-level direction for the entire City. The Community Plan indicates how these policies will be applied at the local level and provides sufficient detail for daily decisions and other matters. This Plan replaces the Official Plan that was adopted by the former Township of West Carleton in 1992.

1.2 The Community's Vision for Constance Bay

The residents of Constance Bay are proud of their community. At a visioning workshop held in September 2004, participants indicated that they want a plan where Constance Bay will be recognized as a:

- Residential community – not a tourist destination
- Rural community with a small village flavour
- Great place to live
- Safe and healthy community
- Riverfront community built around wonderful natural resources – the Ottawa River and the Torbolton Forest

**1.3 Plan Objectives**

The objectives for the Plan for Constance Bay were developed with the community at the Visioning Workshop. They are to:

- Recognize that Constance Bay is a rural community with a small village flavour – not a tourist destination
- Maintain the riverfront character of the community
- Enhance the appearance of Constance Bay
- Improve road, bicycle, pedestrian connections both inside and outside of the Village
- Provide better community services in the Village
- Provide additional recreational facilities and programs needed in the community
- Preserve the Torbolton Forest and update its management plan
- Protect the groundwater, the source of drinking water in the community
- Develop a strategy to address the weed problem along the beach/in the Ottawa River

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- Establish a community protocol for use of the beach
- Develop a management strategy for the water access points that are owned by the City
- Ensure the safety of the residents through the development of an emergency measures plan
- Create a plan that is practical and affordable

1.4 Achieving the Vision

This Community Plan is a plan of action that contains the strategies to achieve the objectives that have been articulated by all residents of Constance Bay - property owners, permanent residents and seasonal residents. The Community Plan provides direction and vision as to what the Village will be like in the future. It contains the strategies required to turn objectives and values into achievable results. The Plan also recognizes that the City does not have the resources or expertise to implement all recommendations in this Plan. The success of the Plan will depend on partnerships with other departments, services, and agencies.

This Plan has two parts:

Part A – The Land Use Plan

1. The Vision for Constance Bay
2. Growth Management
3. Land Use
4. Linkages Inside and Outside the Village

Part B – Community Development Strategy

5. Community Facilities and Recreational Facilities Needs
6. Torbolton Forest
7. Water Quality (Groundwater and Ottawa River)
8. Water Access and Management of the Road Allowances
9. The Beach at Constance Bay
10. Implementation

A Community Plan provides a comprehensive set of measures and actions to direct decisions in the future. Much of the Plan relates to land use; however, other processes will be required to implement the Community Plan. Section 10 summarizes the actions required to implement the Plan.

2. GROWTH MANAGEMENT

The City of Ottawa Official Plan states that growth in the rural area will be directed to villages to enhance their vitality. Constance Bay is one of the designated villages in the Official Plan. Focusing growth in villages provides residents with better access to community facilities and services. Potential for growth (new development) exists in Constance Bay where there is vacant land within the Village and where seasonal residences could be converted to permanent dwellings in the future. The Village

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boundary has been amended to provide a better road connection from Allbirch Street to Kilmaurs Side Road. This road, to be built through the subdivision process, would 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. The road alignment shown in the former West Carleton Official Plan is not feasible due to physical constraints (gulleys) and potential conflicts with a residence on Kilmaurs Side Road. The expansion of the Village boundary to the west provides sufficient space to avoid the physical constraints and enables the road to be located so it will have less impact on the nearby residence.

2.1 Village Character

The residents of Constance Bay want the Plan to respect the small community (village) atmosphere. They envision a residential community – not a tourist destination. They want a more complete community that offers more community and commercial services and better coordination of zoning to ensure that land uses are properly located.



Constance Bay is a unique community. Its defining elements are the views of the river and a streetscape that is dominated by large oak trees with houses and cottages set far back from the road. The large trees and thick shrubbery screen the houses from view.

Historically, the pattern and size of residential lots in Constance Bay were established by the cottage development. The 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 Ave area. The new development that has occurred over the last 15 years has been developed on larger lots, most being in the 0.4 ha range. The defining characteristic of the residential development in Constance Bay, common to both old and new developments, has been the preservation of mature trees. Constance Bay is a community built in the forest, making it unique as a village community. The forest cover and the views of the Ottawa River from Bayview Drive are the defining features of the community. One of the objectives of this Plan is to ensure that new development proceeds in a manner that is compatible with the existing village character.

There are limited development opportunities in Constance Bay. The Ottawa River and 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,

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the development area is limited to the ribbon of land between the Ottawa River and the Constance Bay Sand Hills ANSI.

Future development will occur in two ways:

- In the existing developed area where existing cottages will be replaced by new homes
- On undeveloped land in the Village which will develop by plan of subdivision

The challenge is to ensure that new development is compatible and complementary with existing development.

Policy

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

2.2.Growth Potential

According to the City's year-end estimates for 2010, the population of Constance Bay is 2,434. With limited potential for growth, the Village will grow slowly over the next 20 years in two ways:

- New development - the undeveloped land in the Village will develop by plan of subdivision and
- Conversion of cottages to permanent homes - in the existing developed areas.



Seasonal dwellings will continue to be converted into permanent residences and the existing vacant land within the Village will be developed. The 2006 Constance Bay Community Plan identified that there were 873 year-round dwelling units in Constance Bay and that an additional 206 cottages may be converted to year-round dwellings in the future.

Rural Residential Land Survey

Year	Seasonal Dwellings	%	Year-Round Dwellings	%	Total Dwellings
1976	680	78	190	22	870
1988	349	36	630	64	979
1998	224	21	825	79	1049
2005	206	19	873	81	1079
2010*	120	10	1047	90	1167

* Survey 2011/2012 and Planning Department estimates

There are about 114 gross ha. of undeveloped land in the Village, which can accommodate new development (Rural Residential Land Survey 2009-2010 Update). Since the Community Plan was prepared, the amount of development land has increased because lands were added to the Village in 2006. The undeveloped land and existing vacant lots in the Village, if fully developed, have a potential for an additional 204 dwelling units, assuming one dwelling per lot (Rural Residential Land Survey 2009-2010 Update.)

At the time of the 2011 village review, there was approximately a twenty year supply of development land. Evaluation of land supply will not be undertaken in Constance Bay until the City undertakes a comprehensive evaluation of its land supply.

The total potential number of dwelling units that could be accommodated under build out is 1,105. At three people per household, the total maximum population is projected to be 3,315.

2.3 Environmental Protection

The community is built around two natural resources, the Ottawa River and the Torbolton Forest. The Plan contains policies to ensure that these resources are protected.

The undeveloped land within the Village consists of both open non-forested land and forested natural areas. Any new plans of subdivision will be supported by a tree conservation report to ensure that as much existing tree cover as possible is preserved.



The Constance Bay Environmental Management Plan (EMP) was approved by City Council in 2007 for the New Residential Development Area shown on

Schedule A of the Community Plan. The EMP identifies significant natural features that should be preserved, constraints to development, recommendations for the protection of groundwater resources and stormwater management criteria. Since the EMP was prepared, the City has refined its definition of significant natural features in the Official Plan and has identified some additional features in this area; however, the majority of the report's recommendations are still valid.

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Policy

1. The Constance Bay Environmental Plan (Dillon Consulting Ltd., May 2007) shall be consulted for any development applications for the lands identified as New Residential Development Area. The need for an Environmental Impact Statement in support of such applications shall be determined based on the EMP recommendations and the requirements of the Official Plan in effect at the time of application.

3. LAND USE

The City of Ottawa Official Plan was prepared within the broader context of the Ottawa 20/20 initiative to prepare the City to better manage growth and change over the next 20 years. The purpose of this Section of the Community Plan is to provide additional details for how the policies in the Official Plan will be interpreted or implemented in the Village of Constance Bay.

This Land Use Plan serves as a guide for the future development of all of the lands in the Village and updates and replaces the 1992 former Township of West Carleton land use plan. The land use policy areas are shown on Schedule A.

3.1 Village Commercial

At the Visioning Workshop, participants indicated that they felt that Constance Bay should be a more complete community that offered more community and commercial services. It was also suggested that there needed to be a better coordination of zoning to ensure that land uses are appropriately located. Over the years, there has been limited commercial development scattered in various locations in the Village. There needs to be more focus for future development. There are two locations where more commercial development would be a benefit in the community. The commercial site on Constance Bay Drive at Willand Lane, which is located at the entrance to the Village, provides the best location for a new Village shopping area. The other site, which has limited potential for expansion, is in the core area of the Village where a restaurant, gas bar, and general store are located.

3.1.1 Village Shopping Area

The Village Shopping 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.



Policies

1. The Zoning By-law will permit a shopping area, containing a shopping centre or one or more freestanding buildings with commercial and service uses to serve the Village

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and surrounding community. Residential and large-scale highway commercial uses (such as automobile dealerships, building supply stores) will not be permitted.

2. Site plan agreements for any development will require trees (preferably oak trees where feasible) to be planted on Constance Bay Drive. The intent is to make Constance Bay Road a tree-lined road.
3. Parking lots should be located at the side or rear of buildings (where practical) so that as much of the building as possible fronts on Constance Bay Road.

3.1.2 Village Mainstreet

Over time, development of commercial and community facilities in Constance Bay has been scattered throughout various locations in the Village. There is one location near the entrance to the Village where there is a small congregation of businesses, a restaurant, gas bar, and store/liquor store that serve the needs of the Village. This area, on

Constance Bay Road at McConnell Lane, is one of the focal points of the Village. 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 in the City. The properties in this location are very small which means that the scale of development anticipated will be quite limited (small scale).



