



Part C: Appendix B – Rural Amendments

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Appendix B – Rural Amendments (See document 1 Appendix A for City Wide and Urban Amendments)

Amendment	Volume and Policy, Schedule or Annex	Correction, Clarification, or Update	Description / Rationale	Amendment Details (strikeout indicates removal, <u>bold underline</u> indicates new text)
65	Volume 1, Section 4.8.1, Policy 5)	Correction	Corrects an oversight. The term “evaluated” was removed in previous drafts of the Official Plan and was accidentally included in the Plan considered by Joint Planning and Agricultural and Rural Affairs Committee on October 14, 2021. The word “evaluated” undermines the intent of the policy by excluding non-evaluated wetlands from the no net loss direction.	5) The City shall take a no-net-loss approach with respect to evaluated wetlands deemed not provincially significant and forest cover outside the urban area and designated villages. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship. Development and site alteration is prohibited in provincially significant wetlands
66	Volume 1, Section 4.9.4, Policy 1)	Correction	To remove a redundancy and correct a syntax error. The removal of the word “resources” improves consistency when referring to groundwater features.	1) The City shall protect groundwater resources features that have the potential to be used as drinking water or where groundwater contributes to a surface water feature. The City’s groundwater management programs shall provide supporting information and form the basis to evaluate development.
67	Volume 1, Section 5.6.3.2	Clarification	The heading for subsection 5.6.3.2 should apply to the protection of existing and future operations	Remove the words ‘existing licensed’ from What We want to achieve and the heading of subsection 5.6.3.2

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68	Volume 1, Section 5.6.3.2 3) and 6)	Clarification	The policies were not clear as to whether a severance could be permitted in the influence zone. This clarifies that with an appropriate study, severances may be permitted for existing lots. Combining with policy 6) will improve clarity. 6 c) is not necessary.	<p>3) New development shall not be approved within 500 metres of lands within the Bedrock Resource Area Overlay, or within 300 metres of lands within the Sand and Gravel Resource Area Overlay, unless it can be demonstrated <u>through a mineral aggregate impact assessment</u> that such development shall not conflict with <u>current or</u> future mineral aggregate extraction. Conflicting land uses are new sensitive land uses that interfere with mineral aggregate extraction, including but not limited to:</p> <p>a) The creation of new lots, <u>except where the intention is to sever a lot for a dwelling existing as of July 9, 1997 and the vacant parcel that remains is rezoned to prohibit the construction of a new dwelling or lodging place;</u></p> <p>b) Rezoning to permit dwellings or lodging places (motels, campgrounds, nursing homes, <u>places of assembly</u> etc.); and</p> <p>c) Small-scale business uses where animals, equipment or employees may be adversely affected by pit or quarry activities.</p> <p>And;</p> <p>6) The City may permit the creation of new lots on land within the influence areas, where all of the following criteria are met:</p> <p>a) The intention is to sever a lot for a house existing as of July 9, 1997;</p> <p>b) The vacant parcel that remains within the Sand and Gravel Resource Area Overlay, the Bedrock Resource Area Overlay or within an influence area identified in Policy 3), is rezoned to prohibit the construction of a new residential building; and</p> <p>c) Where the severance is within an influence area identified in Policy 3), it shall also be permitted by and be consistent with the policies of the underlying designation of the land.</p>
69	Volume 1, Section 5.6.4.1, Policy 6)	Correction	Inadvertently left out the word "site". The policy is incomplete without this term.	6) Where development or <u>site</u> alteration is for the establishment or expansion of mineral aggregate operations

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70	Volume 1, Section 7.3, Policy 2) d) i)	Clarification	<p>To ensure an accurate reference to a local term of reference.</p> <p>The Minister of Municipal Affairs and Housing modified this policy when approving the new Official Plan and introduced the term “environmental impact statement” as a study that could recommend the evaluation of an unevaluated wetland. “Environmental impact statement” is a term used in the Greater Toronto Area, whereas the City of Ottawa uses an “environmental impact study”. This does not change intent but updates a term to reflect local terms of reference.</p> <p>The modification also removed Sub-policy ii) from the Plan, therefore a list under Policy d) is no longer necessary. Sub-policy i) can be incorporated into Policy d).</p>	<p>d) The City may initiate or require a wetland evaluation under the Ontario Wetland Evaluation System if: it is recommended in a planning study, such as a watershed study, subwatershed study, environmental management plan, secondary plan, environmental impact <u>study</u> statement, or an environmental assessment.</p> <p>i) It is recommended in a planning study, such as a watershed study, subwatershed study, environmental management plan, secondary plan, environmental impact <u>study</u> statement, or an environmental assessment.</p>
71	Volume 1, Section 9.2.2, Policy 2)	Clarification	<p>To simplify language. Restructuring the policy to be more direct and reduce possible interpretation errors.</p>	<p>2) Subject <u>The following uses are permitted by this Plan where permitted by the underlying zoning, and such uses may be permitted subject</u> to a Zoning By-law amendment or, when the process is enacted, a Community Planning Permit, the following uses may be permitted:</p>

