

**Subject: Wetland Omnibus Official Plan Amendment and Zoning By-law  
Amendment**

**File Number: ACS2024-SI-CCR-0001**

**Report to Agriculture and Rural Affairs Committee on 5 September 2024  
and Council 18 September 2024**

**Submitted on August 1, 2024 by Will McDonald, Director, Climate Change and  
Resiliency, Strategic Initiatives**

**Contact Person: Tara Redpath, Planner III (Acting), Climate Mitigation  
613-580-2424 x16822, Tara.Redpath@ottawa.ca**

**Ward: West Carleton-March (5), Osgoode (20), and Rideau-Jock (21)**

**Objet : Modifications générales du Plan officiel et du Règlement de zonage  
visant les terres humides**

**Dossier : ACS2024-SI-CCR-0001**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 5 septembre 2024**

**et au Conseil le 18 septembre 2024**

**Soumis le 1er août 2024 par Will McDonald, Directeur, Services des changements  
climatiques et de la résilience, Direction générale des initiatives stratégiques**

**Personne ressource : Tara Redpath, Urbaniste III (par Intérim), Atténuation des  
changement climatiques**

**613-580-2424 poste 16822, Tara.Redpath@ottawa.ca**

**Quartier : West Carleton-March (5), Osgoode (20), et Rideau-Jock (21)**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend that Council approve the proposed amendments to the Official Plan as shown in Document 1 and detailed in Document 3;**

2. That Agriculture and Rural Affairs Committee recommend that Council approve the proposed amendments to Zoning By-law No. 2008-250 as shown in Document 1 and detailed in Document 4;
3. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of September 18, 2024, subject to submissions received between the publication of this report and the time of Council's decision.

#### **RECOMMANDATIONS DU RAPPORT**

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications proposées au Plan officiel de la façon illustrée dans le document 1 et précisée en détail dans le document 3;
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications proposées au Règlement de zonage 2008-250 de la façon illustrée dans le document 1 et précisée en détail dans le document 4;
3. Que (le Comité de l'agriculture et des affaires rurales) donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 18 septembre 2024 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## **EXECUTIVE SUMMARY**

The City of Ottawa is initiating this report to recommend several minor amendments to the City of Ottawa's Official Plan and Zoning By-law 2008-250. These amendments concern the boundaries and status of several existing evaluated wetlands in the rural area and reflect recent updates published by the provincial Ministry of Natural Resources and Forestry.

### **Staff Recommendation**

Planning staff recommend approval of the wetland omnibus amendments to the City of Ottawa's Official Plan and Zoning By-law 2008-250.

These amendments modify small areas of Schedule B9 – Rural Transect and Schedule C11 – Natural Heritage System of the Official Plan. These amendments also update the Zoning By-law to align with the modifications to Official Plan schedules. The affected addresses and specific modifications are described below in this report and detailed in Document 1, Document 3, and Document 4.

Due to their similarities, these amendments have been combined in an omnibus Official Plan and Zoning By-law amendment report as a means of efficiently modifying Official Plan schedules and the Zoning By-law.

### **Applicable Policy**

These amendments align with applicable Official Plan policies for Greenspace Designation. Under Section 7.3, Policy 2 requires the City to initiate an Official Plan amendment related to the designation of Significant Wetlands within six months of the identification or revision of a provincially significant wetland by the Province of Ontario.

### **Public Consultation**

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan. Similar to other planning applications, this City-initiated application was subject to Public Notification policies and statutory requirements; affected property owner(s) were notified of the proposed changes, and public notices were posted as part of the amendment process.

## **BACKGROUND**

The City of Ottawa recognizes the importance of wetlands, and supports the conservation of wetlands and their functions, through the policies in the Official Plan.

Wetlands that have been identified by the Ministry of Natural Resources and Forestry (MNR) as being provincially significant are designated in the Official Plan as Significant Wetlands and are subject to land use restrictions. Wetlands are deemed significant if they meet minimum scoring thresholds established under the Ontario Wetland Evaluation System (OWES). Provincially significant wetlands in southern and eastern Ontario are subject to strong protections under provincial and municipal planning policies.

On November 28, 2022, the Province passed *Bill 23, More Homes Built Faster Act, 2022* and made associated updates to the OWES. Key changes to the OWES methodology eliminated the complexing of smaller wetlands and reduced the scores for endangered and threatened species. Many wetlands that would have met the standard for provincial significance under the previous evaluation system may not qualify as significant under the revised system.

The Province also changed the approval process for wetland evaluations and no longer reviews or approves them. A wetland evaluation, re-evaluation, or mapping update is now considered complete and final once a trained wetland evaluator attests that they have undertaken an evaluation in accordance with the OWES. Once complete, the wetland evaluator must submit the evaluation to the municipality or planning authority for planning purposes and to the MNR for record keeping and updating of provincial mapping.

These changes make it easier for designated provincially significant wetlands to be re-evaluated and reclassified as “non-provincially significant”. Since the OWES methodology changed, the City has received several private wetland re-evaluations that have resulted in significant wetlands on several rural properties being reclassified as “non-provincially significant”. These evaluations have triggered the need for an Official Plan Amendment (OPA) to remove or modify a significant wetland designation along with a related Zoning By-law Amendment (ZBA). To exercise due diligence under the *Planning Act*, the City’s own wetland evaluators have reviewed these evaluations for conformity with the OWES and to ensure they are free of substantive errors and omissions.

Ottawa’s Official Plan mitigates the potential impacts associated with the reclassification of these wetlands as “non-provincially significant”. All areas of wetland that are affected by this current OPA fall within the Natural Heritage System Core Area overlay. The Official Plan provides protection to the features within the Natural Heritage System through the provision that development or site alteration shall maintain or enhance the



integrity, biodiversity, and ecosystem services of these areas. In addition, local conservation authorities regulate development activities within 30 m of wetlands through *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*.

In addition to wetland re-evaluations resulting in changes to a wetland's status (i.e., significant or not), the City periodically receives mapping updates related to the boundaries of existing, provincially significant wetlands. Wetlands are dynamic natural systems, and the outer boundary of a wetland can be updated to reflect new information or changes on the landscape.

### **Summary of requested Official Plan Amendment and Zoning By-law Amendment**

Changes to the boundary of a Significant Wetland and changes to the status of an evaluated wetland from provincially significant to non-provincially significant require corresponding updates to the designations of the Official Plan and the provisions of the Zoning By-law. These changes are necessary to ensure the consistent implementation of Official Plan policies and zoning provisions for development applications that are subject to the *Planning Act* and for building permit applications.

The proposed amendments to Schedule B9 – Rural Transect and Schedule C11 - Natural Heritage System of the Official Plan are summarized below in Table 1. Location maps are included for reference in Document 1. OPA details are included for reference in Document 3.

**Table 1:** Description of Official Plan Amendment by Location

<b>Ward</b>	<b>Sites Affected</b>	<b>Summary of Official Plan Amendment</b>
West Carleton-March (5)	1390 and 1402 Corkery Road	Amendments are needed to adjust the boundary of the Corkery Creek Wetland to correspond to existing conditions at two locations. For two areas, the Rural Countryside designation in Schedule B9 should be removed and replaced with the Greenspace designation, and the Significant Wetlands sub-designation should be added in Schedule C11-A. For one area, the Greenspace designation in Schedule B9 should be removed and replaced with the Rural Countryside designation, and the Significant Wetlands sub-designation should be removed in Schedule C11-A.

West Carleton-March (5)	190, 197, 220, 235, and 312 David Manchester Road; Parts of Lots 2 and 3, Concession 4	Amendments are needed to reflect the updated status of part of the Goulbourn Wetland Complex to non-provincially significant to correspond with current mapping in the Provincial database. The Greenspace designation in Schedule B9 should be removed and replaced with the Rural Countryside designation. The Significant Wetlands sub-designation in Schedule C11-A and C11-B should be removed and replaced with the Natural Heritage Features Overlay to reflect the evaluated wetland as a mapped surface water feature and as a significant woodland. The Natural Heritage Features Overlay should be based on the updated boundary of the evaluated wetland.
Rideau-Jock (21)	557, 635, and 891 Jinkinson Road; Parts of Lots 13 and 14 Concession 11	<p>Amendments are needed to reflect the updated status of part of the Goulbourn Wetland Complex at 891 Jinkinson Road and parts of lots 13 and 14, Concession 11 to non-provincially significant to correspond with current mapping in the Provincial database. The Greenspace designation in Schedule B9 should be removed and replaced with the Rural Countryside designation. The Significant Wetlands sub-designation in Schedule C11-A and C11-B should be removed and replaced with the Natural Heritage Features Overlay to reflect the evaluated wetland as a mapped surface water feature and as a significant woodland.</p> <p>Further amendments are needed to adjust the boundary of the Goulbourn Wetland Complex at 635 Jinkinson Road to correspond to existing conditions. The Greenspace designation in Schedule B9 should be removed and replaced with the Rural Countryside designation. The Significant Wetlands sub-designation and Natural Heritage Features Overlay in Schedule C11-A and C11-B should be removed.</p>
Rideau-Jock (21)	7301 Flewellyn Road	Amendments are needed to adjust the boundary of the Goulbourn Wetland Complex to correspond to existing conditions. The Greenspace designation in Schedule B9

		should be removed and replaced with the Rural Countryside designation. The Significant Wetlands sub-designation in Schedule C11-A and C11-B should be removed.
Osgoode (20)	6216 Springhill Road	Amendments are needed to adjust the boundary of the Osgoode Complex to correspond to existing conditions. The Greenspace designation in Schedule B9 should be removed and replaced with the Rural Countryside designation. The Significant Wetlands sub-designation in Schedule C11-B should be removed.

The proposed amendments to Zoning By-law 2008-250 are summarized below in Table 2. Location maps are included for reference in Document 1. ZBA details are included for reference in Document 4.

**Table 2:** Description of Zoning By-law Amendment by Location

<b>Ward</b>	<b>Sites Affected</b>	<b>Summary of Zoning By-law Amendment</b>
West Carleton-March (5)	1390 and 1402 Corkery Road	An amendment is needed to rezone two areas from RU (Rural Countryside Zone) to EP (Environmental Protection Zone, EP3 subzone) to match the updated Official Plan designations. A further amendment is needed to rezone one area from EP (Environmental Protection Zone, EP3 subzone) to RU (Rural Countryside Zone) to match the updated Official Plan designations.
West Carleton-March (5)	190, 197, 220, 235, and 312 David Manchester Road; Parts of Lots 2 and 3, Concession 4	An amendment is needed to rezone the lands from EP (Environmental Protection Zone, EP3 subzone) to RU (Rural Countryside Zone) to match the updated Official Plan designations.
Rideau-Jock (21)	557, 635, and 891 Jinkinson Road; Parts	Amendments are needed at 557 and 635 Jinkinson Road to rezone the lands from RU (Rural Countryside Zone) to EP (Environmental Protection Zone, EP3 subzone) to match the updated Official Plan designations. An amendment is needed at 891

	of Lots 13 and 14 Concession 11	Jinkinson Road to rezone the lands from EP (Environmental Protection Zone, EP3 subzone) to RU (Rural Countryside Zone) to match the updated Official Plan designations.
Rideau-Jock (21)	7301 Flewellyn Road	An amendment is needed to rezone the lands from EP (Environmental Protection Zone, EP3 subzone) to RU (Rural Countryside Zone) to match the updated Official Plan designations.
Osgoode (20)	6216 Springhill Road	An amendment is needed to rezone the lands from EP (Environmental Protection Zone, EP3 subzone) to RU (Rural Countryside Zone) to match the updated Official Plan designations.

## **DISCUSSION**

### **Public Consultation**

For this proposal's consultation details, see Document 2 of this report.

### **Official Plan designation(s) and policies**

These amendments align with applicable Official Plan policies for Greenspace Designation. Under Section 7.3, Policy 2 requires the City to initiate an OPA related to the designation of Significant Wetlands within six months of the identification or revision of a provincially significant wetland by the Province of Ontario.

These amendments modify small areas of Schedule B9 – Rural Transect and Schedule C11 – Natural Heritage System of the Official Plan. These amendments also update the Zoning By-law to align with the modifications to Official Plan schedules.

### **Planning rationale**

These amendments are needed to ensure effective and consistent application of Official Plan policies and the Zoning By-law.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

## **RURAL IMPLICATIONS**

This OPA will decrease the area of the provincially significant Goulbourn Wetland Complex, designated on Schedule C11 of the Official Plan, by 55 hectares. Minor modifications to the wetland boundaries for two other PSWs will also take effect. The ZBA will remove the EP3 zone from areas that are no longer deemed to be PSW and replace it with the RU zone. The appropriate updates to zoning will also come into effect in areas where the wetland boundaries have changed.

Development activities within 30 metres of wetlands continue to be regulated by local conservation authorities through *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*. Properties located in or within 120 metres of a Natural Heritage System Core Area and/or where Natural Heritage Features are present will continue to be subject to the requirement for an Environmental Impact Study in support of any development application, in accordance with the current Official Plan policies.

## **CONSULTATION**

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan. Similar to other planning applications, this City-initiated application was subject to Public Notification policies and statutory requirements; affected property owner(s) were notified of the proposed changes, and public notices were posted as part of the amendment process.

The City was contacted by ten affected property owners and interested parties regarding this application. Several property owners requested additional clarification on the OPA and ZBA processes and the implications for their properties. Others requested information on other City policies and regulations not directly related to this application. Specific comments pertaining to this application are summarized in Document 2.

Staff responded to each of the comments or inquiries. The responses ranged from a simple acknowledgement of the concerns to more detailed follow-up with additional information. All comments were considered by staff in the drafting of the OPA, the ZBA, and this report.