Policies

1. The Zoning By-law will permit a range of uses in the Village Mainstreet land use including commercial, institutional, and residential uses. Existing residences will continue to be a permitted use.
2. The range of mainstreet uses will be appropriate to the scale and character of the Village.
3. The type and intensity of uses will be determined by a hydrological evaluation as part of the development review process.
4. 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 form the majority of the first floor façade.
5. 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.
6. New commercial development should be located in such a way as to be pedestrian accessible, to encourage local residents to walk or ride bicycles to facilities.

3.1.3 Village Commercial

The intent of this land use is to recognize existing commercial establishments in Constance Bay – the Lighthouse and the Point Restaurant, which should be recognized in the Zoning By-law.

Policy

1. Areas shown as Village Commercial will be zoned for commercial uses in the Zoning By-law to recognize existing uses.

3.2 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

1. Areas shown as Institutional will be zoned for institutional uses in the Zoning By-law.
2. New institutional uses may be established by amendment to the Zoning By-law provided:
 - a) the property is on a collector road;
 - b) the site is suitable for private individual services (well and septic system) for the proposed use; and
 - c) conflicts with adjacent residential uses can be mitigated (noise, traffic, buffering etc).

3.3 Residential Areas

3.3.1 General

The residents want it to be known that Constance Bay is a great place to live. One of the objectives of this plan is to strengthen residential neighbourhoods and maintain village character. In addition to residential uses, uses that support and provide services to the neighbourhood are also permitted in residential areas. Commercial uses will not be permitted; they will be directed to the specific locations within the Village.

Secondary dwellings, group homes, rooming houses, shelter accommodation, retirement homes, care facilities, garden suites, home-based businesses, public utilities, and wireless communication facilities will be permitted in the Zoning By-law as per Section 3.1 of the Ottawa Official Plan which permits these uses in all residential areas (in villages and the urban area).

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Historically, Constance Bay was developed as a seasonal community on small lots. Over time, seasonal cottages have been replaced by larger permanent homes. The lot coverage for a new dwelling should provide adequate space on the lot for servicing, landscaping and setbacks to both the street and the water.

Policies

1. The use of lands shown as Residential Area 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. Commercial uses will not be permitted.
2. The Zoning By-law will require lot coverage to reflect the low building-to-lot relationship to ensure that there is sufficient space on the lot to provide for servicing, landscaping and setbacks from the street and the water.

3.3.2 New Residential Development Area

Constance Bay is a community built in the forest, making it unique as a village

community. The forest cover and the views of the Ottawa River from Bayview Drive are the defining features of the community. One of the objectives of this Plan is to ensure that new development proceeds in a manner that is compatible with the existing village character. Trees will be preserved wherever possible and where there is no tree cover, trees (preferably oak trees) will be planted. 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

1. Development will proceed on the basis of the Council-approved Constance Bay Environmental Management Plan.
2. New development will 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.
3. 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) will

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.

4. In order to protect groundwater resources in the Village, new development will be supported by a hydrological study as described in Section 7.1 of this Plan.
5. Zoning and subdivision plans should maintain large building setbacks from the street to allow a buffer of vegetation between the road and the dwellings.
6. Minimum lot areas for new development will be determined through soil testing and servicing studies which are required at the time of development application.

3.4 Natural Environment Area

The Torbolton peninsula was formed 12,000 years ago from the sands carried in the enormous volumes of glacial meltwater flowing through the Ottawa Valley. As the meltwater entered the Champlain Sea a delta formed from the sands deposited from the weakened currents. The peninsula soon emerged as the volume of meltwater receded, exposing the sands to the forces of wind that shaped the dunes and hills. Small plants and animals that could colonize and tolerate the dry sandy and infertile soils began the process of natural succession. Over thousands of years, a forest environment developed that was as unique as the formation of the peninsula itself. The Ministry of Natural Resources (MNR) has identified the forest and the sand dunes as an Area of Natural and Scientific Interest (ANSI). The area is known as the Constance Bay Sand Hills ANSI. An ANSI is defined in the Provincial Policy Statement as “areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education”.

The ANSI is designated as a Natural Environment Area in the City of Ottawa Official 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 of Ottawa (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 3.2.2 in the Official Plan.

Policies

1. The Natural Environment Area is shown on Schedule A. 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.



2. The part of the Natural Environment Area that is owned by the City, the Torbolton Forest, will be managed in a manner consistent with the objectives in the resource management plan as outlined in Section 6.1 of this Plan.
3. Where the area with a Natural Environment Area land use is in private ownership, the City will consider acquisition in accordance with the policies in the Official Plan.

3.5 Community Park

The community park area was first developed in the 1940s by Fred Baldwin as “The Casino”. The Constance and Buckham’s Bay Property Owners Association ran the Casino as a dance hall and centre for community social events. The Casino was demolished when the new community centre was built. Over the years, a wide range of community facilities have been added to the site and it is the main focal point for the whole community. The park now includes a community centre, library, softball and



soccer fields, outdoor skating rink, skateboard park and playground. The area is extensively used and is the main meeting place in the community.

The Community Park is bounded by the Natural Environment Area designated in the City of Ottawa Official Plan. The land use area is based on the provincially significant Constance Bay Sand Hills ANSI as mapped by the Ministry of Natural Resources. The purpose of the Community Park land use area is to recognize the existing use of the property and provide guidance for how the site should develop in the future.

Further to the Constance and Buckham Bay’s Community Association’s request that the City review the land requirements of the community park and the possibility of expanding the existing community park, the City hired an environmental consultant to review and confirm the ANSI boundary as required by the Community Plan. Sensitive ANSI features were identified on all sides of the community park, such that it cannot be expanded. The conclusions from this work were incorporated into the Zoning By-law.

Policies

1. The Community Park will be developed as a passive and active park with recreational and sport facilities serving the needs of the Constance and Buckham Bay’s community in a manner that harmonizes with the natural setting.
2. The 5% parkland dedication for development within the New Development Area will be used to provide land for a new community park identified on Schedule A.

3.6 Flood Plain

The flood plain of the Ottawa River is at an elevation of 60.9 metres. The extent of the flood plain in Constance Bay is shown on Schedule A. The Plan contains policies to minimize the threat of injury, loss of life, property damage, and economic and social disruptions caused by flooding. The policies permit safe, compatible development in the reduced-risk parts of the flood plain, provided there are no adverse environmental impacts and the Mississippi Valley Conservation approves the proposal.



The Mississippi Valley Conservation (MVC) has defined the flood plain in Constance Bay as two distinct zones, the “floodway” and the “flood fringe”. The “floodway” is defined as the area where new development e.g. creation of new lots, or the development of existing lots, would not be permitted due to depths and velocities of floodwaters. The “flood fringe” is defined as the area where depths and velocities of floodwater may be safely overcome. The geodetic elevation of the 1:100 year flood plain is 60.9 m. The Constance Bay Flood Damage Reduction Study prepared by Dillon Consulting in 1990 identifies that the flood fringe can be regarded where the flood depth is normally less than 1.0 m. An elevation of 59.9 m is used to differentiate between the floodway and flood fringe. Land below 59.9 m is in the floodway; land above 59.9 m is in the flood fringe. Development on existing lots of record may be considered in the flood fringe provided the building is adequately flood-proofed, subject to review and approval by the City and the MVC. The policies listed below indicate how the flood plain policies in the City of Ottawa Official Plan will be applied in Constance Bay.

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Policies

1. The policies for the Floodway and the Flood Fringe will apply to those areas shown on Schedule A.
2. The extent of the flood hazards, for the purpose of implementing these policies, will be determined by consulting flood plain maps prepared by the Conservation Authority and, in conjunction with the MVC, considering other pertinent information such as land surveys and engineering drawings. In addition, the applicant may be required to provide sufficient information to establish whether the policies of this subsection are met.
3. The City will not permit any building, structure or septic system in a Floodway, regardless of the underlying land use, except:
 - a) Works and facilities related to flood and erosion control authorized under the Environmental Assessment Act;
 - b) Repairs and minor additions to buildings and accessory buildings may be permitted subject to approval of the MVC.
4. The Zoning By-law may permit repairs, minor additions, and new construction, in the Flood Fringe provided that:
 - a) The Zoning By-law has been prepared in consultation with the MVC and consideration is given to the need to issue a permit under Ontario Regulation 153/06, MVC's Regulation of Development, interference with Wetlands and Alterations to Shorelines and Watercourses prior to the issuance of a building permit.
 - b) The proposed development is permitted on Schedule A of this Plan.
5. All new development and infrastructure in the flood plain and within 15 metres of the 1:100 year flood plain will be subject to the approval of the MVC.
6. The following uses will not be permitted in the Flood Fringe and the Flood Way:
 - a) Uses associated with substances of a chemical, hazardous or toxic nature in the flood plain, which could pose a threat to public health and safety if damaged as a result of flooding or the failure of flood-proofing measures.
 - b) Institutional uses such as hospitals, nursing homes, schools, and childcare facilities that would pose a significant threat to the safety of the inhabitants (e.g., the sick, the elderly, the disabled or the young) if involved in an emergency evacuation situation as a result of flooding or failure of flood proofing measures.
 - c) Uses associated with essential services, such as police, fire or ambulance stations that must continue to function during a flood emergency, if delivery of such services would be compromised.