72	Volume 1, Section 9.2.3, Policies 3) – 6) and NEW policies 7) – 9)	Update	Current policy wording resulted in applying conditions that were not possible. Policy update to apply policies only to the applicable circumstances.	<p>Delete 9.2.3 3) and 5) and insert the following:</p> <p><u>3) All applications for a consent to sever for a lot(s) that permits a residential use in the Rural Countryside designation must demonstrate compliance with the policies in this Plan and the following circumstances as applicable:</u></p> <p>a) <u>Where a lot is within a historical settlement the following conditions apply:</u></p> <p>i) <u>The proposed lot is a minimum of 0.4 hectares in size and is generally consistent with the size of adjacent lots;</u></p> <p>ii) <u>The retained lots is a minimum of 0.4 hectares in size and is generally consistent with the size of adjacent lots;</u></p> <p>iii) <u>The application does not extend the historical settlement;</u></p> <p>b) <u>Where an infill lot is proposed between two existing dwellings not more than 250 metres apart on the same road and opposite the front yard of an existing dwelling the following conditions apply:</u></p> <p>i) <u>The proposed lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;</u></p> <p>ii) <u>The retained lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;</u></p> <p>c) <u>Where a lot is within a registered plan of subdivision (country lot subdivision) the following conditions apply:</u></p> <p>i) <u>The minimum size of the severed and retained lots is 0.8 hectares;</u></p> <p>d) <u>In all other areas the proposed lot size is a minimum of 0.8 hectares in size and the retained lot is a minimum of 10 hectares in size;</u></p> <p>e) <u>In all circumstances:</u></p> <p>i) <u>The proposed and retained lots have frontage on an open, maintained and public road;</u></p> <p>ii) <u>The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;</u></p> <p>iii) <u>Provide confirmation of sufficient reserve sewage system capacity and/o reserve water system capacity within municipal water and sewage services, or private communal water and sewage services; and</u></p> <p>iv) <u>The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is located in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study; and</u></p> <p>v) <u>Except for c) (country lot subdivision) above, no more than two lots have been created from a lot in existence on May 14, 2003.</u></p> <p>Renumber policies that follow.</p>
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73	Volume 1, Section 11.6, Policy 4)	Clarification	To simplify language. Upon approval of the Official Plan on November 4, 2022, the Minister of Municipal Affairs and Housing modified the Council-adopted policy in such a way that it no longer followed the original structure. This modification simplifies the policy and improves readability in response to the modifications and adds clarity that there are other conditions throughout the Plan that may not be covered by the Policy.	<p>4) An increase in height to permit a building in a taller height category, than as permitted by the underlying transect or designation policies of this Plan <u>A height increase to permit a building into a taller height category than what is permitted by the underlying transect or designation, unless otherwise specified, will require:</u></p> <p>a) In the case of a Minor Corridor, only for increases from Low-rise to Mid-rise which are 5 or 6 storeys, and only if a secondary plan or area-specific policy does not provide otherwise, a Zoning By-law amendment; and</p> <p>b) In all other cases, an amendment to this Plan through an area-specific policy, or an amendment to a secondary plan where applicable, in addition to the Zoning By-law amendment.</p>