Two local environmental organizations, Ontario Nature and Friends of Stittsville Wetlands, provided written submissions on this application. The comments and concerns raised in these submissions are summarized in Document 2.

This application was circulated to relevant external agencies. Staff from the Mississippi Valley Conservation Authority and the South Nation Conservation Authority provided

comments as described in Document 2. There were no other formal comments submitted by external agencies.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor Darouze, Councillor Kelly, and Councillor Brown are aware of the applications related to this report.

Councillor Gower has provided the following comments in relation to this report: Wetlands play an indispensable ecological role for our city. They mitigate flooding, drought, and climate change; they provide habitat for wildlife including species at risk; and they give us natural places to explore and enjoy. In my view, recent changes by the provincial government to policies and regulations that apply to wetlands have eroded oversight and protection of these important assets. In light of these changes, it's imperative that City staff continue to monitor wetlands, and augment reporting to Council and to the public, to ensure that the long term health and preservation of wetlands is maintained.

### **LEGAL IMPLICATIONS**

With the recent amendments to the Planning Act, only specified persons (largely utility providers and public entities) may appeal official plan or zoning amendments, as well as registered owners of property covered by the amendments. Should the amendments that are the subject of this report be appealed, the extent of any hearing will depend on the number of such appeals. As City-initiated amendments, there is no appeal right should the amendments not be adopted.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this OPA or ZBA.

## **ENVIRONMENTAL IMPLICATIONS**

This OPA and ZBA will decrease the area of the provincially significant Goulbourn Wetland Complex by 55 hectares and reduce the standard of environmental protection for these areas of non-provincially significant wetland. Minor modifications to the wetland boundaries for two other PSWs will also take effect. These changes align with recent mapping updates published by the provincial Ministry of Natural Resources and Forestry resulting from wetland re-evaluations completed in accordance with the revised Ontario Wetland Evaluation System.

Development activities within 30 metres of wetlands continue to be regulated by local conservation authorities through *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*. Properties located in or within 120 metres of a Natural Heritage System Core Area and/or where Natural Heritage Features are present will continue to be subject to the requirement for an Environmental Impact Study in support of any development application, in accordance with the current Official Plan policies.

Wetlands provide multiple environmental, social, and economic benefits, including provision of wildlife habitat, provision of fish spawning and nursery areas, water quality protection, carbon storage and sequestration, and flood risk reduction. Their benefits are particularly significant for maintaining resilience to the impacts of climate change, such as drought and extreme rain events.

## **TERM OF COUNCIL PRIORITIES**

This project has implications for the following Term of Council Priority:

- A city that is green and resilient.

## **APPLICATION PROCESS TIMELINE STATUS**

These applications (Development Application Number: D01-01-24-0007 / D02-02-24-0005) were processed by the "On Time Decision Date" established for the processing of Official Plan amendment and Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Maps

Document 2 Consultation Details

Document 3 Details of the Recommended Official Plan Amendment

Document 4 Details of the Recommended Zoning By-law Amendment

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Intensification Unit, Policy Planning Branch, Planning, Development and Building Department to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.





Planning Operations, Planning, Development and Building Department to undertake the statutory notification.



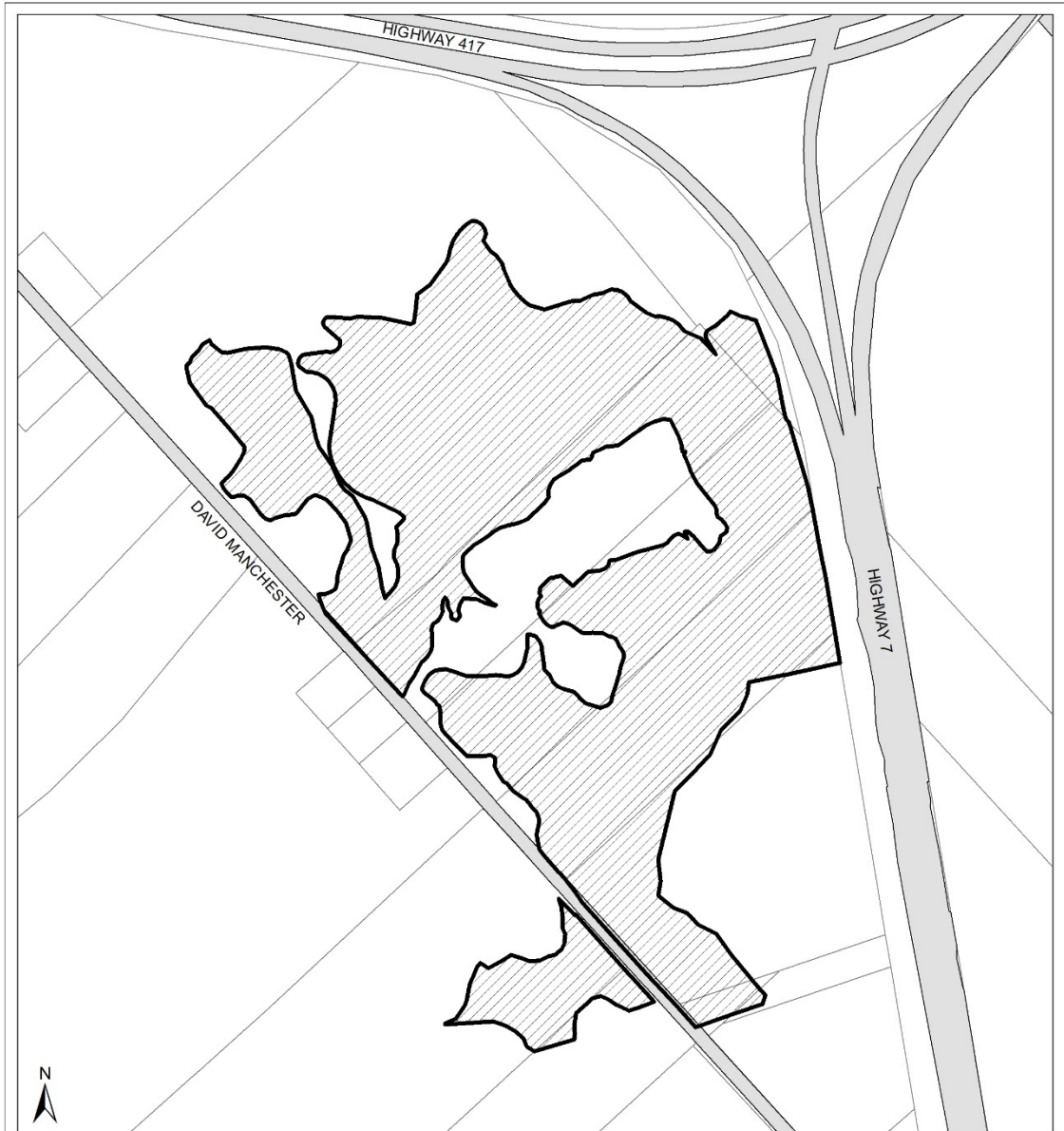
Document 1 – Location Maps


Document 1A



		<b>LOCATION MAP / PLAN DE LOCALISATION</b> <b>OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL</b> <b>ZONING KEY PLAN / SCHÉMA DE ZONAGE</b>	
<b>1390 and / et 1402 chemin Corkery Road</b>			
D01-01-24-0007 D02-02-24-0005	24-0151-A		
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REVISION / RÉVISION - 2024 / 05 / 21			
			LANDS TO BE REDESIGNATED FROM "RURAL COUNTRYSIDE" TO "GREENSPACE" AND "SIGNIFICANT WETLANDS" AND REZONED FROM RU TO EP3 / LES TERRES SERONT REDÉSIGNÉES DE "CAMPAGNE RURALE" À "ESPACE VERT" ET "TERRES HUMIDES D' IMPORTANCE" ET REZONÉES DE RU À EP3
			LANDS TO BE REDESIGNATED FROM "SIGNIFICANT WETLANDS" TO "RURAL COUNTRYSIDE" AND REZONED FROM EP3 TO RU / LES TERRES SERONT REDÉSIGNÉES DE "TERRES HUMIDES D' IMPORTANCE" À "CAMPAGNE RURALE" ET REZONÉES DE EP3 À RU
			EXISTING SIGNIFICANT WETLANDS / ZONES HUMIDES IMPORTANTES EXISTANTES

Document 1B



	
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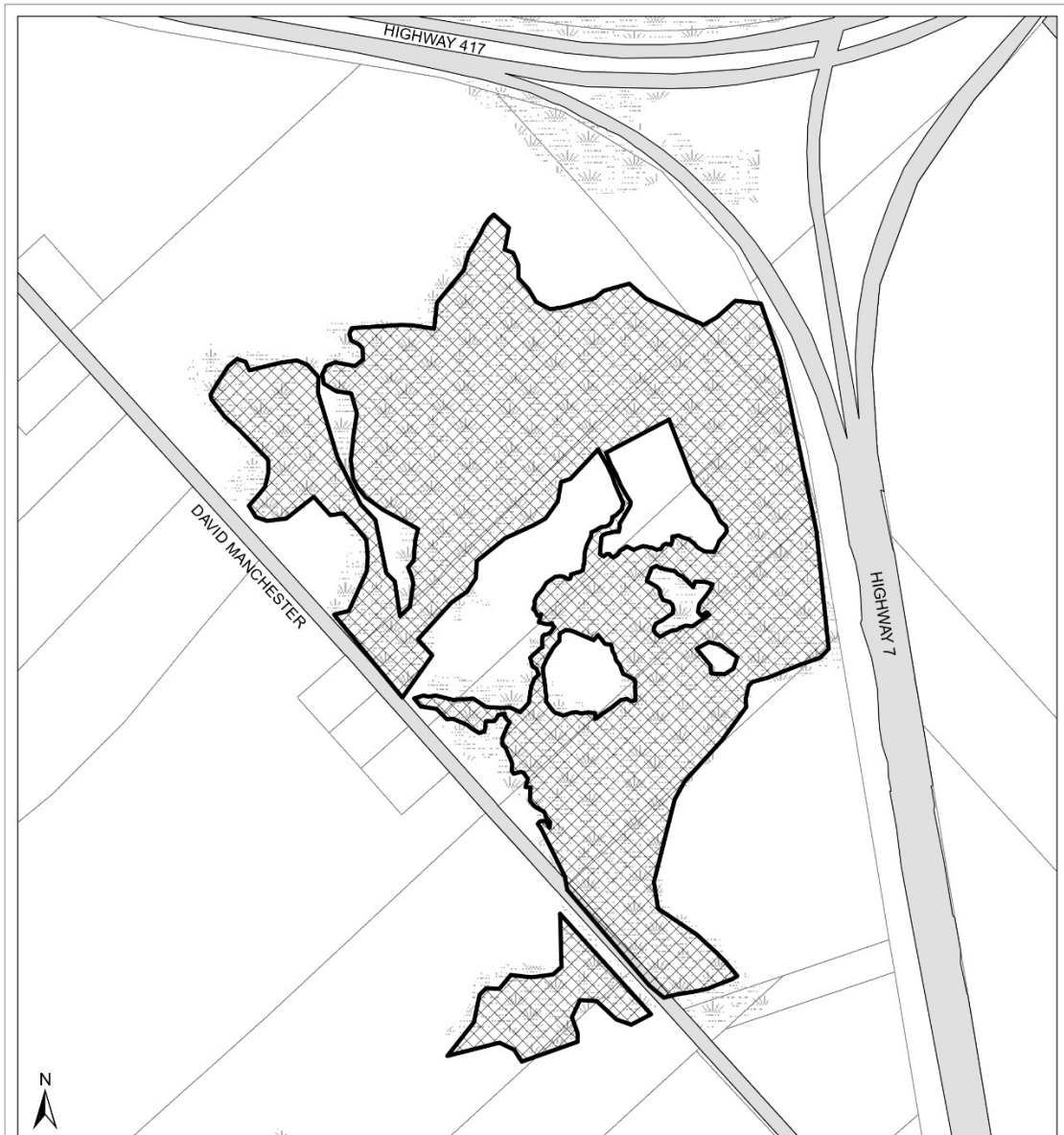
LOCATION MAP / PLAN DE LOCALISATION  
OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL


**190, 197, 220, 235, and/et 312 chemin David Manchester Road,  
Parts of / Parties des Lots 2 and 3, Concession 4;**



LANDS TO BE REDESIGNATED FROM "GREENSPACE" AND  
"SIGNIFICANT WETLANDS" TO "RURAL COUNTRYSIDE" /  
LES TERRES SERONT REDÉSIGNÉES D'« ESPACES VERTS »  
ET DE « ZONES HUMIDES D'IMPORTANCES » À  
« CAMPAGNE RURALE »