4. LINKAGES INSIDE AND OUTSIDE THE VILLAGE

4.1 Emergency Access

At the Visioning Workshop, participants indicated that a second access into Constance Bay was needed in case of an emergency. This has been an issue in the community for a long time. There are two concerns with the current situation where there is only one access in and out of the Village:

- Difficulty achieving evacuation during a major forest fire or flood and
- Emergency vehicles being blocked due to major accident.

The community has suggested various alternatives to provide a second access into Constance Bay. Two of these alternatives involve the construction of a new access road on the existing road allowances at either Buckham's Bay (extension of Bishop Davis Drive), or Constance Creek (extension of Torbolton Road) to provide an additional access to the Village. Neither of these alternatives is recommended as both would be expensive and the City would be required to provide 100% of the funding. The most practical alternative is to require the remaining vacant land north of Constance Bay Road to be developed in a manner that would provide road links from Allbirch to Kilmaurs Side Road. The road could be built through the subdivision process at the developer's expense.

The community has indicated that the development of an Emergency Measures Plan, addressing the special needs of Constance Bay, should be a priority. An Emergency Measures Plan would address emergency preparedness and the risk of a forest fire in the community.

Policies

1. The Emergency and Protective Services Department will coordinate the development of an Emergency Measures Plan to address emergency preparedness and the risk of forest fire and flooding in the community.
2. The location of a second access is shown on Schedule A. Construction should be reviewed in conjunction with the development of the lands within the New Residential Development Area leading to the extension of Kilmaurs Side Road. New plans of subdivision for these lands shall be designed to provide this necessary link to the road network.
3. The requirements for the new road connecting to Kilmaurs Side Road described in Policy 2 above the intersection at Dunrobin Road will be investigated through a traffic impact study that will be required to support the subdivision applications for the New Residential Development Area.

4.2. Road Network and Right-of-Way Protection

The collector roads in Constance Bay provide access to various destinations within the Village. The collector roads include Constance Bay Road, Bayview Drive, Allbirch and

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Torbolton Roads. The existing right-of-way (ROW) is generally 20 metres and this width is protected in the City of Ottawa Official Plan.

Local streets carry less traffic and provide direct access to the neighbourhoods.

Policies

Collector Roads

1. The collector roads will have protected rights-of-way of 20 metres as per Annex 1 of the City of Ottawa Official Plan when reviewing plans of subdivision.

Local Streets

2. The local street pattern should follow a grid or modified grid pattern where possible. Dead-end streets, long looping streets, and cul-de-sacs should be discouraged.
3. A second access connecting Allbirch Street and Kilmaurs Side Road will be built through the subdivision process as shown on Schedule A of this Plan.

4.3 Pedestrian and Cycling Links

The community has indicated that it would like pedestrian and cycling links to be developed or improved in the community.

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.

Constance Bay is linked to the Major Recreational Pathway system that is shown on Schedule J of the City of Ottawa Official Plan. New development should be integrated into the existing pathway system in the Torbolton Forest and along Bayview Drive.

Constance Bay is also identified in the Ottawa Cycle Plan where the existing paved shoulder on Constance Bay Road will eventually link to a proposed paved shoulder on Dunrobin Road. New development should also be integrated with the existing cycle route on Constance Bay Road.



Policies

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

PART B: THE COMMUNITY DEVELOPMENT STRATEGY

Introduction

During the consultation process, the community expressed a number of ideas regarding what future facilities and programs are needed in the Village and how existing resources should be managed for the benefit of the community. The Plan recognizes that the City does not have the resources or expertise to implement all recommendations. The success of the Plan will depend on partnerships with the community, the City, and agencies.

5. Community Facilities and Recreational Facilities Needs

5.1 Community Facilities (Institutional) Needs

At the Visioning Workshop, participants indicated that they felt that Constance Bay was not well serviced with community services, and that schools, a medical office, and seniors care are needed in the community.

Policy

1. The Zoning By-law will permit services such as a medical center to be established in the Village Shopping Area (see Section 3.1.1).

5.2 Recreational Facility and Program Needs

The Constance and Buckham's Bay Community Centre, located in the centre of the Torbolton Forest, is the focus for recreational activities in the community. The community centre provides recreational programs and has a number of facilities including soccer fields, a skating rink, a skateboard park, play structures, a library and meeting rooms. During the consultation for this Plan and during its review during the Village Plan Review project, the community indicated that they would like more children and youth programs (including swimming lessons) in the community.

The City is undertaking a number of initiatives regarding the provision of recreational facilities for the community. The *Recreational Facilities Study* will address the community's needs for major recreational facilities (e.g. arenas, gymnasiums) within a wide geographic area (the western part of the city).

Poison ivy has been identified as a problem in public areas, especially near sports fields and trails. During the consultation process, the community indicated that a program to control poison ivy is needed.

The function of the Community Park has now been settled. The precise boundary between the Park and Natural Environment Area/ANSI area is now defined in the Zoning By-law and was established through the work of an environmental consultant.

Strategies

Constance Bay

1. More youth programs should be developed for residents by the Constance and Buckham's Bay Community Association.
2. The City will consult with the community to develop a program to control poison ivy in public places.
3. The Master Development Plan for the site, prepared by Lashley & Associates (November 1999), will be updated and used as a guide for the development and management of the Community Park.



5.3 Security

Residents have expressed concern about quality of life in terms of a desire for a crime-free neighbourhood. Some people feel that there is considerable criminal activity taking place in Constance Bay and that increased efforts should be made to resolve the issue through police action, increased public awareness, and citizen vigilance to protect the community and its residents.

The Ottawa Police Services is committed to the safety and security of the community, which includes utilizing the community as an active partner in problem-solving and prevention. The community indicated during the consultation process that they wanted the Ottawa Police Service to organize a session in the community to discuss safety and security in the community.



The 2011 review of the Constance Bay Community Plan revealed that much has been accomplished in the Village relating to security. The original Community Plan provided direction as to the steps that should be undertaken to initiate discussions with residents including information on the community crime prevention program, parent awareness and better understanding of youth activities and the tools/rationale for reporting crime in a timely manner. Since that time a community watch program has been established in Constance Bay.

Strategy

The Police Services Board should continue to provide support to the Constance Bay

Community Watch program on an as-needed basis.

5.4 Community Notice Board

Constance Bay is a vibrant community with numerous volunteer organizations that host various community events throughout the year. Making the community aware of the events that are scheduled in the Village is a challenge. During the consultation process, it was suggested that a community notice board advertising events in the community would be a benefit to everyone and help bring the community together.

A community notice board was installed in 2006 and the Constance and Buckham's Bay Community Association will continue to use it to advertise various events, which will help bring the community together.

6. TORBOLTON FOREST

6.1 Management of the Forest

In 1953, the former Township of Torbolton purchased land that would become the Torbolton Forest and entered into an agreement with the Ontario Ministry of Natural Resources (MNR) to manage and reforest the area. The City of Ottawa has since taken over the ownership of the Forest and assumed the management responsibility. The City is managing the Forest according to the “Forest Management Plan for the Township of West Carleton Torbolton Forest” that was completed by MNR for the period 1992–2012. A new forest management will be required after 2012.

The objectives of the management plan are to:

- Develop and maintain a healthy forest with a diversity of vegetation and wildlife
- Encourage forms of outdoor recreation that are compatible with the natural environment and other forest values
- Minimize conflict between forest users and local residents
- Provide the Forest with an adequate degree of protection from fire, insect disease and nuisance animals
- Provide a reasonable standard of access within the Forest for the enhancement of its recreational value and to facilitate management activities
- Demonstrate responsible integrated forest resource management
- Develop and implement an interpretive plan for the Forest
- Maintain the integrity of the Forest as an ANSI
- Provide for a reasonable degree of safety for the public using the Torbolton Forest
- Enhance the aesthetics of the Forest
- Manage the Forest in a financially sound manner

The Management Plan for the Torbolton Forest is almost 20 years old and the 2011 review of the Constance Bay Community Plan revealed that there are a wide range of community concerns with its use. During preparation of the original Community Plan, the community wanted the Forest to be preserved, but recognized that it needed to be more actively managed. Residents also wanted to be involved in clean up of the Forest and to be better informed of the status of forest fire hazards within the Forest through signage. Sections of the Forest required thinning to maintain health of the trees and to reduce the risk for wildfire. In 2011 the community had specific issues that they wanted addressed including integration of recreational areas into the ANSI, security concerns in the “meadows”, integration of hiking and cycling into existing facilities, concern about littering and criminal activity. These concerns have been forwarded to the City’s forestry staff since they will be involved in the preparation of the new management plan for the Torbolton Forest.

The Rare Plant Inventory and Management Recommendations for the Torbolton Forest report that was completed in 2004 provides management recommendations to best manage the significant species to ensure their long term survival.

The community indicated that they wanted the annual clean up of the Forest to be

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continued and residents want to be better informed of the status of forest fire hazards within the Forest through signage.

Strategies

1. The City will support the annual spring clean up of the Forest.
2. The Forestry Services Branch (Public Works Department) will update the 5-year operating and 10-year capital plans for the Torbolton Forest to implement the priorities identified during the consultation process for the Community Plan as outlined in Appendix 1.
3. The Forest Management Plan should implement the recommendations of the Rare Plant Inventory and Management Recommendations for the Torbolton Forest report in order to protect and enhance the special ANSI features and address the continuing efforts to improve the Forest's health and increase diversity of tree species.
4. The Forest Management Plan should address the issue of fire hazards and emergency preparedness.
5. The Forest Management Plan should include provision of forest fire hazard information to the public, either through implementing signage at the entrance to Constance Bay, placing it at the kiosk located adjacent to the Community Centre, or both.
6. The Forest Management Plan should include plans for developing and/or maintaining trails in such a way that conflicting uses are minimized.