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74	Volume 1, Section 11.7, Policy 1) 2)	Clarification and Update	<p>policies 1 and 2 are confusingly worded making their implementation more difficult, it is recommended that the policies be rewritten with similar intent and clearer action. It is also recommended that the notification requirement be extended to 10 days from 5 to allow for more effective consultation</p> <p>policy 3 describing examples of when council may initiate a comprehensive review is not required and is recommended for deletion as this is a provision is provided under the Planning Act</p>	<p>Add the words '<u>and Comprehensive Zoning By-law</u>', to the title of 11.7</p> <p>Delete policies 1, 2 and 3 and replace with:</p> <p><u>1) Technical modifications to policies and provisions of the Official Plan or the Comprehensive Zoning By-law that do not alter their intent may be conducted without adopting an amendment or notification. These technical modifications may include, but are not limited to, the following corrective actions:</u></p> <p><u>a) Adjusting numbering, cross-referencing, and arrangement of text, tables, schedules, and maps, as well as modifying punctuation or language for consistency;</u></p> <p><u>b) Correcting grammatical, dimensional and boundary, mathematical, or typographical errors;</u></p> <p><u>c) Adding historical footnotes or similar annotations;</u></p> <p><u>d) Removing an Area-Specific Policy where provisions in a 'sunset clause' have been met;</u></p> <p><u>e) Reclassifying roads on Schedules C4, C5, C9, C10, and C16 to different road classifications.</u></p> <p><u>2) The City may combine a number of minor Official Plan or Zoning By-law amendments into an Omnibus amendment to:</u></p> <p><u>a) Correct errors, omissions, and oversights in the plan;</u></p> <p><u>b) Update the plan based on changes to provincial or federal legislation, policy statements, regulations, or guidelines;</u></p> <p><u>c) Fully implement decisions of Council, the Ontario Lands Tribunal, or the Minister of Municipal Affairs and Housing;</u></p> <p><u>d) Amend the language of a policy or provision to clarify its intent or improve its implementation;</u></p> <p><u>e) Eliminate unnecessary redundancies.</u></p> <p><u>f) Eliminate policies or provisions that lack discernible impact/effect or well-defined land use implementation strategies.</u></p> <p><u>3) The notification requirements for minor amendments as described in 2) may be limited to the City's website, with the notice posted a minimum of ten days before the scheduled public meeting.</u></p>
75	Volume 1 – Various Schedules And the Village of Greely Secondary Plan	Update	The Minister of Municipal Affairs and Housing added lands to the village but without a designation.	<p>Update the designation on lands added to the village by the Minister of Municipal Affairs and Housing:</p> <ul style="list-style-type: none"> • on OP schedules (e.g. B9) to 'Village' and • the Village of Greely Secondary Plan schedule to 'Village Residential'
76	Volume 1, Schedule B9	Correction	To correct the designation of a site that was improperly designated during the creation of the new Official Plan.	2864 Ridgetop Road to be designated as Rural Countryside.

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77	Volume 1, Schedule B9	Update	To amend the designation of a site where it was demonstrated by a peer reviewed technical study during the Official Plan review that the land should not be designated agricultural resource area.	Redesignate 930 Fallowfield Road as Rural Countryside.
78	Volume 1, Schedule B9	Update	The sand and gravel pit licenses, issued under the Aggregate Resources Act, for 4139 Moodie Drive and 3303, 3319, 3333 Moodie Drive have been surrendered since Council adoption of the Plan, therefore the overlay may be removed from Schedule B9 by the City as directed by section 5.6.3.1, Policy 10) of the new Official Plan.	Remove the Sand and Gravel Resource Area Overlay from following property parcels: <ul style="list-style-type: none"> • 3303, 3319, 3333 and 4139 Moodie Drive.
79	Volume 1, Schedule B9	Correction	Error when converting Schedule A from the previous Official Plan to Schedule B9 of new Official Plan. The property addressed as 2436 Carp Road was designated as Rural Employment Area in the previous Official Plan, but was designated as Rural Countryside instead of Rural Industrial and Logistics.	Redesignate the lands at 2436 Carp Road on Schedule B9 to 'Rural Industrial and Logistics'

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80	Volume 1, Schedule B9	Update	Change reflects the January 21, 2022, decision of the Ontario Land Tribunal to remove the Stittsville Quarry Lands of Significant Wetland (case #PL200263). The subject lands should be redesignated from the Greenspace designation in Schedule B9 to Rural Countryside. The Bedrock Resource Area Overlay remains unaffected. Schedules C11-A and C11-B will also need to be amended.	Amend Official Plan schedules to reflect the outcome of the OLT hearing PL200263 to de-designate the wetlands from significant wetland to Rural Countryside. Schedules amended to include but are not necessarily limited to B9, C11-A and C11-B
81	Volume 1, Schedule B9 – Rural Transect	Correction	Lands in the bedrock resource overlay were recommended to be removed in the new Official Plan but not correctly implemented	Remove the Bedrock Resource Overlay over lands at 3315 and 3551 Watson Road.
82	Volume 1, Schedule C9 and C10	Clarification	To designate transportation corridors that are already built. Existing transportation and rail corridors for the rural area are not visible nor designated on C9 and C10.	Label and designate the protected transportation and rail corridors within the rural area.
83	Volume 1, Schedule C16, Table 1	Clarification	To clarify intent and uphold a current municipal practice for rural and village local roads. The minimum ROW width of a local street with services according to the City's guideline is 18 meters.	Table 1) ROW to be protected is 20 metres, <u>or 18 metres if lands are fully serviced</u> , unless otherwise indicated in a Local Plan.
84	Volume 2B, Carp Village Secondary plan Schedule A	Correction	A consent application during the approval of the Official Plan was not carried forward into the new plan resulting in a portion of 147 Langstaff Drive with a Village Park designation. The correct designation is Village Residential 3.	Correct Schedule A to ensure that the lands at 147 Langstaff Drive designated as Village Park are correctly designated as Village Residential 3