Document 1C



	
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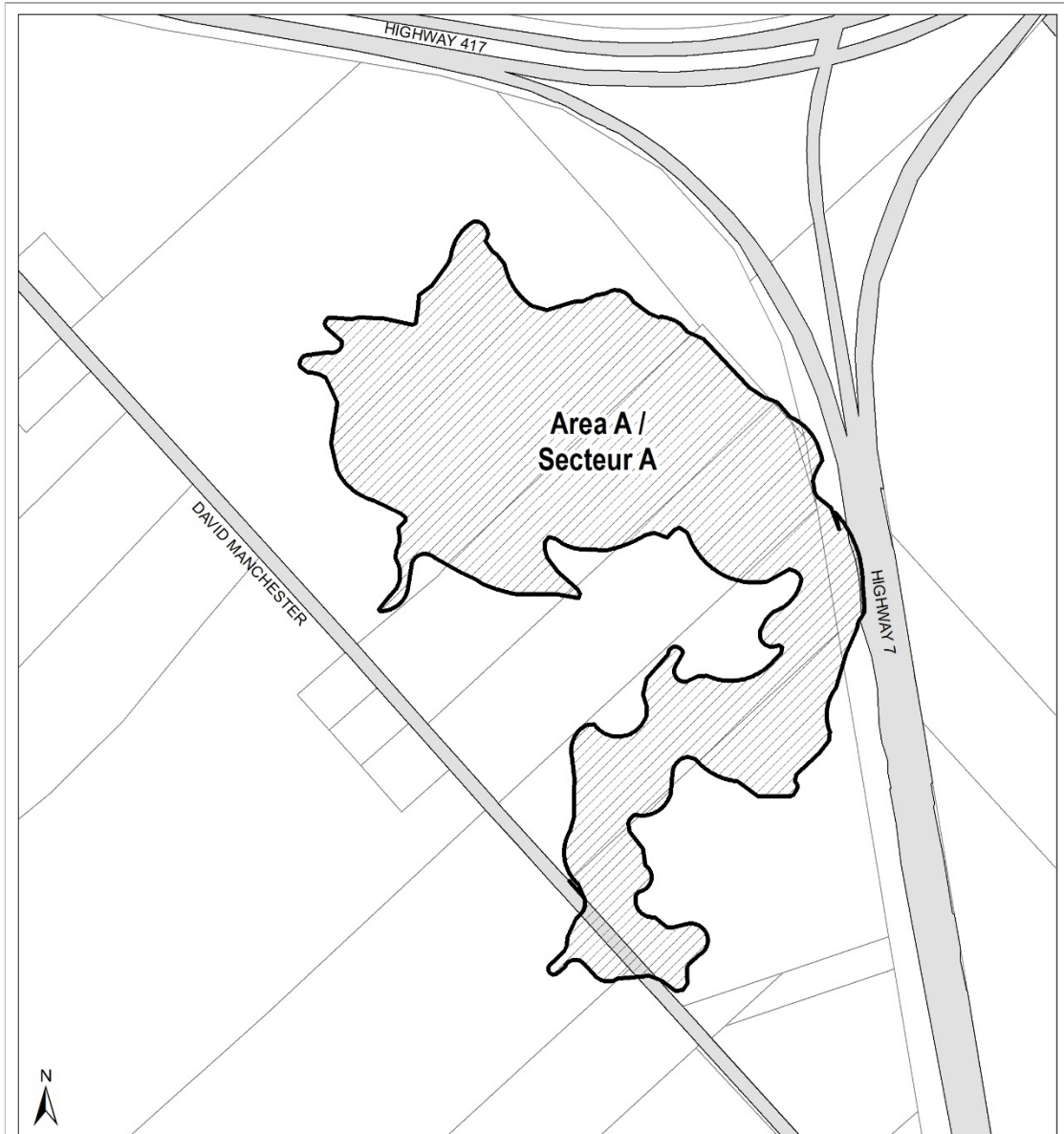
LOCATION MAP / PLAN DE LOCALISATION  
OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL


190, 197, 220, 235, and/et 312 chemin David Manchester Road,  
Parts of / Parties des Lots 2 and 3, Concession 4;

-  LANDS TO BE INCLUDED WITHIN THE "NATURAL HERITAGE FEATURES OVERLAY" / TERRES À INCLURE DANS LA « ZONE SOUS-JACENTE DE ÉLÉMENTS DU PATRIMOINE NATUREL »
  
-  EXISTING SIGNIFICANT WETLANDS / ZONES HUMIDES IMPORTANTES EXISTANTES



Document 1D



	
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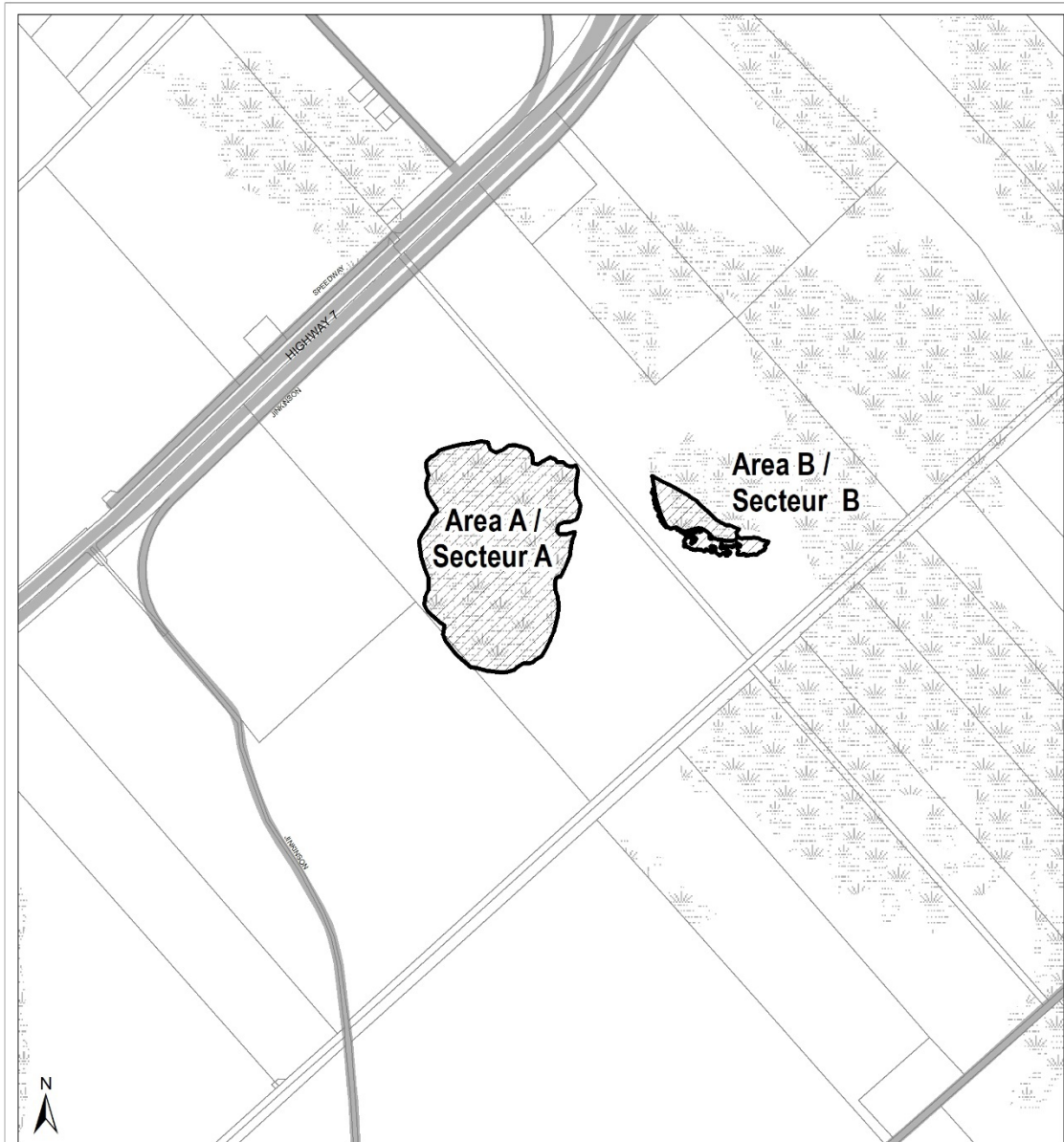
LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE

**190, 197, 220, 235, and/et 312 chemin David Manchester Road,  
Parts of / Parties des Lots 2 and 3, Concession 4;**



AREA A TO BE REZONED FROM EP3 TO RU  
LE ZONAGE DU SECTEUR A SERA MODIFIÉ DE EP3 À RU

Document 1E



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**LOCATION MAP / PLAN DE LOCALISATION  
 OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL  
 557, 635, and/et 891 chemin Jinkinson Road, Parts of /  
 Parties des Lots 13 and 14, Concession 11**

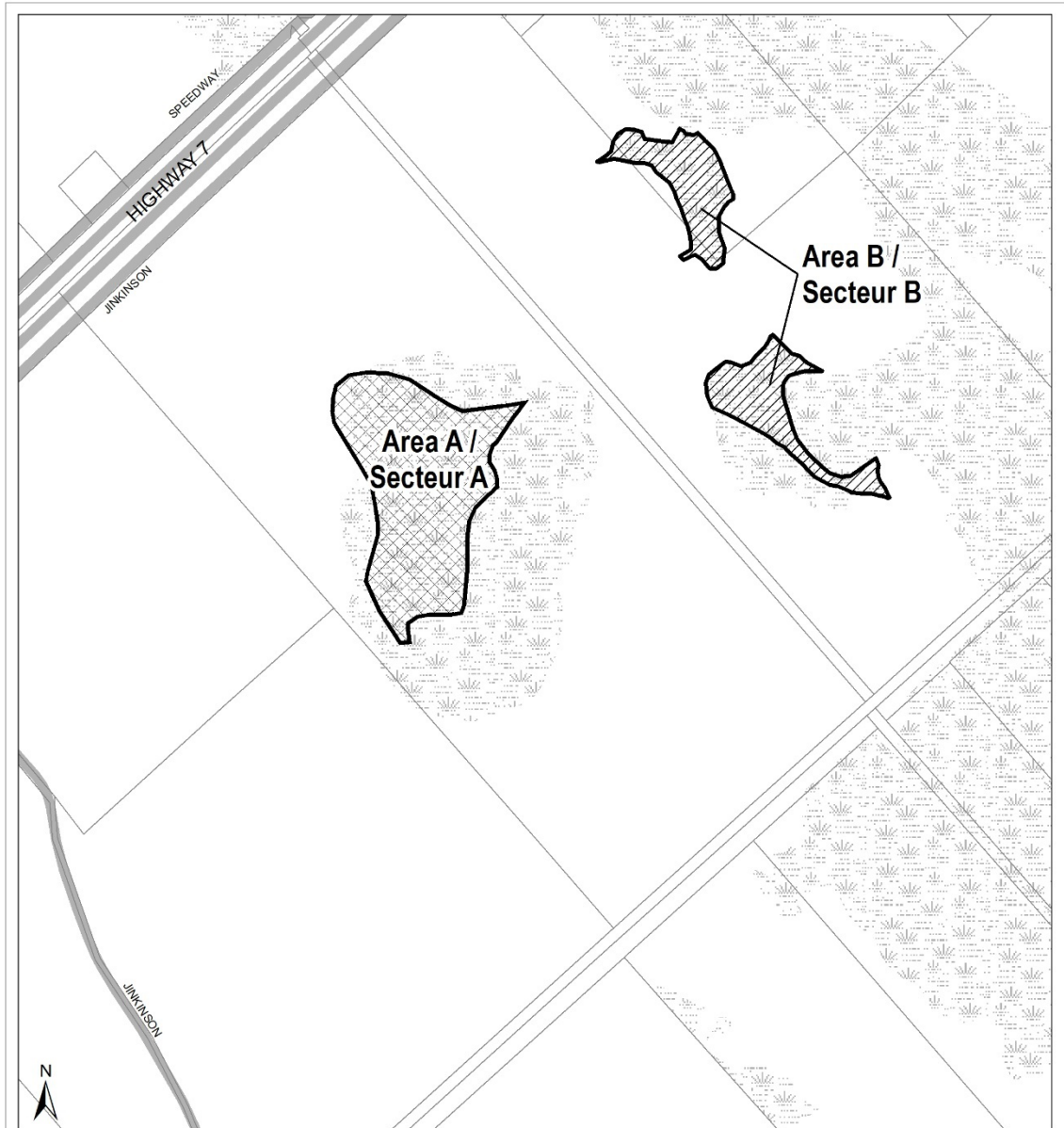
LANDS TO BE REDESIGNATED FROM "GREENSPACE" AND "SIGNIFICANT WETLANDS" TO "RURAL COUNTRYSIDE" / LES TERRES SERONT REDÉSIGNÉES D'« ESPACES VERTS » ET DE « ZONES HUMIDES D'IMPORTANCES » À « CAMPAGNE RURALE »


"AREA A" TO BE INCLUDED WITHIN "NATURAL HERITAGE FEATURES OVERLAY" / « LA SECTEUR A » À INCLURE DANS LA « ZONE SOUS-JACENTE DE ÉLÉMENTS DU PATRIMOINE NATUREL »

"AREA B" TO BE REMOVED FROM NATURAL HERITAGE FEATURES OVERLAY / « LA SECTEUR B » SERA SUPPRIMÉE DE LA « ZONE SOUS-JACENTE DE ÉLÉMENTS DU PATRIMOINE NATUREL »

EXISTING SIGNIFICANT WETLANDS / ZONES HUMIDES IMPORTANTES EXISTANTES

Document 1F



	
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LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE

557, 635, and/et 891 chemin Jinkinson Road, Parts of /  
Parties des Lots 13 and 14, Concession 11