7. WATER QUALITY

7.1 Protection of the Drinking Water Supply

Constance Bay is serviced solely by individual water supply and septic systems. The Official Plan direction is that development in Constance Bay will be on the basis of private individual services.

During the consultation process, the community indicated that it wanted to ensure that groundwater, the source of drinking water in the community, is protected.



During the summer of 2005, the City undertook a groundwater study to assess water quality in the Village and develop recommendations for groundwater management and mitigation strategies for both new and existing development. The recommendations were based on historical and current information with respect to groundwater quantity and quality, land use and potential environmental concerns. The Study found that natural water quality in the Village of Constance Bay varies greatly with depth and aquifer geology. The natural water quality within the overburden aquifer is generally good, being characterized by low levels of mineralization. Nitrate concentrations are however elevated within this aquifer, likely a result of overall septic loading. Conversely, groundwater from the bedrock aquifer is low in nitrates but is highly mineralized. All wells surveyed in the 2005 sampling program were reported to have sufficient yields, and thus no water quantity issues were identified in either the overburden or bedrock aquifers.

The Groundwater Study recommended that the residents of Constance Bay be notified of a potential widespread nitrate issue in the groundwater and encouraged to have their water tested for bacteria and nitrates. As a result of this recommendation, the Medical Officer of Health sent a letter to all residents of Constance Bay on October 25, 2005 advising that the results of the groundwater study indicated that 19% of the wells sampled at concentrations above the acceptable standard of 10 milligrams per litre (mg/L) as defined by the Ontario Drinking Water Standards. As water containing nitrate at concentrations above 10 mg/L may pose a risk to the health of infants under 6 months of age who consume it, residents were advised that if they had children under 6 months of age in the house, they should have their well water tested and if the nitrate concentration level was above 10 mg/L they were advised to use an alternative water supply. Nitrate can be removed from groundwater to acceptable levels through the installation of a reverse osmosis, or a distillation water treatment system.

Considering the planned continued development of the area on private services, it is important that a proactive groundwater management plan be put in place to ensure that the overall groundwater quality in the area is maintained or improved. The following measures were recommended in the Study for the long-term management of groundwater within the Village of Constance Bay.

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.
2. Residents of the Village of Constance Bay are encouraged to have their well water tested for bacteria and nitrates on a regular basis.

7.2 Waterfront Stewardship

During the summer of 2005 the City monitored the water quality of the Ottawa River at Constance and Buckham Bay's under the Water Protection Environment Program. The results of the monitoring program indicated that from a water quality perspective, this area is quite healthy. E.coli results are well within recreational water quality objectives of 100EC/100mL and there was no excessive weed growth associated with nutrients – phosphorous results were low.

The health of the Ottawa River and its water quality is an issue that concerns everyone, especially those who live and play along the shoreline. It is important that good water quality be maintained for health, the environment, recreation, and simply for its natural beauty. In built-up waterfront areas such as this, human activities on waterfront properties can have a direct impact on the water quality and natural functions of the river.

Many activities on waterfront and near-shore properties are associated with the deterioration of water quality and the river environment. These often include:

- Removal of near shore vegetation and the installation of manicured lawns to the water's edge. This results in increased runoff, sedimentation and erosion, and reduced filtration and uptake of nutrients, which accelerate aquatic plant growth, and degrade water quality.
- Hardening of the shoreline with retaining walls and impervious surfaces (concrete or interlocking brick patios). These deflect erosion downstream, eliminate "natural filtering" of pollutants and sediment, and degrade habitat.
- Use of chemical fertilizers and pesticides. These can accelerate aquatic plant growth, degrade water quality, are hazardous to human health, and can be deadly for fish and other wildlife.
- Harmful household chemicals and cleaners. These can damage septic systems and degrade water quality.

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- Malfunctioning septic systems. These allow phosphorous, other nutrients and bacteria to leach into soils and eventually into the River, resulting in accelerated aquatic plant growth and degraded water quality.

Excessive plant growth and algal blooms are often the most visible result of these types of activities. Nutrient loading from fertilizers, detergents and septic systems, is one main cause of excessive aquatic plant growth. Another cause is from increased runoff and sedimentation due to lot clearing and the elimination of natural filtration areas with impervious surfaces.

The “best management practices” provide the most effective solution to these impacts.



Strategies

Property owners are encouraged to work with MVC to implement the following “best management practices”:

1. Vegetated buffers

- Maintain a vegetated buffer of native trees, shrubs and low growth plants between the development (buildings and septic systems) and the shore. This serves to limit the long-term impacts of development on water quality by providing a filtration area for the uptake of nutrients by the plants’ roots, before the nutrients enter the water. Tree and plant roots also help to reduce sedimentation and erosion by holding the soil in place.
- Maintain a naturalized buffer to a minimum depth of 3 metres along at least 75% of the shoreline frontage. This area should be a “no mow” zone and should either be left to naturalize on its own or augmented with the planting of native vegetation (a combination of trees, deep-rooted shrubs and other native plants). The remaining 25%, or up to 23 metres (76 feet) whichever is the lesser, may be cleared for water access (pathways, stairs, etc.) and recreational use in the shoreline area.

2. Softening of the shoreline

- Limit the use of hardened structures and impervious surfaces such as concrete, rock or wood retaining walls and concrete or brick patios, in the shoreline buffer area. Retaining walls in this area, for landscaping purposes or for the purpose of defining property boundaries, should be discouraged. Where there is a genuine erosion or stability problem at the shoreline, other softer methods of erosion

control, such as planting deep rooted vegetation, bioengineering (the use of plants with natural materials such as logs, live stakes) and sloped riprap treatments should be considered first.

3. Other Best Management Practices

- Ensure septic systems are operating properly and have tanks pumped out at appropriate intervals (depending on use).
- Limit the use of harmful household chemicals and cleaners.
- Encourage elimination or limited use of fertilizers and pesticides on lawns and gardens.

7.3 Weeds in the Ottawa River

The community wants the beach kept clean and weeds controlled. There are two approaches – reduce the nutrients in the water that promote weed growth and cut the weeds that are a nuisance.

The community has observed that, over the years, the weed problem in Constance Bay has been getting worse. An increase in weed growth is usually related to an increase in nutrients in the water. Reducing nutrient levels is the most effective method of controlling weeds. Identifying the problem areas and source of the nutrients may provide a better understanding of the cause of the problem and possible solutions.

Removal of weeds requires a work permit from the Ontario Ministry of Natural Resources because the work is done on crown lands (in the water). The permit is administered under the Public Lands Act and weed removal is subject to the following restrictions:

- The maximum width (along the shoreline) of plant removal area should not exceed 50% of the property width up to a maximum distance of 15 m.
- The maximum length (out from the shoreline) of plant removal area should not exceed 30 m. Because of fluctuating water levels in the Constance Bay area, this distance should be measured from the water levels that predominate during the early summer period.
- No equipment (farm tractors, lawn tractors, etc) other than specially designed floating mechanical weed harvesters should be operated in the water.

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- Cut vegetation is to be collected, removed from the water and disposed of in an area where the material cannot re-enter the water.
- Timing restrictions for in-water activity as determined by MNR (restricted from March 15 to June 30).



In 2005 water quality was sampled and conclusions were the following:

- E.coli results are well within recreational water quality objectives of 100EC/100ml;
- No excessive weed growth associated with nutrients – phosphorous results low;
- From a water quality perspective, this area is quite healthy; and,
- No need for further sampling.

It is recommended that water sampling of the Ottawa River be undertaken on an as needed basis.

Strategies

- 1 The City will undertake water sampling, as required, to monitor nutrient levels and to identify problem areas.

8. WATER ACCESS AND MANAGEMENT OF ROAD ALLOWANCES

8.1 Management of Road Allowances to the Water

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. In the past, the road allowances were referred to as “fire lanes” as they provided accesses for fire trucks to get water from the Ottawa River. Fire Services no longer use the “fire lanes” as they now use a hydrant to pump water from the Ottawa River. They are looking for a location to establish a second fire hydrant in the Village.

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 and
- Access to the water and beach area

Some of the road allowances are very accessible and are used extensively by the community (e.g. the Point, Auger’s Beach, and Wicken’s Beach), while others are not used and are not easily accessible, as they are not identified as public road allowances. The consensus in the community is unclear regarding whether all of the 39 road allowances should be opened with signs erected indicating public access. Some people want all the road allowances opened and signed; others are opposed.

Over the years, some people have encroached on the public accesses. The community supports initiating a City program to identify encroachments on City road allowances and to notify adjacent owners who may be inadvertently or intentionally encroaching on City property to ensure they are used for public purposes only.



By 2011 work was well underway identifying the public access points to the water. A majority of the rights-of-way have been surveyed and encroachment concerns resolved. Many of the rights-of-way have been cleaned up with signage installed to identify access points to the waterfront. The inland public accesses still need to be identified.

Strategies

1. The public accesses will be maintained as a heritage resource in the community and should not be sold.
2. The City will review sign needs, where required, to identify public accesses to the water.
3. 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.