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85	Volume 2B, Village of Greely Secondary Plan, Section 3.3, Policy 17)	Clarification	To clarify intent. As part of approving the Official Plan on November 4, 2022, the Minister of Municipal Affairs and Housing added “residential uses are permitted subject to a municipal responsibility agreement [...]” to Policy 17). This modification clarifies the scope of the policy.	17) Residential uses are permitted subject to a municipal responsibility agreement <u>for communal water and wastewater services</u> , except where a dwelling unit is ancillary to the commercial use and can be serviced adequately.
86	Volume 2B, Village of North Gower Secondary Plan, Section 3.5, Policy 47) and Section 3.8, Preamble Volume 1, Schedule B9	Update	The Ontario Land Tribunal Issued a decision on February 11, 2022, Case #PL200074, which amended the North Gower Secondary Plan via OPA 239. The amendment re-designated 1966 Roger Stevens Drive to Industrial and to expand the uses permitted in the Highway Commercial designation on the property. Renumber policies and in-text references as required.	3.5 – Highway Commercial 47) Permitted uses on lands designated Highway Commercial include recreation and large-scale commercial such as campground, automobile dealership, gas bar, heavy equipment, vehicle sales, and kennel. <u>Additionally, uses that are principally intended to serve the travelling public will also be permitted.</u> 3.8 – Industrial, Preamble Lands designated as Industrial are intended to accommodate uses that could benefit the farming community, <u>local and regional economy</u> , and benefit from visibility from Highway 416. Proximity to this interchange is optimal for the distribution of goods. <u>57) Notwithstanding the other provisions of this Plan, an industrial building designated industrial, located at 1966 Rogers Stevens Drive, may have a height of 22 metres.</u> 3.9 – Village Park 57 58) Permitted uses on lands designated as Village Park include public parks, stormwater management facilities, recreational facilities, and pathways AND Amend designation of 1966 Roger Stevens Drive to Rural Industrial and Logistics on Schedule B9 of Volume 1

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87	Volume 2B, Village of Richmond Secondary Plan	Update	<p>Motion from Ottawa City Council Minutes 48, February 10, 2021, Item 10, Motion 11 missed being implemented: 11. Direct staff, through the new Official Plan, to convert the lands shown as Industrial Area 1 in the Richmond Secondary Plan to a non-industrial land use; and include an area-specific policy for the area southeast of McBean Street and the railway with the intention of requiring a secondary planning process to provide the requirements in Section 12 of the new Official Plan that amends the Richmond Secondary Plan prior to any approvals for plans of subdivision or site plans within this area.</p> <p>Re-number policies and in-text references as required.</p> <p>Schedule A – Designation Plan will require an amendment consistent with this motion.</p>	<p>New Development Area <u>Southeast Development Lands</u> The following policies apply to lands designated as New Development Area on Schedule A - Designation Plan <u>Southeast Development Lands</u>: 45) The lands may not permit industrial uses. 46) Prior to development of these lands, an area-specific design plan will be required. The plan will be prepared according to the policies of the Official Plan and will upon completion require an amendment to this secondary plan to recognize the new land designations and to include other development policies if determined necessary by the City. <u>A secondary planning process shall be undertaken in accordance with Section 12.2 of Volume 1 – Official Plan. The structure outlined in Annex 4 is a framework only and specific terms of reference will be developed. Among other matters, the terms of reference will confirm the boundaries of the Southeast Development Lands designation and may be adjusted to include large vacant or underutilized sites, such as adjacent Village Industrial Area and Village Commercial Area parcels, publicly owned lands, and other land suitable for development. A schedule will be included to show the process and when the plan will be completed.</u></p>
88	Volume 2B, Village of Richmond Secondary Plan, Schedule A – Designation Plan	Update	<p>Motion from Ottawa City Council minutes 48, February 10, 2021, Item 10, Motion 11 missed being implemented.</p>	<p>Re-label the “New Development Area” designation in the Legend to <u>“Southeastern Development Area”</u></p>

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89	Volume 2C	Update	<p>The new Official Plan came into effect after a site plan application at 4 Campbell Reid Court was deemed complete. The subject lands are within the Future Neighbourhood Overlay. As a result, the site plan application cannot move forward because the policies relating to future neighbourhoods do not support development. PHC on May 3, 2023, directed staff to progress with the policy and to amend the OP if necessary to permit this.</p>	<p>Add new Area Specific Policy to permit a minor variance in support of the site plan.</p>