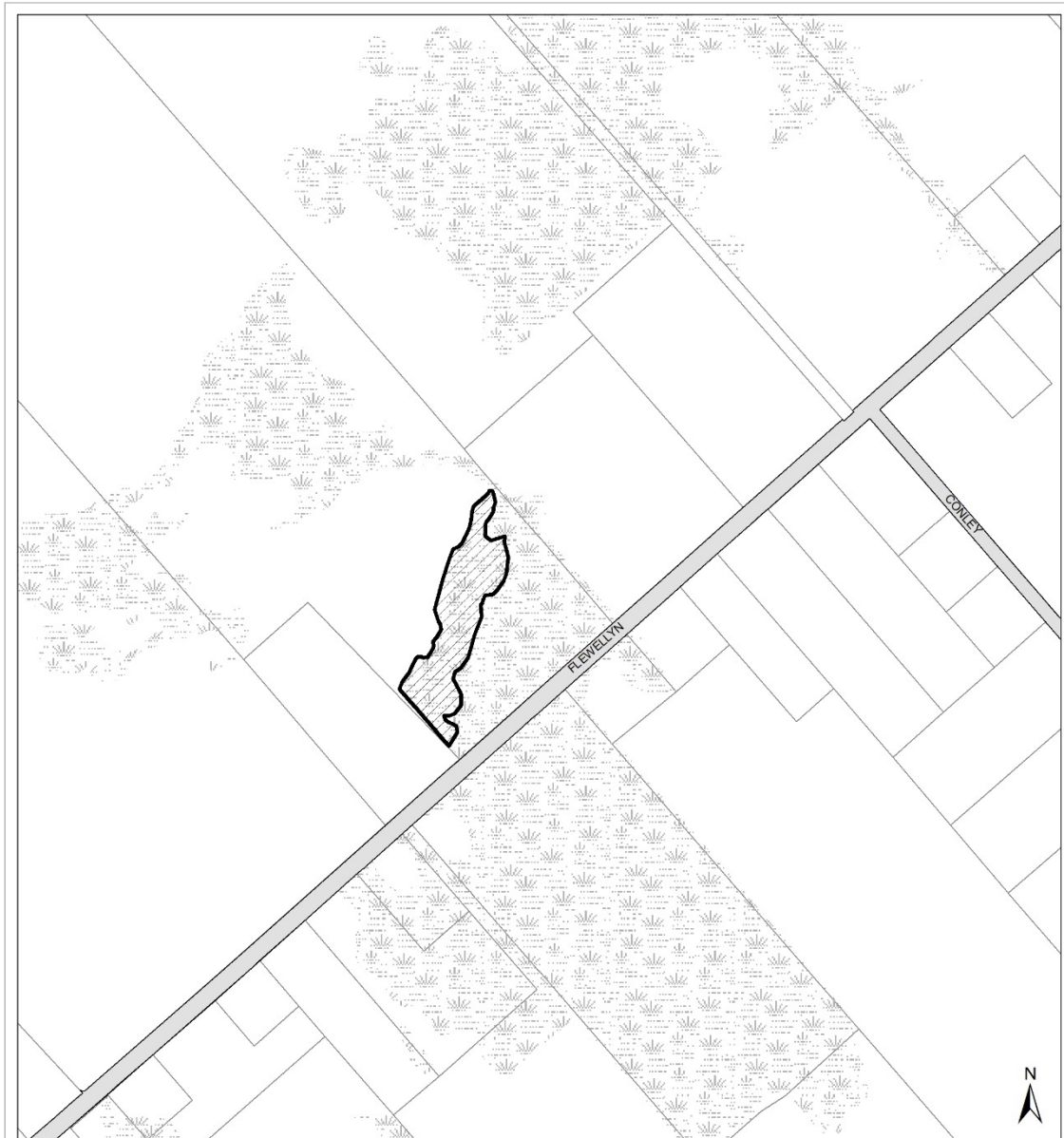
AREA A TO BE REZONED FROM EP3 TO RU  
LE ZONAGE DU SECTEUR A SERA MODIFIÉ DE EP3 À RU




AREA B TO BE REZONED FROM RU TO EP3  
LE ZONAGE DU SECTEUR B SERA MODIFIÉ DE RU À EP3





Document 1G



	
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LOCATION MAP / PLAN DE LOCALISATION  
 OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL  
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

**7301 chemin Flewellyn Road**

- 
**LANDS TO BE REDESIGNATED FROM "GREENSPACE" AND "SIGNIFICANT WETLANDS" TO "RURAL COUNTRYSIDE" AND TO BE REZONED FROM EP3 TO RU / LES TERRES SERONT REDÉSIGNÉES D'« ESPACES VERTS » ET DE « ZONES HUMIDES D'IMPORTANCES » À « CAMPAGNE RURALE » ET LE ZONAGE SERA MODIFIÉ DE EP3 À RU**
  
- 
**EXISTING SIGNIFICANT WETLANDS / ZONES HUMIDES IMPORTANTES EXISTANTES**

Document 1H



D01-01-24-0007	24-0151-A
D02-02-24-0005	

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REVISION / RÉVISION - 2024 / 02 / 20

LOCATION MAP / PLAN DE LOCALISATION  
OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL  
ZONING KEY PLAN / SCHÉMA DE ZONAGE

**6216 chemin Springhill Road**

- LANDS TO BE REDESIGNATED FROM "GREENSPACE" AND "SIGNIFICANT WETLANDS" TO "RURAL COUNTRYSIDE" AND TO BE REZONED FROM EP3 TO RU/  
LES TERRES SERONT REDÉSIGNÉES « ESPACES VERTS » ET DE « ZONES HUMIDES D'IMPORTANCES » À « CAMPAGNE RURALE » ET LE ZONAGE SERA MODIFIÉ DE EP3 À RU
- EXISTING SIGNIFICANT WETLANDS / ZONES HUMIDES IMPORTANTES EXISTANTES



## **Document 2 – Consultation Details**

### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments and for Zoning By-law amendments.

### Public Comments and Responses

#### Comment:

The wetland boundary mapping for 1390 and 1402 Corkery Road is incorrect. A portion of the existing Provincially Significant Wetland (PSW) is upland forest, and the boundary has been revised and submitted to the Ministry of Natural Resources and Forestry for inclusion with provincial mapping.

#### Response:

City staff discussed this issue with staff from the Ministry of Natural Resources and Forestry and confirmed the presence of an error in the provincial mapping. This error has since been corrected in the provincial mapping, and the documents pertaining to the OPA and ZBA have been updated to reflect the correct wetland boundary.

#### Comment:

The owner of 220 David Manchester Road has obtained a permit from the Mississippi Valley Conservation Authority to construct an access road along the southern boundary of the property. Trees have been removed in this area to permit the construction of the access road. The Natural Heritage Features overlay should be removed from this area.

#### Response:

City staff confirmed the permit details with staff from the Mississippi Valley Conservation Authority. The Natural Heritage Features overlay will not be applied in the area of the access road along the southern property boundary of 220 David Manchester Road.

#### Comment:

The owners of 635 & 891 Jinkinson Road have reviewed the proposed changes and have no concerns, as the mapping changes appear to correspond with the approved significant wetland mapping for these lands. The changes to the Official Plan and Zoning By-law are necessary to ensure consistent implementation of policies and zoning provisions related to the correct identification of significant wetlands per the Ontario

Wetland Evaluation System (OWES). The impact of not moving forward with these changes is that the Significant Wetland designation and zoning would not be accurate and would not reflect the Provincial updates made to significant wetland mapping on these lands.

Response:

City staff acknowledged the receipt of these comments.

Comment:

The owner of 6216 Springhill Road expressed concerns that these updates will affect the future sale of the property and the ability of a future landowner to obtain a building permit to construct a single detached dwelling.

Response:

These changes are administrative will bring the City's mapping into alignment with existing Provincial mapping. With the removal of PSW status from a portion of the property, this should no longer present a barrier to obtain a building permit for a single detached dwelling. A permit from the local conservation authority would still be required since the site is within 30 metres of a PSW.

Comment:

Regarding 190, 197, 220, 235, and 312 David Manchester Road, Parts of Lots 2 and 3, Concession 4, this application proposes to remove the Significant Wetlands sub-designation and replace with the Natural Heritage Features overlay to reflect the evaluated wetland as a mapped surface water feature and as a significant woodland. Was this area originally mapped as a significant woodland?

Response:

The significant woodlands mapping has not changed through this process. The City of Ottawa's mapping for significant woodlands in the rural area was prepared for the new Official Plan using the 2018 forest canopy cover. Significant woodlands are included within the Natural Heritage Features Overlay on Schedule C11 of the Official Plan. Most of the area previously designated as Significant Wetlands between David Manchester Road, Highway 7, and Highway 417 is also characterized as having significant woodlands. Those significant woodlands are not currently visible on Schedule C11 because the Significant Wetlands layer takes precedence, and trying to show both layers could be visually confusing. The significant woodlands outside the boundaries of

the designated Significant Wetlands do appear as part of the Natural Heritage Features Overlay.

Comment:

Regarding 190, 197, 220, 235, and 312 David Manchester Road, Parts of Lots 2 and 3, Concession 4, it is understood the area was previously designated as a Significant Wetland i.e., PSW and therefore also characterized as having significant woodlands. Under the new evaluation it is mapped as wetland (not PSW), should this area be characterized as a woodland and not a significant woodland?

Response:

The methods for determining significant wetlands and significant woodlands are different and are independent of each other. The OWES is used to determine PSWs. The determination of significant woodlands is based on criteria in the Natural Heritage Reference Manual and applied in accordance with the City's Significant Woodlands guidelines (links to these documents were also shared).

#### Community Organization Comments and Responses

Comment:

Ontario Nature has submitted a letter describing their concerns with this application and providing recommendations to improve the protections for wetlands in the future. In summary, Ontario Nature is concerned about the loss of the PSW designation and associated provincial and municipal protections for wetlands that were previously part of the Goulbourn Wetland Complex. Ontario Nature is recommending that the City strengthen Official Plan policies to apply stronger protections to a broad range of wetland ecosystems to consistently protect valuable wetlands despite the changes to the OWES. The official plans for the City of Guelph and the City of Richmond Hill are cited as examples with strong policy protections in place for wetlands.

Response:

Ottawa's Official Plan mitigates the potential impacts associated with the reclassification of these wetlands as "non-provincially significant". All areas of wetland that are affected by this current OPA fall within the Natural Heritage System Core Area overlay. The Official Plan provides protection to the features within the Natural Heritage System through the provision that development or site alteration shall maintain or enhance the integrity, biodiversity, and ecosystem services of these areas. In addition, local

conservation authorities regulate development activities within 30 metres of wetlands through *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*.

Comment:

The Friends of Stittsville Wetlands (FSW) has submitted a letter describing their concerns with this application and with loss of the PSW designation and associated provincial and municipal protections for sections of the provincially significant Goulbourn Wetland Complex. The FSW is also concerned about the strength of the municipal policies contained within the City of Ottawa's Official Plan to effectively protect wetlands now identified as "non-provincially significant" due to the provincial government's newly adopted and weakened system for identifying and designating PSWs. The FSW has summarized their concerns as follows:

1. This [application] is the first opportunity for the City and the public to see firsthand the adverse impacts of the provincial government's newly adopted and weakened system for identifying and designating PSWs.
2. Our local track record for protecting wetlands is poor.
3. We are not confident that the City's Official Plan policies under the Natural Heritage System and Natural Heritage Overlay will effectively protect these wetlands that are now deemed to be no longer provincially significant, but rather "Evaluated – Other".
4. The City's Official Plan commitment to a target of no net loss of wetlands in rural areas appears uncertain.

Further, the FSW has listed seven requests for additional information and clarification from City staff. Summaries of the requests and the responses are presented below.

Request #1: What existing significant wetlands do not fall within the Natural Heritage System core areas, and what protections will be afforded to those wetlands that are not found within these areas?

Response #1: A total of 20,508 hectares of Significant Wetlands are currently identified within the City of Ottawa. Of those, 287 hectares (1.4%) of Significant Wetlands fall outside of the City's Natural Heritage System Core Area overlay as identified in Schedule C11 of the Official Plan. Existing significant wetlands continue to be protected under the policies of the Official Plan, and development, lot line adjustments and site alteration are generally not permitted in Significant Wetlands. Wetlands that are re-evaluated and determined to be "non-provincially significant" will be afforded the protections that apply to Natural Heritage Features, as these wetlands will be mapped

as surface water features. An environmental impact study is required to demonstrate no negative impacts to Natural Heritage Features when development or site alteration is proposed under the *Planning Act*.

Request #2: The FSW are seeking assurances that the Natural Heritage System policies will provide sufficient protection and preservation of this wetland [located at 891 Jinkinson Road and Parts of Lots 13 and 14, Concession 11] now redesignated as 'evaluated – other' given that a competing land use – an aggregate quarry – is proposed.

Response #2: In general, the policies of the City's Official Plan recognize important mineral aggregates as a non-renewable resource that is valuable to both the City's growth and economy. Further, the Official Plan recognizes that the demonstration of no negative impact from the establishment or expansion of a mineral aggregate operation within the Natural Heritage System overlay may take into consideration the final rehabilitation plans for the site in the context of the local natural environment.

Request #3: The FSW are seeking further clarity as to whether any enforcement actions and corrective measures were taken by the City and/or the relevant Conservation Authority following site alterations in PSWs located at 190, 197, 220, 235, and 312 David Manchester Road; Parts of Lots 2 and 3, Concession 4, 557, 635, and 891 Jinkinson Road; Parts of Lots 13 and 14, Concession 11, and 7301 Flewellyn Road.

Response #3: City staff have advised the FSW that we are unaware of any City of Ottawa by-law violations on the properties identified above. City staff have suggested that the FSW contact the Mississippi Valley Conservation Authority and the Rideau Valley Conservation Authority regarding possible violations under the Conservation Authorities Act on these properties.

Request #4: The FSW are seeking assurances that the policy of "no net loss approach" contained within the City's Official Plan includes all evaluated wetlands outside the urban area and designated villages.

Response #4: The City of Ottawa will be initiating an OPA to revise Policy 5 in Section 4.8.1 of the Official Plan pertaining to the "no net loss approach" for wetlands and forest cover outside the urban area and designated villages. The word "evaluated" is proposed to be removed, and the policy would then apply to all wetlands deemed not provincially significant outside the urban area and designated villages.

Request #5: To ensure the protection of all wetlands, the FSW are requesting that the City initiate a process to evaluate those wetlands that are deemed unevaluated outside the urban area and designated villages in partnership with landowners.