8.2 Community Facilities at Water Access Points

At the Visioning Workshop, there were many different opinions expressed regarding water access. Most participants wanted to maintain the access points to the water but opposed creating a waterfront park that would attract people from outside the community. They felt that facilities should be strictly community based and should not be promoted to people outside of the community.

The lack of facilities such as parking and toilets was identified as a problem for residents that do not live near the beach. Parking was identified as a problem by residents who live near the more popular beach areas. A number of participants wanted more facilities such as toilets, garbage cans, etc., while others did not want these types of facilities at the water access points. There was a concern that providing facilities at the road allowances (especially parking) would attract more people and increase the potential for conflicts with the adjacent property owners. When asked in the Strategic Directions Workbook if the City should acquire additional land adjacent to the road allowances, the residents who responded to the questions did not support land acquisition by the City.

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. These access points are small in size and extensively used, creating the challenge of providing adequate facilities to the people using these areas while not causing conflicts with the adjacent property owners. During the consultation to develop the plan, the community indicated support for the maintenance or the addition of certain facilities.



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By 2011 the City had undertaken a parking study at key areas and implemented changes including: the installation of parking signs on McRostie across from the Beach; widening a portion of Ritchie Street to accommodate parking for cars and trailers; and making improvements at the Point. It is recognized that parking is an on-going issue and will be addressed on an as-needed basis.

Strategies

1. The City will continue to provide and maintain the following community facilities:
 - a) The Point: parking, toilets, garbage can and pick up;
 - b) Auger's Beach: parking, toilets, garbage cans and pick up;
 - c) Ritchie Street Boat Launch: parking, toilets, garbage cans and pick up; and,
 - d) Wicken's Beach: garbage cans and pick up.

9. THE BEACH AT CONSTANCE BAY

The question of who owns the beach in Constance Bay is something that has been discussed in the community for some time. Some participants at the workshop said that they wanted the issue to be settled once and for all. West Carleton Township tried to address the issue in the 1980s. They solicited opinions from the legal firm of Soloway, Wright, Greenberg, O’Grady, Morin as well as W. Ross Taggart Surveying Limited. Both firms were of the opinion that the beach was privately owned. The City’s Legal Services Branch has indicated that beach ownership is a very complicated issue and the final decision on the matter would have to come from the Ontario Courts. However, they could confirm that the beach is not owned by the City of Ottawa.

The original Crown Patents, which granted title to the land in Constance Bay, did not retain ownership of the shoreline (beach area) for the Crown. The Patents did “reserve free access to the shore of the River Ottawa for all vessels, boats and persons” (for people travelling on the Ottawa River). Information obtained from the Registry Office indicates that when the residential lots in the Village were created by plan of subdivision, the lots did not extend to the water’s edge. It is not clear from the Registry Office who owns the beach – it may be the heirs and successors of the original owner who subdivided the land. The one exception is Plan 412, located at Sand Point where the plan of subdivision states, “all lots fronting on the Ottawa River extend to the water’s edge”.

The beach area has been a resource shared by the community since the first subdivisions were established in 1927. The road allowances and lanes that were established in the plans of subdivision provided access points to the beach area for the whole community. For the most part, the residents along the waterfront property have not opposed passive use of the beach for residents walking to other locations, but are concerned about the use of the land in front of their properties for active recreational activities. At the Visioning Workshop, it was suggested that the community should work together to establish protocols for use of the beach area. The idea is to have the community develop the protocol, with the aid of the City and other government agencies, which would be a resource to identify the tools available that could implement the strategy.



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The work of the beach protocol committee has been completed and many of the recommendations had been implemented by the time of the village plan review. Decisions regarding the remaining viable recommendations will be made jointly by the Constance Bay and Buckham's Bay Community Association and the City (Councillor's office). A Beach Protocol was approved by the community at a public meeting and is now posted at the major access lanes. The Protocol sets out rules, which are closely aligned to the City's by-laws, for the respectful use of the beach and is distributed annually to residents and made available for visitors by the CBBCA.

10. IMPLEMENTATION**10.1 Interpretation**

Part A – the Land Use Plan for Constance Bay is a statement of land use planning policy that will guide the long-term growth and development of Constance Bay. It provides guidelines for the day-to-day decision-making on land use planning, such as subdivision, zoning and site plan applications, and sets the community’s priorities for the future. An amendment to the Community Plan requires approval by Council. Amendments to the City of Ottawa Official Plan also require approval by Council but are subject to appeal under the *Planning Act*.

Part B- the Community Development Strategy is a statement of the priorities in the community for the development of community and recreational facilities in Constance Bay.

Recommendations

1. Significant changes to the land use policies, Part A of the Community Plan, will require approval by Council. An example of a significant change would be changing the land use of a property from one land use to another (e.g. Residential to Commercial). Minor revisions/interpretations of the boundaries of land use areas set out on Schedule A will not require Council approval. Precise boundaries for land uses will be set out in the Zoning By-law.
2. Policies within the City of Ottawa Official Plan will indicate when an Official Plan Amendment is required. Two examples are changes to the Village boundary and to Rights-of-Way protection.

10.2 Summary of Priorities and Responsibilities

Implementation of the Community Plan will depend on partnerships with the community, the City and other agencies. The following table summarizes the actions, assigns responsibilities and provides a time line for implementation of the Community Plan. Actions that have already been implemented are found in Appendix 3 – Accomplishments.

Action	Responsibility	Timing
Land Use		
Review lot size, lot coverage and inconsistencies between the Community Plan’s land use schedule and zoning	Planning and Growth Management Department	2012 onwards
Emergency Measures		
Develop an Emergency Measures Plan to address emergency preparedness and the risk of forest fire in the community	Emergency and Protective Services Department(Fire Services)	2012 onwards
Transportation		

Constance Bay

Action	Responsibility	Timing
When undertaking any roadwork or resurfacing of Bayview Drive and Constance Bay Road, the shoulder of the road will be paved	Public Works Department	2012 onwards
Recreation Programs		
Develop more youth programs	Constance and Buckham's Bay Community Association, Parks Recreation & Cultural Services	2012 onwards
Continue to control poison ivy in public places, as required	Public Works Department (Forestry Services)	2012 onwards
Torbolton Forest		
Update the 5 year operating plan for the Torbolton Forest	Public Works Department (Forestry Services)	2012 onwards
Prepare and update management plan for the Torbolton Forest	Public Works Department (Forestry Services)	2012 onwards
Support the annual clean-up program	Public Works Department (Forestry Services)	2012 onwards
Security		
Continue to work on security issues in Constance Bay	Police Services	2011
Water Quality		
Undertake water sampling to determine nutrient levels and to identify problem areas, as required	Environmental Services Department	2012 onward
Implement beach and weed management protocol	Constance and Buckham Bay's Community Association, relevant City departments	2012 onward
Implement best management practices along the shoreline	Property owners	2012 onwards
Water Access		
Continue to address encroachments on road allowances leading to the water as well as ones located inland	Infrastructure Services – Business and Technical Branch and Constance and Buckham's Bay Community Association	2012 onwards
Continue to maintain the facilities described in Section 8.2	Parks Recreation and Cultural Services Department, Public Works	2012 onwards

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Action	Responsibility	Timing
Continue to address parking issues at the popular water access points, as required	Emergency and Protective Services Department	2012 onwards
The Beach		
Monitor and implement appropriate beach protocol measures	City and Constance and Buckham Bay's Community Association	2012 onwards

10.3 Monitoring

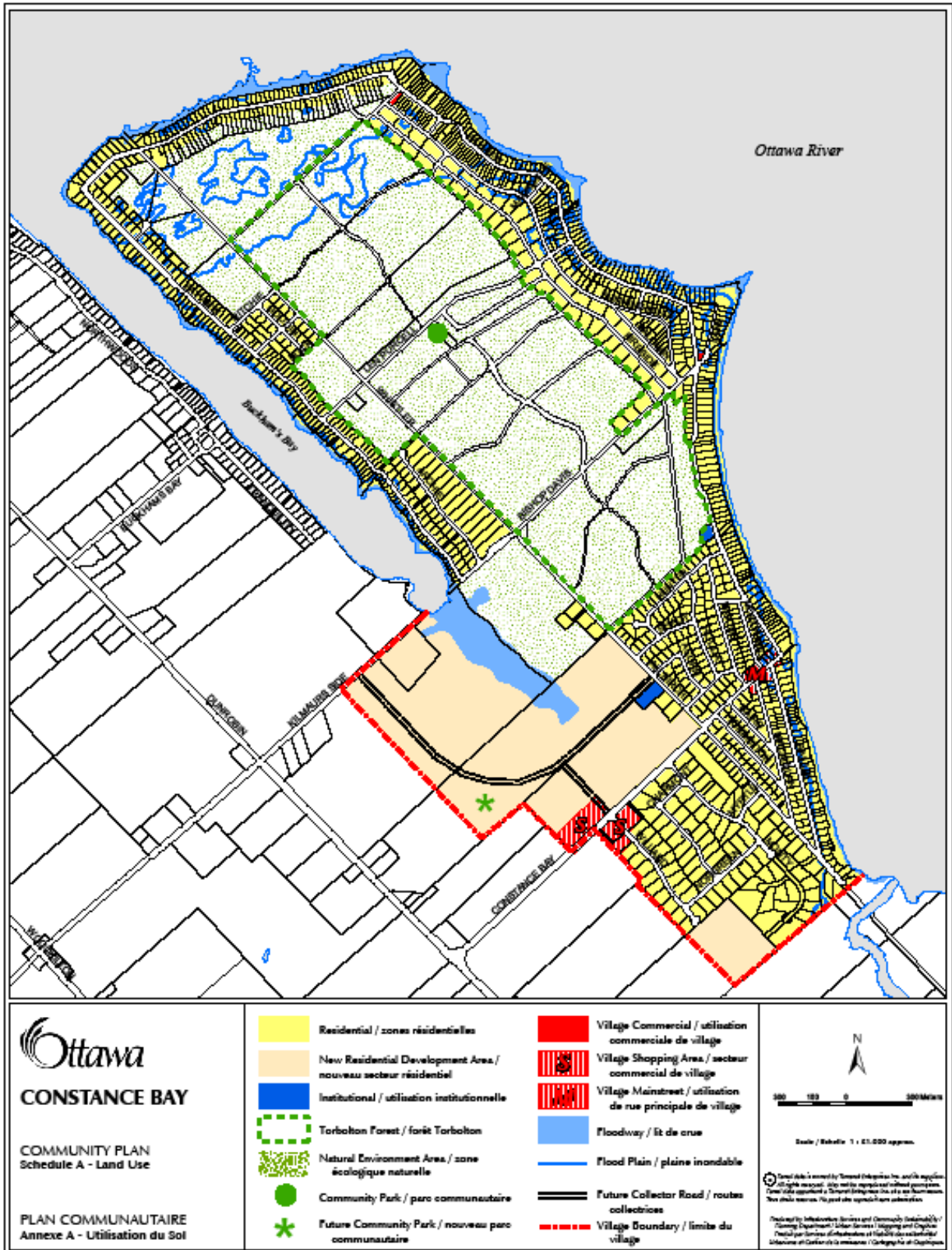
As mentioned previously, implementation is the key to any plan. Implementation success will depend upon whether:

- The assumptions underpinning the Plan continue to be valid.
- Policy priorities remain constant or undergo significant change.
- The strategies contained in the Plan are being carried out.
- The strategies being carried out are having the desired outcomes.

Recommendation

1. The community and the City should monitor the performance of this Plan to assess whether the actions proposed have been carried out and whether they have had the desired effect, and report back to Council five years following the adoption of this Plan.

Constance Bay



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CONSTANCE BAY

COMMUNITY PLAN
Schedule A - Land Use

PLAN COMMUNAUTAIRE
Annexe A - Utilisation du Sol

- | | | | |
|---|--|--|---|
|  | Residential / zones résidentielles |  | Village Commercial / utilisation commerciale de village |
|  | New Residential Development Area / nouveau secteur résidentiel |  | Village Shopping Area / secteur commercial de village |
|  | Institutional / utilisation institutionnelle |  | Village Mainstreet / utilisation de rue principale de village |
|  | Torbolton Forest / forêt Torbolton |  | Floodway / lit de crue |
|  | Natural Environment Area / zone écologique naturelle |  | Flood Plain / plaine inondable |
|  | Community Park / parc communautaire |  | Future Collector Road / routes collectrices |
|  | Future Community Park / nouveau parc communautaire |  | Village Boundary / limite du village |



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Élaboré par: Infrastructure Services and Community Development / Planning Department / Urban Services / Mapping and Digital Data / Planification et Développement communautaire / Direction des services à la clientèle / Direction des services à la clientèle

PUBLIC CONSULTATION

Collaborative Process

A collaborative community building approach was used to prepare the Community Design Plan. The collaborative approach emphasizes shared values and mutual obligations. The goal is to make decisions that respond appropriately to real issues and achieve community support through a bottom-up rather than a top-down approach. This philosophy has three components:

- collaboration – everyone works together to realize a common vision
- community – residents, landowners, tenants, businesses, developers and institutions, as well as various levels of government
- building – strengthening and improving

Two workshops, the Visioning Workshop and the Strategic Directions Workshop, were held in the community. Residents were invited to participate and work together to develop a vision for Constance Bay and choose strategies to achieve the vision. The strategies identified in the Strategic Directions Workshop were verified in a door-to-door survey where all residents were given an opportunity to affirm their support or non-support for the strategies, and also to submit their ideas and concerns.

1. Visioning Workshop - September 18, 2004

At the first workshop, participants were asked to provide a vision for what Constance Bay should be like in the future. They indicated that:

- The Village should be recognized as a residential community – not a tourist destination.
- More attention is needed to improve the appearance of Constance Bay.
- Connections both inside and outside of the Village need to be improved.
- The Village does not have adequate community services such as schools, a medical office and seniors care.
- Additional recreational facilities and programs are needed in the community.
- The Management Plan for the Torbolton Forest is more than 10 years old and should be updated.
- The groundwater, the source of drinking water in the community, needs to be protected.
- Residents want the beaches to be kept clean and solutions found to the weed problem (which has been getting worse).
- The community needs to work together to establish protocols for use of the beach.
- A management strategy is required for the water access points that are owned by the City.

2. Strategic Directions Workshop - April 9, 2005

Everyone in Constance and Buckham's Bay was invited to participate at the Strategic Directions Workshop where the community was asked to identify priorities and make choices regarding possible strategies to achieve their vision for Constance Bay.

Participants were asked to fill out a workbook and answer a series of questions related to:

- Maintaining unique village character
- Linkages within and outside the Village
- The Torbolton Forest
- Community Facilities and Recreational Programs
- Water Quality (groundwater and Ottawa River)
- Water Access and Management of the road allowances to the water
- Other issues of concern to the community

Eighty-five people attended the workshop and 160 workbooks were completed. The results of the workbook were used to develop strategies that were incorporated into the draft Community Plan for Constance Bay.

Strategic Directions Workbook Results

As part of the consultation process to develop the Community Plan for Constance Bay, all property owners in Constance Bay were sent a flyer inviting them to the Strategic Directions Workshop that was held on April 9, 2005. At the workshop, participants were asked to fill out a workbook to identify priorities and choose strategies to provide direction for the new community plan. Workbooks were also made available to those who wished to participate but could not attend the workshop. A total of 160 workbooks were completed. The following is a compilation of the results.

Legend:

"YES" Total column refers to the number of respondents who answered yes to the question.

% column refers to the percentage of respondents who answered YES to the question out of the total number of completed workbooks.

TOTAL For Ranking column refers to the sum of all the respondents' ranking of priorities. For example, on the scale of 1 to 4, when ranking 4 options, the option ranked 1 is considered most important and the option ranked 4 is considered least important. Therefore, in the "TOTAL for Ranking" column, the smaller the number, the more important the option is considered.

Priority Rank column refers to the overall rank and importance of the options. For example, an option ranked 1 means that it is considered most important.

Constance Bay

SECTION A: VILLAGE CHARACTER		"YES" TOTAL or Total For Ranking	% (of 160) or Priority Rank
1a	Provide a range of housing alternatives (such as apartments and townhouses) to provide for the needs of seniors and young people.	17	11%
1b	Create a "village core" to provide a location for commercial and community facilities. If yes – please identify the location(s) on Map 1 on the next page.	81	51%
	If YES - Mark on Map	Commercial Development Application = 28 HT Restaurant/Gas Bar/General Store = 12 CB & Buckham's Bay Community Ctr = 11	
1c	Should the village boundary be expanded to provide a connection to the Buckham's Bay community?	90	56%
2a	Develop design guidelines to provide guidance for how new development/ redevelopment can be made compatible with the resident's vision for the community – preserve heritage, views of the river etc.	124	78%
2b	Eliminate portable signs and provide a central location for a sign advertising events and businesses.	124	78%
2c	Develop consistency for all City signage in Constance Bay -1920's heritage theme.	115	72%
2d	Improve the maintenance of the planter and sign at the village entrance.	120	75%
2e	Improve street lights - provide more decorative lighting	73	46%
3a	Bayview Drive	243	Most Important = 55
3b	Community Centre	218	Most Important = 46
3c	No new street lights	221	Most Important = 56
3d	Other locations - Specify where	230	Most Important = 17
4a	Would you attend an information session in the community about the new Property Standards By-law - what it can and can't do and how it can be used to address problem areas in Constance Bay?	131	82%

Note A: In Question 1b, when respondents were asked to identify a potential location for a "village core" - the locations listed are the top 3 choices and the number of respondents who chose that location.

Note B: In Questions 3a to 3d, the total for ranking was very close; therefore, to get a clearer observation of respondents priorities, the numbers in the "Priority Rank" column refer to the number of respondents who ranked each option as 'most important'.

SECTION B: LINKAGES INSIDE & OUTSIDE THE VILLAGE

5a	Encourage the development of a link to Kilmaurs Road through the development process (at the developer's expense).	82	51%
5b	Develop an Emergency Measures Plan for the Village of Constance Bay.	119	74%

Constance Bay

5c	Other (explain)	18	11%
6a	Paved shoulders on Bayview for cycling and pedestrians	388	1
6b	Paved bicycle lanes on Constance Bay Road and Dunrobin Road to provide access to West Carleton Secondary School and Vances Road	401	2
6c	Paved paths in the Torbolton Forest	616	4
6d	Maintain existing situation – no paved shoulders	497	3
7a	Improved directional signage to the Community Centre/Library	492	4
7b	A central map showing business and community facility locations	461	2
7c	A community notice board that would advertise events in the community	390	1
7d	No additional signage is required	484	3

SECTION C: COMMUNITY FACILITIES & RECREATIONAL PROGRAMS

8a	Day Care	897	5
8b	Senior care	720	4
8c	Medical centre	561	2
8d	Bus service	999	7
8e	Natural gas	627	3
8f	Community booklet listing services	963	6
8g	High speed internet	557	1
8h	Other (explain)	1172	8
9a	Additional play structures	1393	11
9b	Improved sports fields	1212	7
9c	Tennis court	1270	9
9d	Expanded library	1127	5
9e	Expanded community centre	1217	8
9f	Bicycle lanes on major roads	1068	4
9g	Gymnasium	1202	6
9h	Recreation pathways	1374	10
9i	Swimming lessons (at the beach)	893	3
9j	Children/Youth programs	881	2
9k	Control poison ivy in public areas	846	1
9l	Other	1686	12
10a	A session to provide accurate information regarding crime trends and current policing services for Constance Bay	105	66%
10b	A session on core community crime prevention programs, i.e. Neighbourhood Watch, Home Security and the role of Community Policing	100	63%
10c	A session to promote parent awareness and a better understanding of youth activities	95	59%
10d	A session to provide residents with the tools and rationale for reporting crime in a timely fashion	92	58%

Constance Bay

10e	Do you want to implement a Neighbourhood Watch Program in Constance Bay?	103	64%
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SECTION D: TORBOLTON FOREST

11a	Initiate a program of annual community clean ups in the forest	134	84%
11b	Promote unique ecological features of Torbolton Forest, such as the sand dunes and the rare plants, through interpretive signage	74	46%
11c	Expand the recreational trail system for hiking, walking and skiing	74	46%
11d	Reduce the number of hiking, walking and ski trails in the forest	14	9%
11e	Expand the recreational trail system for snowmobiling	10	6%
11f	Reduce the number of snowmobile trails in the forest	74	46%
11g	Provide more/better directional signage on the trails	70	44%
11h	Inform the community of the status of a forest fire hazard within the forest by providing signage	119	74%
11i	In order for the city to meet some of the objectives of the forest's management plan, parts of the forest will require silvicultural intervention. Do you have any concerns with using mechanized equipment as a method of thinning the trees?	35	22%
11j	To mitigate the effects of an insect outbreak in the forest, would you object to the use of pesticides to control/eradicate the population?	55	34%
11k	Do you want to be part of an organized Torbolton Forest Community Group who will assist the city in identifying forest values and the management of the forest?	41	26%

SECTION E: WATER QUALITY

12a	What type of well do you have?	Drilled = 51; Dug = 2; Sand Pt = 108	
12b	How would you describe the quality of your water?	Good = 134; Fair = 21; Poor = 5	
12c	Do you have your well tested regularly?	114	71%
13a	What type of sewage disposal system do you have?	Septic tank & leaching bed = 153 Holding tank = 1 Other = 5	
13b	Do you have your septic tank pumped every 2 –5 years?	22	22 of 23 respondents
14a	Undertake an annual water sampling program to determine nutrient levels and try to identify problem areas	418	1
14b	Undertake a study to determine the source of high nutrient levels	505	4
14c	Create a landowner guide to provide guidance for how to remove weeds	456	3
14d	Use a mechanical weed harvester for certain sections of the beach	421	2

Constance Bay

14e Other (Explain)

787

5

Note C: In Questions 12a, 12b, and 13a, the number refers to the number of respondents who chose that particular option. For example, in Question 12a "Drilled = 51" means that 51 respondents checked that they have a drilled well.

SECTION F: WATER ACCESS & MANAGEMENT OF THE ROAD / ALLOWANCES TO WATER

On Map 2 indicate (circle) which road allowances you use to gain access to the waterfront.	Wicken's Beach = 23 Auger's Beach = 19 The Point = 18 Boat Launch = 17	other road allowances used: #39 = 14 #37 = 12 #17 = 10
15a Establish a community committee to work with the community and waterfront owners to establish a protocol for use and maintenance of the beach	122	76%
15b Provide signage to explain the protocol for beach use	120	75%
15c Other solutions	52	33%
16a Open all 39 road allowances to the waterfront and erect signs indicating they are public accesses	55.5	25%
16b Open the interior road allowances and erect signs indicating they are public accesses	52.5	33%
16c Dispose of (sell off) the road allowances that are of no use for public if yes – identify the locations	48.5	30%
	#5/7/15/36 = 6 respondents #2/4/8/12/14/25/29/37 = 5 respondents #3/6/11/16/18/19/21/24/27/33/34 = 4 res.	
16d Initiate a City program to identify encroachments on City road allowances and notify adjacent owners who may be inadvertently or intentionally encroaching on City property	103	64%
16e Establish a parking strategy	99	62%
16f Provide parking for the community on or adjacent to road allowances	64	40%
16g If your property does not have waterfront access – do you use the road allowances to gain access to the beach?	80	82% (80 of 97 respondents)
Parking		
17a Auger's Beach	81	51%
17b The Point	101	63%
17c The boat launch (Ritchie Street)	98	61%
17d Wicken's Beach (Constance Bay Road and Bayview Dr.)	54	34%
17e Other (specify)	6	4%
Toilets		
17a Auger's Beach	109	68%
17b The Point	122	76%
17c The boat launch (Ritchie Street)	89	56%
17d Wicken's Beach (Constance Bay Road and Bayview Dr.)	57	36%
17e Other (specify)	8	5%
Picnic Tables		

Constance Bay

17a Auger's Beach	48	30%
17b The Point	62	39%
17c The boat launch (Ritchie Street)	29	18%
17d Wicken's Beach (Constance Bay Road and Bayview Dr.)	28	18%
17e Other (specify)	6	4%
Garbage cans and garbage pick up		
17a Auger's Beach	135	84%
17b The Point	136	85%
17c The boat launch (Ritchie Street)	125	78%
17d Wicken's Beach (Constance Bay Road and Bayview Dr.)	105	66%
17e Other (specify)	19	12%
Better Lighting		
17a Auger's Beach	38	24%
17b The Point	49	31%
17c The boat launch (Ritchie Street)	63	39%
17d Wicken's Beach (Constance Bay Road and Bayview Dr.)	27	17%
17e Other (specify)	7	4%
Improved safety measures		
17a Auger's Beach	71	44%
17b The Point	87.5	55%
17c The boat launch (Ritchie Street)	70	44%
17d Wicken's Beach (Constance Bay Road and Bayview Dr.)	47	29%
17e Other (specify)	12	8%
Should the City Acquire additional land adjacent to the road allowances to provide for a community park?		
17a Auger's Beach	24	15%
17b The Point	54	34%
17c The boat launch (Ritchie Street)	24	15%
17d Wicken's Beach (Constance Bay Road and Bayview Dr.)	12	8%
17e Other (specify)	5	3%
18a Docking for boats (sail boats, power boats, kayaks)	564	3
18b Upgrade existing facility	266	1
18c Parking facilities	505	2
18d Issue a wake zone in Buckham's Bay	610	5
18e A second boat launch site located somewhere else in the community	608	4
18f Pier with gazebo	803	6

Note D: In Question 16c, the # refers to the road allowance number that was labelled on the map in Workbook 1. For example, '#5/7/15/36 = 6 respondents' means that 6 respondents chose road allowance #5, #7, #15, and #36.

SECTION G: WHAT IS IMPORTANT TO YOU?

19 The workbook asked respondents to identify their three most important issues that need to be addressed in the Community Plan. The points raised fit into the following categories:

Priorities identified by respondents	% of respondents who raised the issue
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Constance Bay

The beach and water access points	38.8%
Maintain village character	26.1%
Appearance (property standards)/by-law enforcement	21%
Policing (security/vandalism)	19.1%
Recreation facilities/programs	17.8%
Torbolton Forest	17.2%
Road/maintenance improvements	17.2%
Water quality (groundwater/Ottawa River)	15.9%
Community/commercial facilities	14%
Lighting (more/less lighting)	5.7%

3. Door-to-Door Survey June 20-26, 2005

In June 2005, a summary of the workbook results was hand delivered to every household and cottage in Constance Bay. Residents were asked to complete the survey to indicate if they agreed or disagreed with the strategies that were proposed for the Community Plan. Approximately 2100 surveys were distributed and a total of 367 surveys were completed (17.5% return rate).