Response #5: With the policy revision described above in “Response #4”, all wetlands deemed not provincially significant outside the urban area and designated villages will be subject to the policy of “no net loss”. City staff do not have a mandate or sufficient resources to undertake the evaluation of all unevaluated wetlands across the City. The policies of the Official Plan permit the City to initiate or require a wetland evaluation if it is recommended in a planning study (e.g., watershed study, subwatershed study, environmental management plan, secondary plan, or an environmental assessment) or if a proposed development would reduce the area of the wetland by 2 hectares or more after mitigation and compensation.

Request #6: As the Natural Heritage System and the Natural Heritage Overlay are new policies within the City’s Official Plan, the FSW are requesting that the City develop a publicly accessible monitoring and reporting framework to collect, monitor, and analyze the effectiveness of the implementation of these policies. The framework should include an annual report to the City Council to determine whether the policies are achieving their stated goals of no net loss. The annual report will allow the City Council to review and strengthen the relevant policies if required.

Response #6: City staff are preparing an Official Plan Monitoring Report to establish a baseline from which to measure Official Plan objectives. Measures related to Natural Heritage System policies will be tracked and reported on where feasible.

Request #7: The FSW are requesting that the City of Ottawa convey a message to the provincial government, with circulation to the Association of Municipalities of Ontario, reiterating the adverse impacts of the provincial government’s newly adopted and weakened system for identifying and designating PSWs and illustrating firsthand the changes we are observing within our City.

Response #7: The City of Ottawa will take this request under advisement.

#### Conservation Authority Comments

##### Comments:

The property at 6216 Springhill Road is within South Nation Conservation’s (SNC’s) jurisdiction, and the building envelop appears to have been cleared by 2005. SNC does not object to the amendments for 6216 Springhill Road. The landowner should be notified that lands within and 30 m adjacent to the PSW are regulated by SNC under

Ontario Regulation 41/24, and a permit will be required to develop within the cleared building envelop. Development in the 30 m adjacent lands will need to demonstrate that it does not negatively impact the hydrology of the wetland.

Comments:

Part of 1390 and 1402 Corkery Road are regulated under Ontario Regulation 41/24 as they contain PSWs, Organic Soils and a Watercourse. The lands proposed to be added to the Corkery Creek PSW will be regulated by the Mississippi Valley Conservation Authority (MVCA) under Ontario Regulation 41/24. Development or interference in any way is not permitted within the boundaries of a PSW. Typically, new development is not permitted within 30 m of a PSW.

MVCA staff understand that the PSW on 190, 197, 220, 235 and 312 David Manchester Road, Part of Lots 2 and 3, Concession 4 has been re-designated as it no longer met the scoring criteria through the OWES process. As a result of this re-designation, MVCA understands the lands are proposed to be re-zoned from EP3 to RU. While the wetland does not meet the scoring criteria to be considered provincially significant, the wetland and the associated 30 m adjacent lands remain regulated by MVCA under Ontario Regulation 41/24.

Under Ontario Regulation 41/24, written permission is required from the MVCA prior to the initiation of development (which includes construction, site grading and the placement or removal of fill) within an area regulated by the Conservation Authority as well as straightening, changing, diverting or interfering in any way with the existing channel or the shoreline of a watercourse.

**Document 3 – Details of the Recommended Official Plan Amendment**

**Official Plan Amendment No. 28 to the  
Official Plan for the  
City of Ottawa**



**INDEX**

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**THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE** introduces the actual amendment but does not constitute part of Amendment No. 28 to the Official Plan for the City of Ottawa.

**PART B – THE AMENDMENT** constitutes Amendment 28 to the Official Plan for the City of Ottawa.

**PART A – THE PREAMBLE**

PURPOSE

LOCATION

BASIS

**PART B – THE AMENDMENT**

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE A OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE B OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE C OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE D OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE E OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

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SCHEDULE H OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE I OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE J OF AMENDMENT 28 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

## **PART A – THE PREAMBLE**

### 1. Purpose

The purpose of this Official Plan amendment is to make various minor updates to areas designated as Greenspace and Rural Countryside in Schedule B9 as Significant Wetlands in Schedule C11 of the Official Plan to reflect recent updates published by the provincial Ministry of Natural Resources and Forestry.

### 2. Location

This amendment applies to lands in Ward 5 (West Carleton-March), Ward 20 (Osgoode), and Ward 21 (Rideau-Jock). The impacts to individual properties are reflected in the details of the amendment.

### 3. Basis

The basis for the amendment arises from Section 7.3 of the Official Plan. Policy 2 requires the City to initiate an Official Plan amendment related to the designation of Significant Wetlands within six months of the identification or revision of a provincially significant wetland by the Province of Ontario.

#### Background

Wetlands that have been identified by the Ministry of Natural Resources and Forestry (MNRF) as being provincially significant are designated in the Official Plan as Significant Wetlands and are subject to land use restrictions. Wetlands are deemed significant if they meet minimum scoring thresholds established under the Ontario Wetland Evaluation System (OWES). On November 28, 2022, the Province passed *Bill 23, More Homes Built Faster Act, 2022* and made associated updates to the OWES. Changes to the OWES methodology and the approval process for wetland evaluations make it easier for designated provincially significant wetlands to be re-evaluated and reclassified as “non-provincially significant”.

#### Rationale

This amendment concerns several private wetland re-evaluations that have resulted in significant wetlands on several rural properties being reclassified as “non-provincially significant”. Updates to several wetland boundaries of provincially significant wetlands are also part of this amendment. These evaluations and boundary updates have been submitted to the MNRF for record keeping, and the provincial mapping has been updated.

## **PART B – THE AMENDMENT**

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and the attached Schedules constitutes Amendment No. 28 to the Official Plan for the City of Ottawa.

### 2. Details

The following changes are hereby made to the Official Plan for the City of Ottawa:

2.1 Schedules B9 and C11 of the Official Plan are amended as shown in Schedules A to J below.

### 3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

**SCHEDULE A**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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**SCHEDULE A to  
AMENDMENT NO. 28**

to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule B9 - Rural Transect

**ANNEXE A de  
L' AMENDEMENT No.28**

au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe B9 - Transect secteur rural

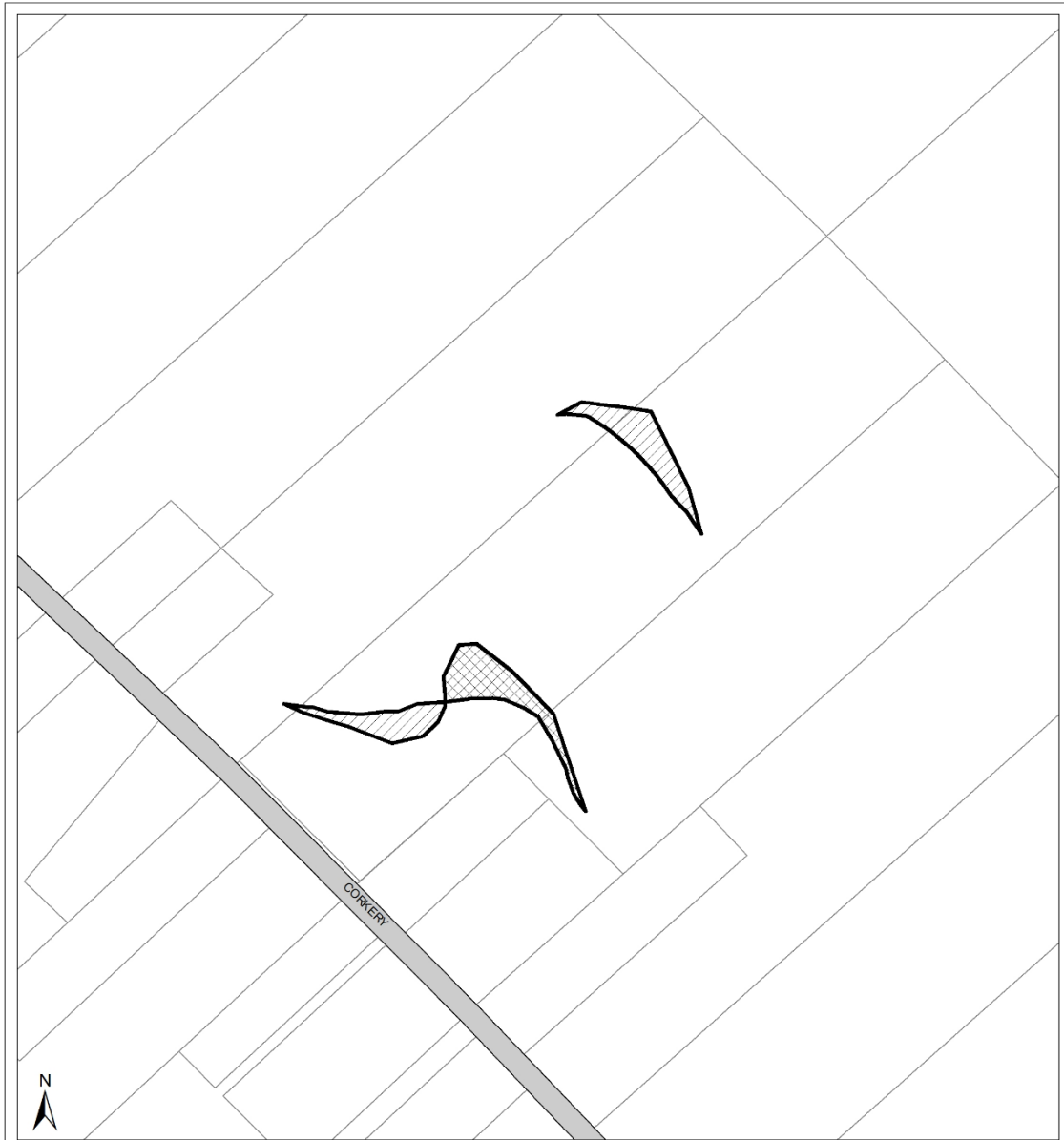


LANDS REDESIGNATED FROM "RURAL COUNTRYSIDE" TO "GREENSPACE"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE «<< CAMPAGNE RURALE»» À  
«<< ESPACE VERT »»



LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE «<< ESPACE VERT»» À  
«<< CAMPAGNE RURALE »»

**SCHEDULE B**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: l'infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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**SCHEDULE B to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule C11-A - Natural Heritage System (West)

**ANNEXE B de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe C11-A - Système du  
patrimoine naturel (Ouest)

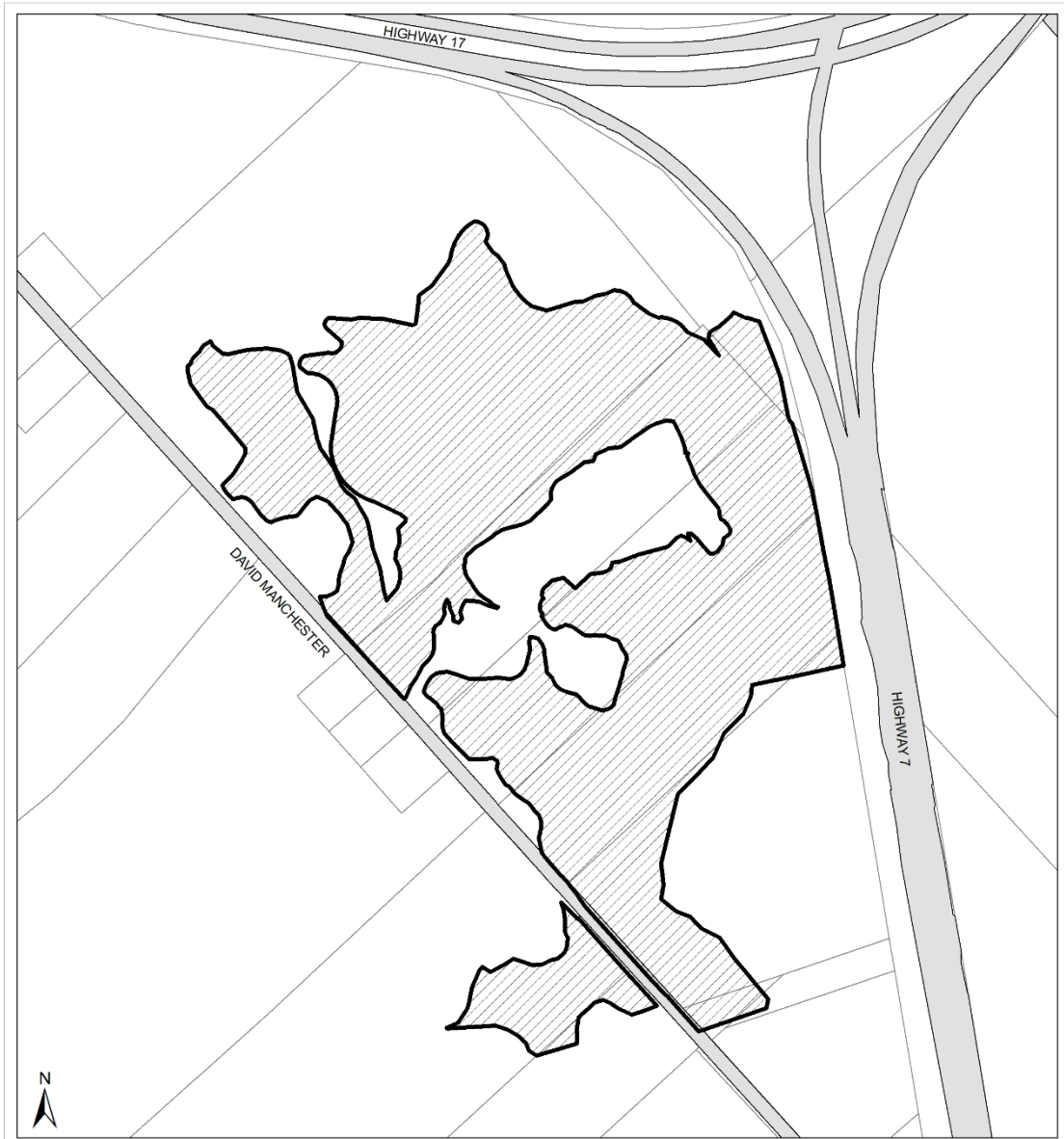


LANDS ADDED TO "SIGNIFICANT WETLANDS" DESIGNATION  
TERRES AJOUTÉES À LA DÉSIGNATION « ZONES HUMIDES IMPORTANTES »



LANDS REMOVED FROM "SIGNIFICANT WETLANDS" DESIGNATION  
TERRES SUPPRIMÉES DE LA DÉSIGNATION « ZONES HUMIDES IMPORTANTES »

**SCHEDULE C**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: Infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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**SCHEDULE C to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule B9 - Rural Transect

**ANNEXE C de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe B9 - Transect secteur rural



LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE"

TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « ESPACE VERT » À  
« CAMPAGNE RURALE »

**SCHEDULE D**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: Infrastructure et du développement économique,  
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**SCHEDULE D to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule C11-A - Natural Heritage System (West)

**ANNEXE D de  
L' AMENDMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe C11-A - Système du  
patrimoine naturel (Ouest)

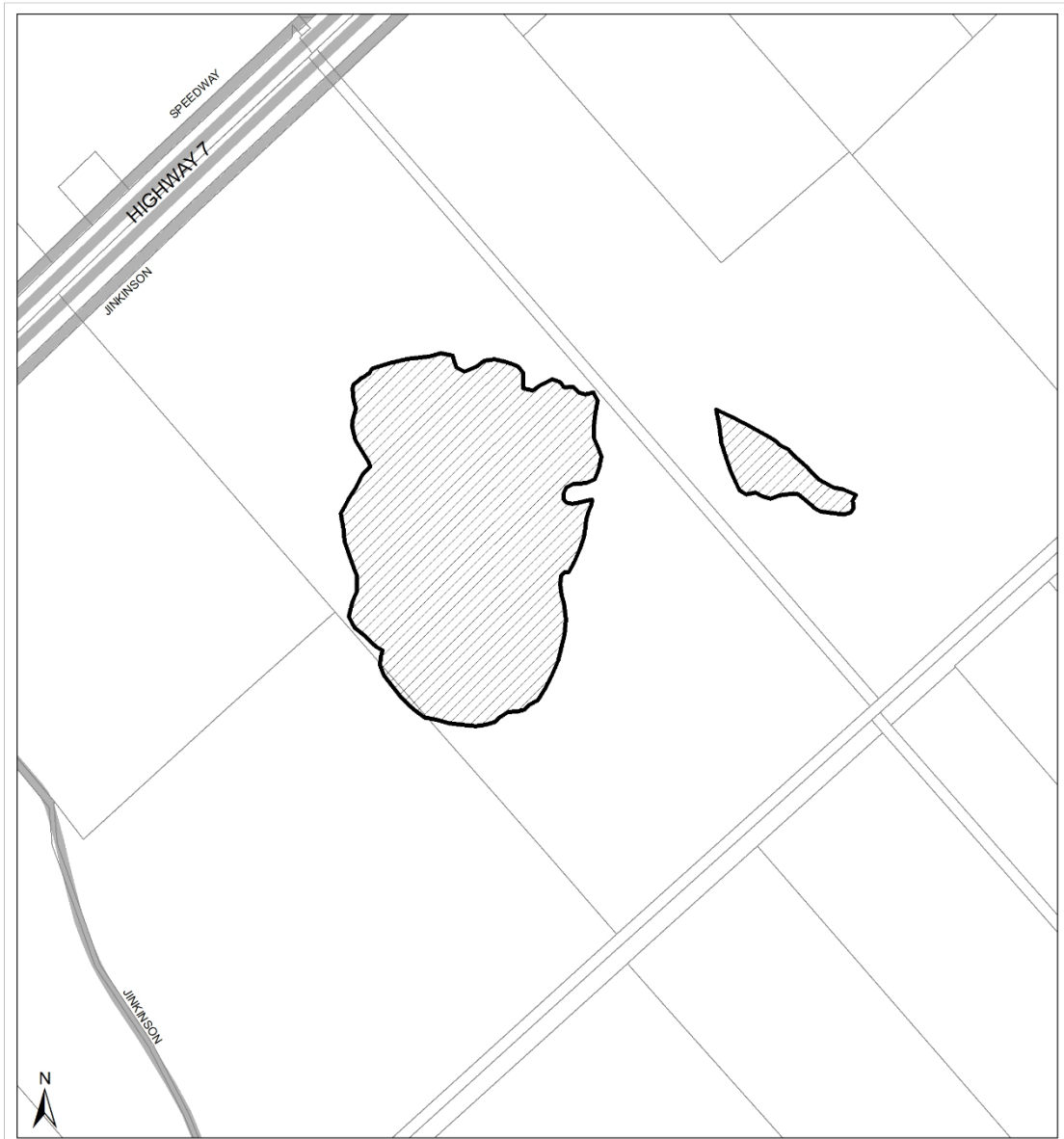


LANDS ADDED TO "NATURAL HERITAGE FEATURES OVERLAY" DESIGNATION  
TERRES AJOUTÉES À LA DÉSIGNATION « ZONE SOUS-JACENTE D'ÉLÉMENTS DU  
PATRIMOINE NATUREL »



SIGNIFICANT WETLANDS TO BE REMOVED /  
LA DÉSIGNATION « ZONES HUMIDES IMPORTANTES » À SUPPRIMER

**SCHEDULE E**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technologie et Solutions



Préparé par: Infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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**SCHEDULE E to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule B9 - Rural Transect

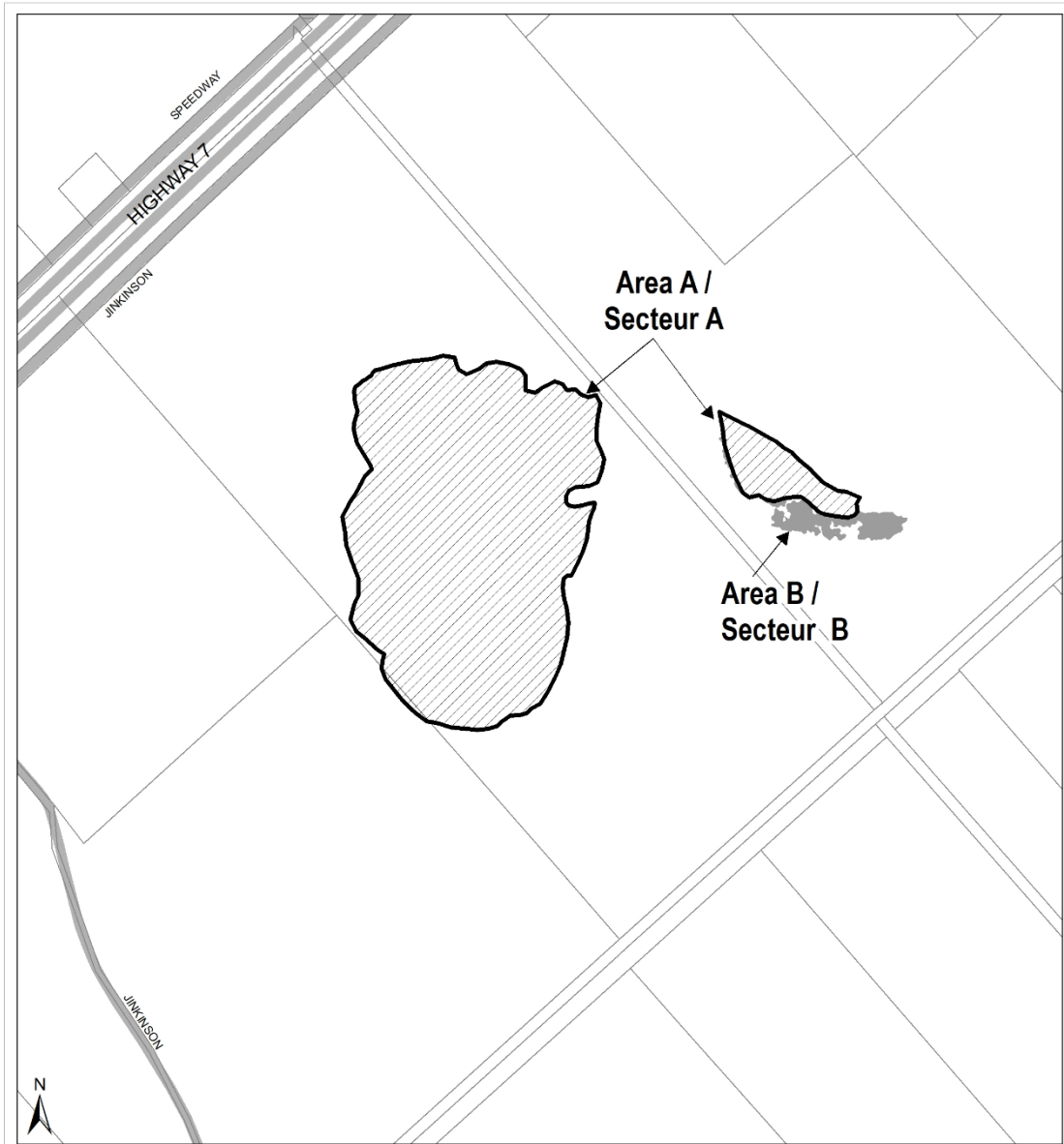
**ANNEXE E de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
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Modification du volume 1  
Annexe B9 - Transect secteur rural



LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « ESPACE VERT » À  
« CAMPAGNE RURALE »



**SCHEDULE F**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technologie et Solutions



Préparé par: l'Infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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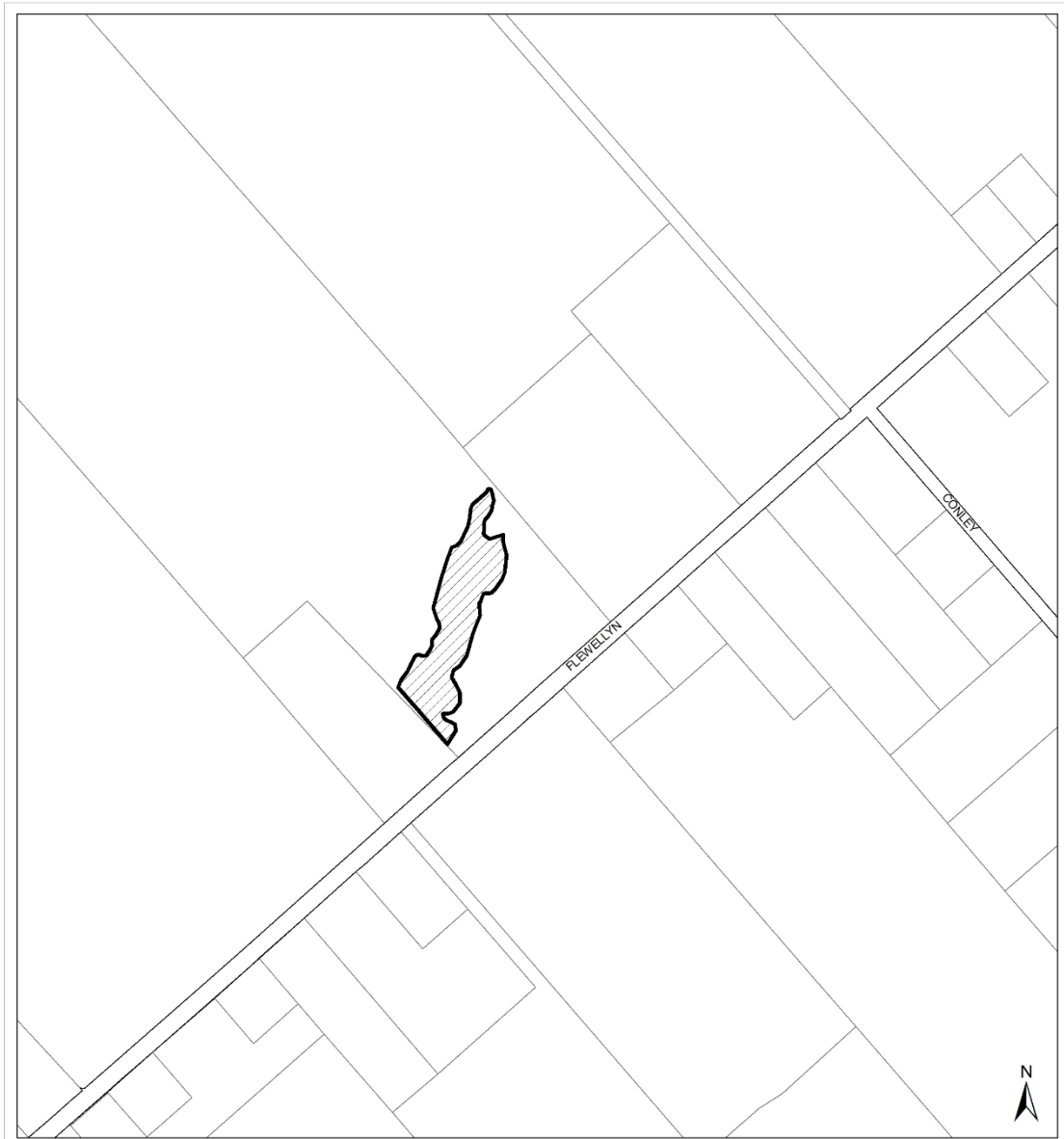
**SCHEDULE F to  
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to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule C11-A - Natural Heritage System (West)

**ANNEXE F de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe C11-A - Système du  
patrimoine naturel (Ouest)

 AREA A - "SIGNIFICANT WETLANDS" DESIGNATION TO BE REMOVED AND "NATURAL HERITAGE FEATURES OVERLAY" DESIGNATION TO BE ADDED /  
SECTEUR A - LA DÉSIGNATION « TERRES HUMIDES IMPORTANTES » SERA SUPPRIMÉE ET LA DÉSIGNATION « SUPERPOSITION D'ÉLÉMENTS DU PATRIMOINE NATUREL » SERA AJOUTÉE.