Door-to-Door Survey Results:

QUESTION		TOTALS & PERCENTAGES							
		YES	%	NO	%	No opinion	%	Blank	%
1a	New development in the village should be primarily single family, detached housing.	344	94%	10	3%	9	2%	4	1%
1b	The plan should provide for the creation of a village core that will provide a location for commercial and community facilities.	265	72%	78	21%	18	5%	6	2%
1c	The village core should be located at the commercial development application site.	237	65%	87	24%	38	10%	5	1%
1d	The plan should provide for limited expansion of the village as shown on Map 1.	218	59%	90	25%	51	14%	8	2%
2a	The Plan will provide guidance to the zoning by-law to preserve village character.– preserve heritage, views of the river, etc.	322	88%	32	9%	9	2%	4	1%

Constance Bay

2b	Portable signs should be eliminated and a central location for a sign advertising events and businesses should be provided.	272	74%	74	20%	19	5%	2	1%
2c	A consistency for all City signage in Constance Bay - 1920s heritage theme should be developed.	210	57%	94	26%	51	14%	12	3%
2d	Improve the maintenance of the planter and sign at the village entrance.	267	73%	50	14%	46	13%	4	1%
2e	Provide more decorative street lighting.	141	38%	175	48%	43	12%	8	2%
3a	No new streetlights	191	52%	130	35%	24	7%	22	6%
3b	Provide streetlights on Bayview Drive at major intersections.	223	61%	115	31%	22	6%	7	2%
4a	The City should provide an information session on the new Property Standards Bylaw to indicate how the bylaw can act as a tool to improve the appearance of Constance Bay.	280	76%	45	12%	37	10%	5	1%
5a	The land use plan for Constance Bay should provide for a linkage to Kilmaurs Road.	199	54%	116	32%	45	12%	7	2%
5b	The City (Fire Services) should develop an Emergency Measures Plan to address emergency preparedness and the risk of forest fire in the community.	325	89%	21	6%	20	5%	1	0%
6a	The shoulders on Bayview Drive should be paved to expand pedestrian and cycling linkages.	220	60%	128	35%	18	5%	1	0%
6b	Paved bicycle lanes should be constructed on Constance Bay Road and Dunrobin Road to provide access to West Carleton Secondary School and Vances Side Road.	184	50%	146	40%	37	10%	0	0%

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7a	Provide a community notice board for advertising community events.	305	83%	44	12%	16	4%	2	1%
7b	Provide a central map showing business and community facility locations.	201	55%	122	33%	40	11%	4	1%
8a	High-speed internet is a priority.	201	55%	97	26%	66	18%	3	1%
8b	A medical centre is needed in the community.	252	69%	77	21%	37	10%	1	0%
8c	More facilities for senior care are needed.	162	44%	88	24%	114	31%	3	1%
8d	More day care facilities	93	25%	134	37%	137	37%	3	1%
9a	Initiate a program to control poison ivy in public areas.	269	73%	71	19%	24	7%	3	1%
9b	More children / youth programs should be developed.	253	69%	57	16%	53	14%	4	1%
9c	Provide swimming lessons.	228	62%	63	17%	70	19%	6	2%
9d	Provide bicycle lanes on major roads.	203	55%	127	35%	31	8%	6	2%
9e	Expand the library.	188	51%	106	29%	66	18%	7	2%
9f	Provide a gymnasium.	152	41%	132	36%	75	20%	8	2%
10a	Ottawa Police should provide an information session on crime trends and current policing services for Constance Bay.	250	68%	50	14%	63	17%	4	1%
10b	Ottawa Police should provide an information session on core community crime prevention programs.	248	68%	46	13%	67	18%	6	2%
10c	Ottawa Police should provide an information session to promote parent awareness and a better understanding of youth activities.	244	66%	44	12%	74	20%	5	1%
10d	Ottawa Police should provide an information session that provides information of tools and rationale for reporting crime.	235	64%	54	15%	73	20%	5	1%

Constance Bay

10e	A Neighbourhood Watch Program should be implemented.	287	78%	36	10%	40	11%	4	1%
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Constance Bay

11a	Implement a program of annual community clean-ups in the forest.	312	85%	22	6%	25	7%	8	2%
11b	Implement a program that promotes the unique ecological features of Torbolton Forest.	189	51%	103	28%	62	17%	13	4%
11c	Expand the recreational trail system for hiking, walking, and skiing.	181	49%	134	37%	46	13%	6	2%
11d	Eliminate snowmobile trails in forest.	143	39%	179	49%	40	11%	5	1%
11e	Provide more/better directional signage on the trails.	156	43%	120	33%	85	23%	6	2%
11f	Providing signage that informs the community of the status of the forest fire hazard within the forest.	281	77%	51	14%	31	8%	4	1%
11g	In order for the City to meet some of the objectives of the forest's management plan, parts of the forest will require silvicultural intervention. Using mechanized equipment is a method that could be used for thinning the trees. Do you agree with its usage?	240	65%	88	24%	33	9%	6	2%
11h	To mitigate the effects of an insect outbreak in the forest, pesticides could be used to control/eradicate the population. Do you agree with the usage of pesticides for this purpose?	231	63%	118	32%	14	4%	4	1%
14a	Undertake an annual water sampling program to determine nutrient levels and try to identify problem areas.	282	77%	51	14%	31	8%	3	1%
14b	Use a mechanical weed harvester for certain sections of the beach.	236	64%	91	25%	38	10%	2	1%

Constance Bay

15a	Establish a community committee to work with the community and waterfront owners to establish a protocol for use and maintenance of the beach.	280	76%	62	17%	22	6%	3	1%
15b	Provide signage to explain the protocol for beach use.	286	78%	50	14%	24	7%	7	2%
16a	Initiate a City program to identify encroachments on City road allowances and notify adjacent owners who may be inadvertently or intentionally encroaching on City property.	257	70%	72	20%	32	9%	6	2%
16b	Establish a parking strategy in the village.	227	62%	109	30%	25	7%	6	2%
16c	Maintain all access points in public ownership.	259	71%	78	21%	22	6%	8	2%
16d	Open all 39 road allowances to the waterfront and erect signs indicating they are public accesses.	190	52%	155	42%	18	5%	4	1%
17a	At the Point – provide parking	254	69%	82	22%	25	7%	6	2%
17b	At the Point – provide toilets	304	83%	41	11%	16	4%	6	2%
17c	At the Point – provide garbage cans and pick-up	336	92%	15	4%	12	3%	4	1%
17d	At the Point – provide improved safety measures	239	65%	83	23%	40	11%	5	1%
17e	At Auger's Beach – provide parking	215	59%	107	29%	37	10%	8	2%
17f	At Auger's Beach – provide toilets	283	77%	52	14%	23	6%	9	2%
17g	At Auger's Beach – provide garbage cans and pick-up	329	90%	18	5%	15	4%	5	1%
17h	At the boat launch (at Ritchie Street) – provide parking	239	65%	81	22%	40	11%	7	2%
17i	At the boat launch (at Ritchie Street) – provide toilets	239	65%	81	22%	41	11%	6	2%
17j	At the boat launch (at Ritchie Street) – provide garbage cans and pick-up	311	85%	26	7%	25	7%	5	1%

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17k	At Wicken's Beach-provide garbage cans and pick-up	293	80%	30	8%	37	10%	7	2%
18a	Upgrade the existing facility	266	72%	43	12%	50	14%	8	2%
18b	Provide better parking facilities	228	62%	72	20%	59	16%	8	2%

Appendix 2

Key consultation dates

The process to develop the Community Plan and obtain the community's input is summarized below.

Date	Event	Objective/Outcomes
September 14, 2004	Visioning Workshop	To discuss the principal issues in Constance Bay and establish a set of vision objectives for how the community will develop in the future.
April 9, 2005	Strategic Directions Workshop	To ask the community to complete a workbook and answer a series of questions to identify priorities and choose strategies to achieve the community vision for Constance Bay. The 160 completed workbooks provided the basis of the proposed strategies contemplated for the Community Plan.
June 20-26, 2005	Summary workbooks distributed to all residents in Constance Bay	To ask the community to review the summary of the workbook results and provide an opportunity for everyone in the community to state their views on the strategies proposed/contemplated. Approximately 2,100 workbooks were delivered and 367 workbooks were completed and returned, providing verification of the strategies proposed for the Plan by those participating in the Strategic Directions Workshop. The response from the community was excellent with 17.5% of workbooks returned.
October 2005	Community Meeting	To present the draft Community Plan and seek further input.
February 2006	Community Meeting	To present and discuss the results of the groundwater study and the proposed environmental management plan to be incorporated into the Community Plan and to provide an opportunity for further discussion of the ANSI/community centre boundary.

Constance Bay

<p>March 26, 2011</p>	<p>Village Plan Review Workshop</p>	<p>To present the general contents of the existing Village Plan and to listen to residents' issues and concerns dealing with land use, environment, transportation, parks/open and servicing.</p>
<p>November 26, 2011</p>	<p>Village Plan Review - public meeting</p>	<p>To present results of staff's findings, responses to concerns voiced by residents and to hear about next steps.</p>

Constance Bay

Accomplishments

Appendix 3

Since approval of the Constance Bay Community Plan, much has been accomplished. The following lists the action items identified in the Community Plan that have been implemented.

Actions	Responsibility
Approve an Official Plan Amendment <ul style="list-style-type: none"> • to repeal the former West Carleton Official Plan and replace it with the Community Plan for the Village of Constance Bay • expand Village boundary for road connection between Allbirch Street and Kilmaurs Side Road 	Council
Prepare an Environmental Management Plan <ul style="list-style-type: none"> • for the New Residential Development Area as shown on Schedule A 	Planning and Growth Management Department
Undertake a review of the Natural Environment Area/ANSI boundary in consultation with the MNR to determine the precise boundary of the ANSI and the Community Park which will be shown in the Zoning By-law	Planning and Growth Management Department
Erect a community notice board that would advertise events in the community. Improve maintenance of the entrance sign to the Village.	Constance and Buckham Bay's Community Association with support of City
Provide information sessions on crime prevention in the community Initiate a Community Watch Program	Police Services
Develop a protocol for beach and weed management	Beach Steering Committee Participation by: By-law Services, Parks and Recreation Branch, Fire Services, Police, Planning and Growth Management, and community representatives
Coordinate and establish a community committee to work with the community and waterfront owners to establish a protocol for use and maintenance of the beach	Community and Protective Services Dept. (Parks and Recreation Branch)