 AREA B - "NATURAL HERITAGE FEATURES OVERLAY" DESIGNATION TO BE REMOVED /  
SECTEUR B - LA DÉSIGNATION « TERRES HUMIDES IMPORTANTES » SERA SUPPRIMÉE

**SCHEDULE G**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technologie et Solutions



Préparé par: Infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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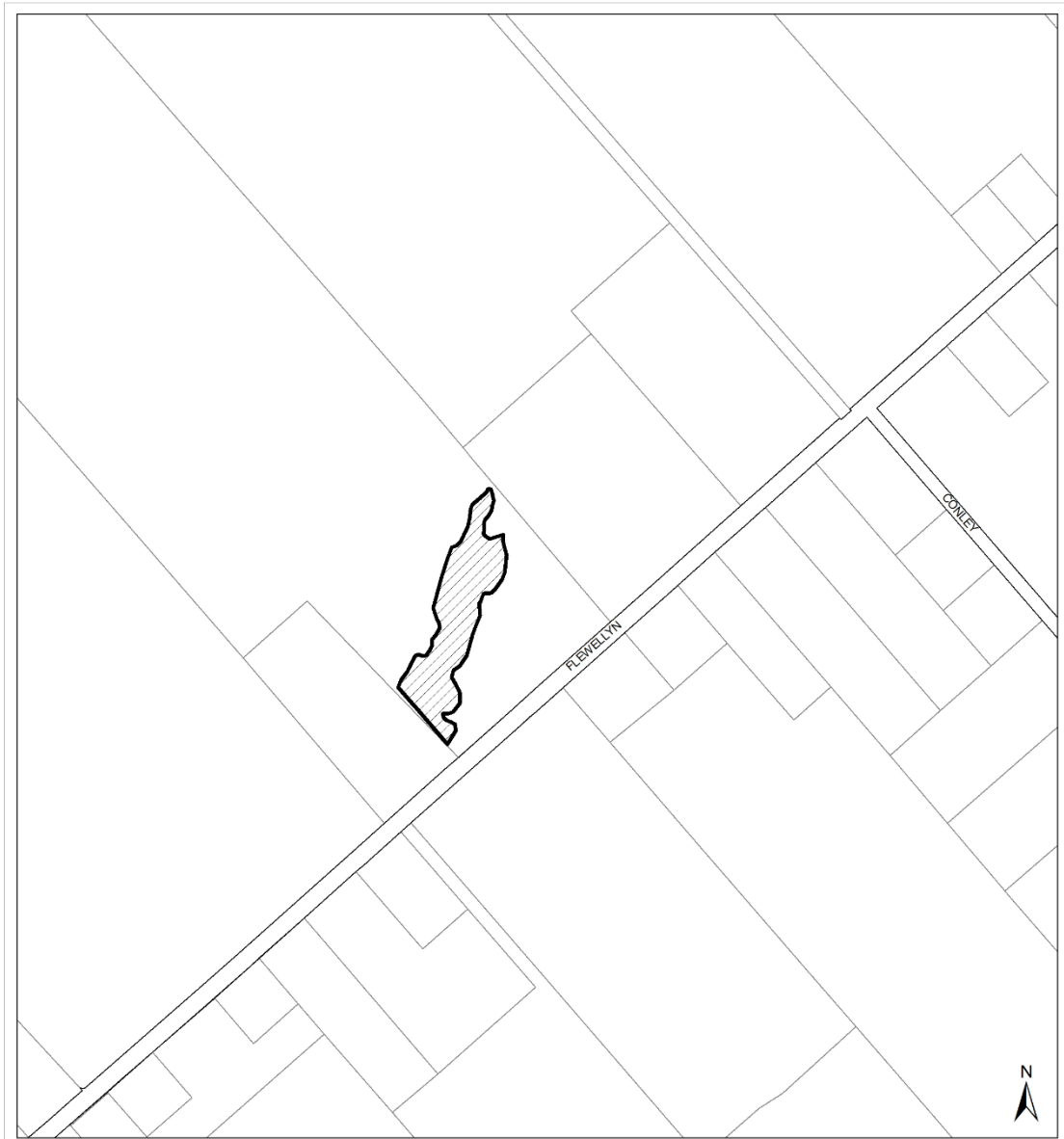
**SCHEDULE G to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule B9 - Rural Transect

**ANNEXE G de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe B9 - Transect secteur rural



LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « ESPACE VERT » À  
« CAMPAGNE RURALE »

**SCHEDULE H**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: Infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

D01-01-24-0007      24-0151-A

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**SCHEDULE H to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule C11-A - Natural Heritage System (West)

**ANNEXE H de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe C11-A - Système du  
patrimoine naturel (Ouest)

 SIGNIFICANT WETLANDS TO BE REMOVED /  
LA DÉSIGNATION « ZONES HUMIDES IMPORTANTES » À SUPPRIMER

**SCHEDULE I**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technology and Solutions

Préparé par: Infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

D01-01-24-0007      24-0151-A

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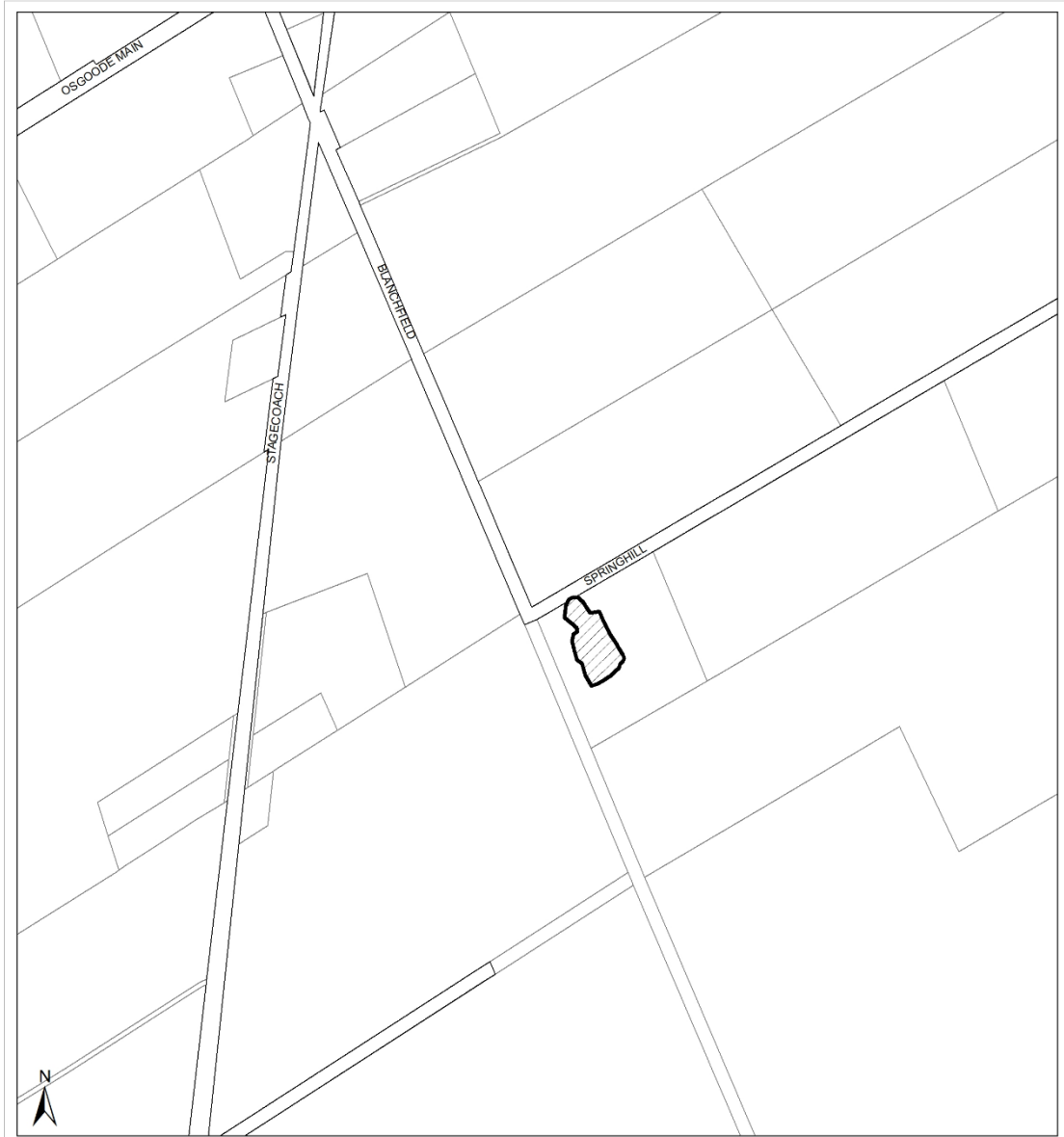
Scale - N.T.S. / Echelle N.A.E.

**SCHEDULE I to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule B9 - Rural Transect

**ANNEXE I de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe B9 - Transect secteur rural

 LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « ESPACE VERT » À  
« CAMPAGNE RURALE »

**SCHEDULE J**



Prepared by: Planning, Infrastructure and Economic Development Department,  
Services de la planification, de Géospatial Analytics, Technology and Solutions



Préparé par: Infrastructure et du développement économique,  
Analyse géospatiale, technologie et solutions

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**SCHEDULE J to  
AMENDMENT NO. 28**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule C11-A - Natural Heritage System (South)

**ANNEXE J de  
L' AMENDEMENT No. 28**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
Modification du volume 1  
Annexe C11-A - Système du  
patrimoine naturel (Sud)

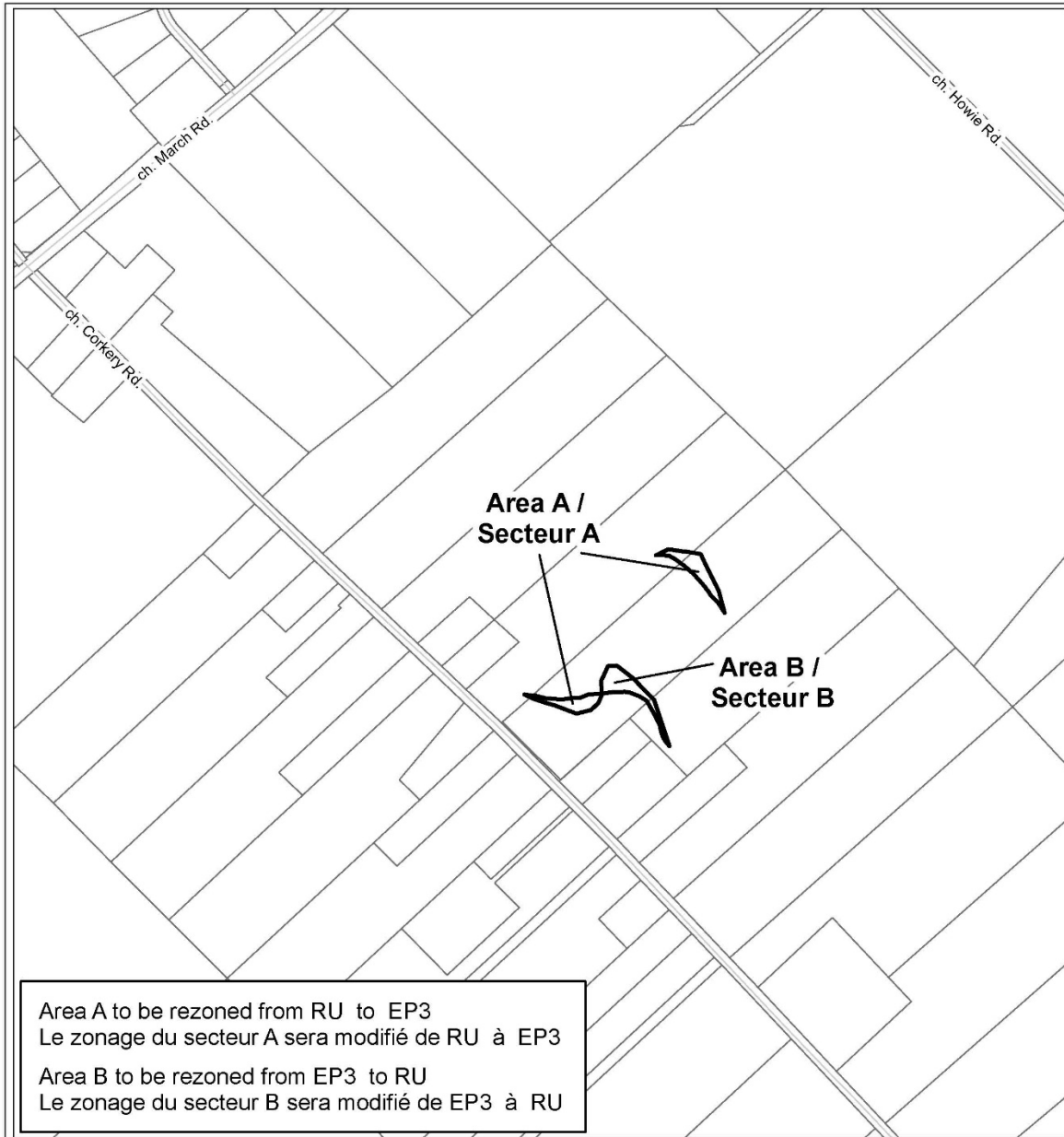



SIGNIFICANT WETLANDS TO BE REMOVED /  
LA DÉSIGNATION « ZONES HUMIDES IMPORTANTES » À SUPPRIMER

**Document 4 – Details of the Recommended Zoning By-law Amendment**

The proposed changes to the City of Ottawa Zoning By-law 2008-250 are detailed in Document 4A to Document 4E.


Document 4A






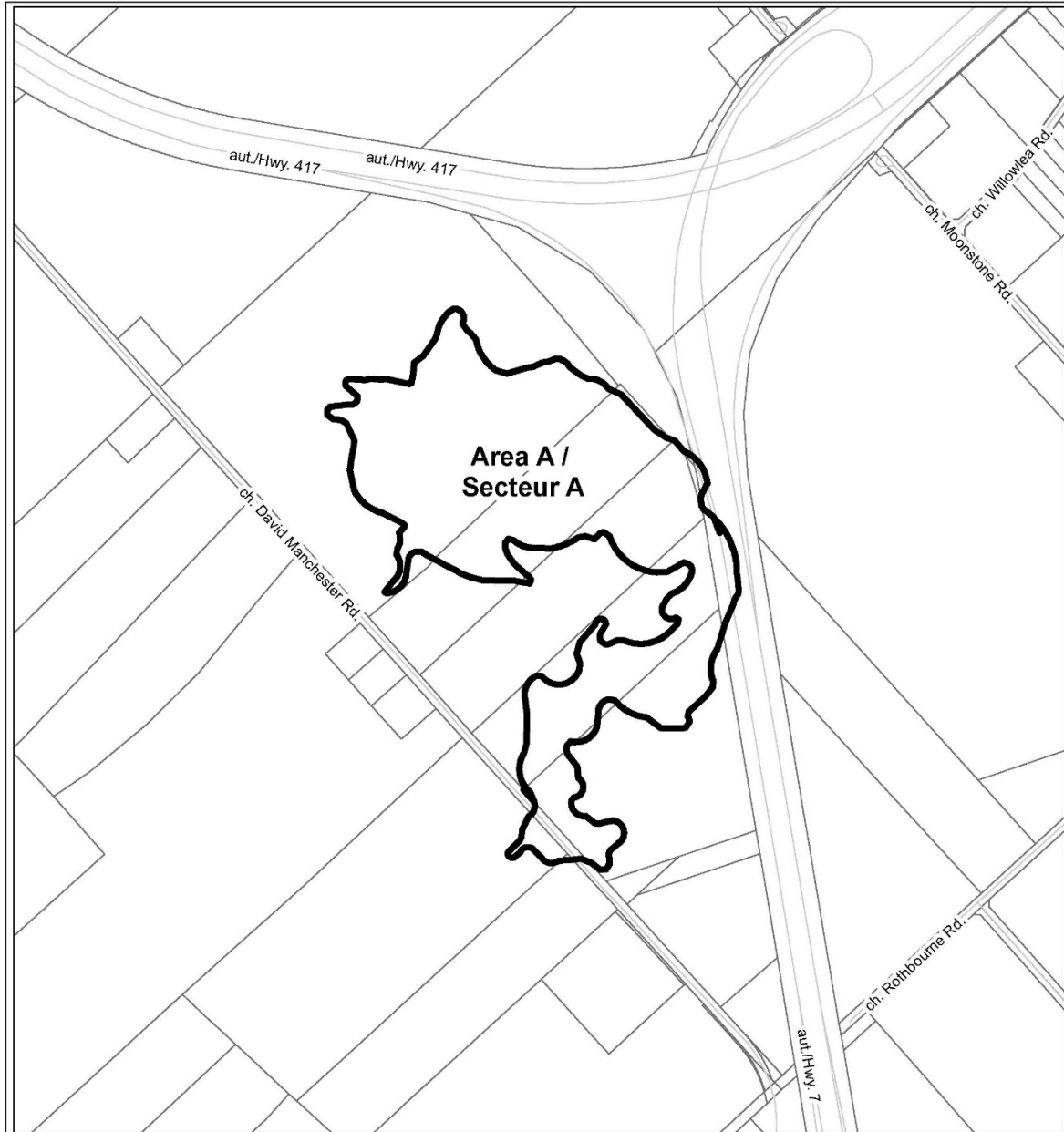
D02-02-24-0005	24-0559-X
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LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE

 1390, 1402 chemin Corkery Road



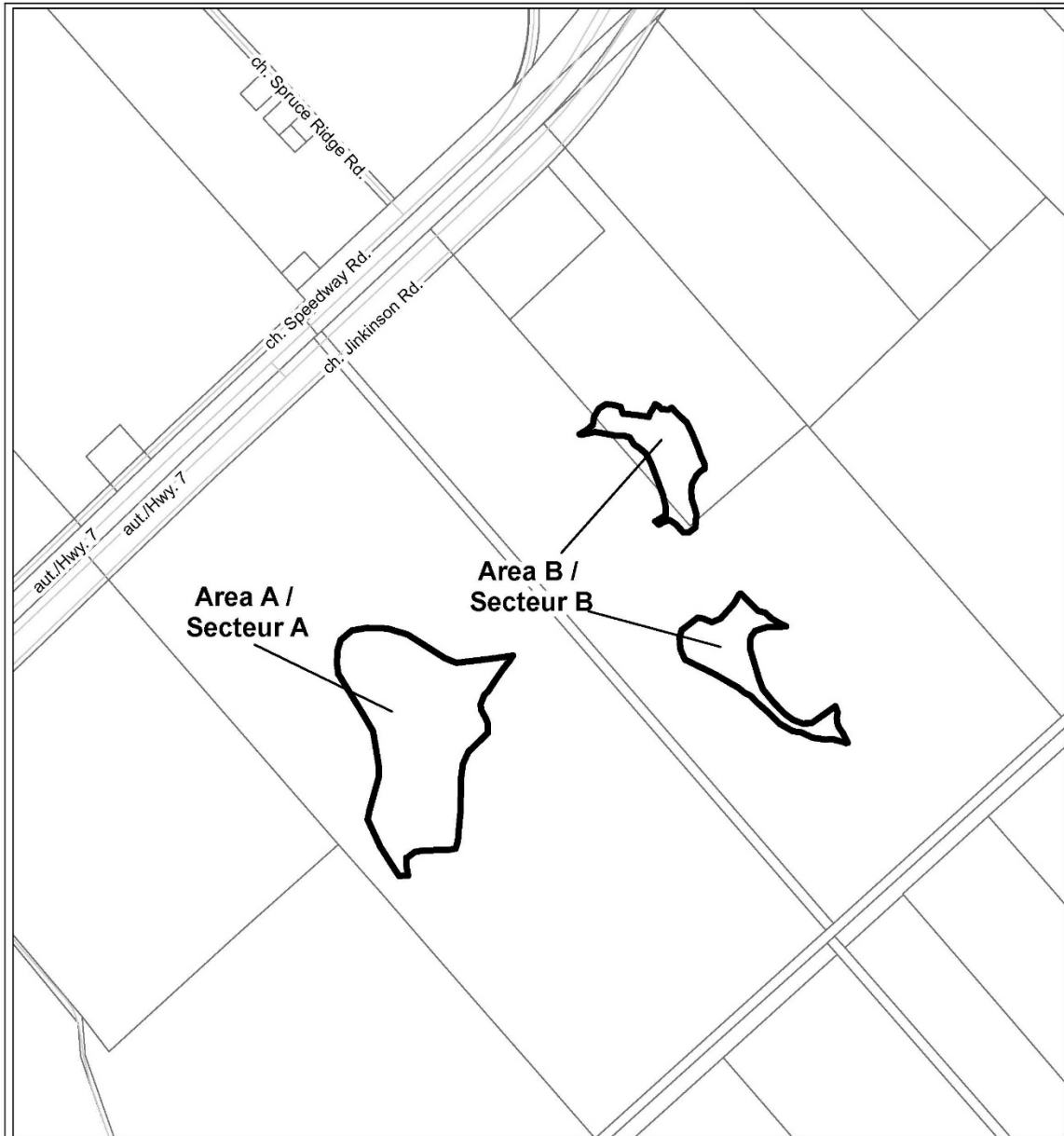
Document 4B






		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0005	24-0559-X	<b>190, 197, 220, 235, and/et 312 chemin David Manchester Road,                  Parts of / Parties des Lots 2 and 3, Concession 4</b>	
I:\CO\2024\Zoning\Corkery_1390_1402		 Area A to be rezoned from EP3 to RU Le zonage du secteur A sera modifié de EP3 à RU	
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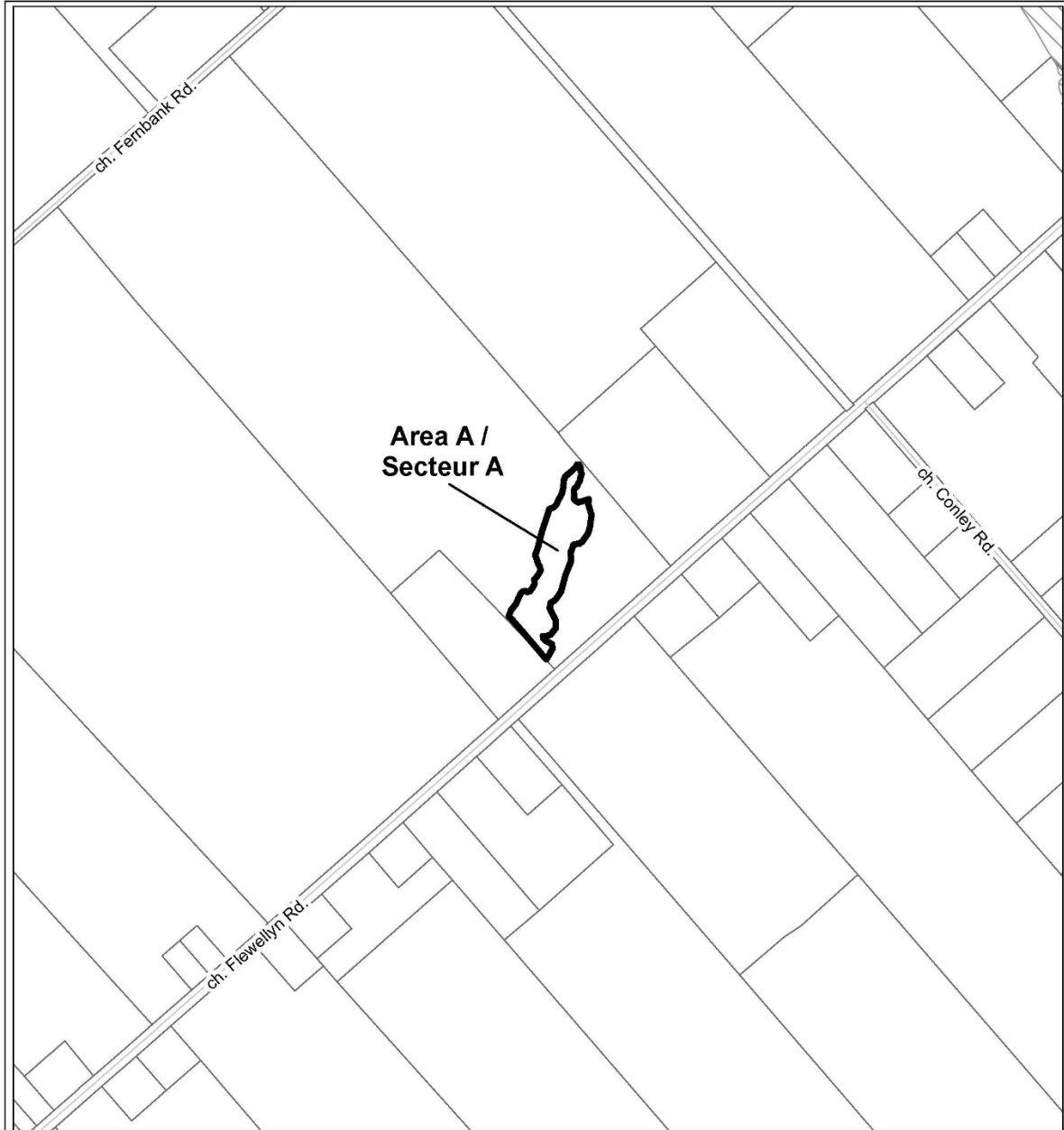





Document 4C



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0005	24-0559-X	<b>557, 635, and/et 891 chemin Jinkinson Road, Parts of /                  Parties des Lots 13 and 14, Concession 11</b>	
I:\CO\2024\Zoning\Jinkinson_557_635_891		 Area A to be rezoned from EP3 to RU Le zonage du secteur A sera modifié de EP3 à RU	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>		Area B to be rezoned from RU to EP3 Le zonage du secteur B sera modifié de RU à EP3	
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Document 4D




		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE <b>7301 chemin Flewellyn Road</b>	
D02-02-24-0005	24-0559-X		
I:\CO\2024\Zoning\Flewellyn_7301			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>		 Area A to be rezoned from EP3 to RU Le zonage du secteur A sera modifié de EP3 à RU	
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Document 4E



	
D02-02-24-0005	24-0559-X
I:\CO\2024\Zoning\Springhill_6216	
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REVISION / RÉVISION - 2024 / 05 / 28	

LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE  
**6216 chemin Springhill Road**

 Area A to be rezoned from EP3 to RU  
Le zonage du secteur A sera modifié de EP3 à RU

