

Subject: South Bear Brook Wetland Official Plan Amendment and Zoning By-law Amendment

File Number: ACS2025-SI-CCR-0001

**Report to Agriculture and Rural Affairs Committee on 3 April 2025
and Council 16 April 2025**

Submitted on March 25, 2025 by Nichole Hoover-Bienasz, Director, Climate Change and Resiliency, Strategic Initiatives

Contact Person: Tara Redpath, Planner III (Acting), Natural Systems

613-580-2424 x16822, Tara.Redpath@ottawa.ca

Ward: Osgoode (20)

Objet : Modifications du Plan officiel et du *Règlement de zonage* liées au complexe de milieux humides du ruisseau Bear Sud

Dossier : ACS2025-SI-CCR-0001

Rapport au Comité de l'agriculture et des affaires rurales

le 3 avril 2025

et au Conseil le 16 avril 2025

Soumis le 25 mars 2025 par Nichole Hoover-Bienasz, Directeur, Services des changements climatiques et de la résilience, Direction générale des initiatives stratégiques

Personne ressource : Tara Redpath, Urbaniste III (par Intérim), Systèmes naturels

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

Quartier : Osgoode (20)

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 April 9, 2025", 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 à ce 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 9 avril 2025 », 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, as required by the Province, to make amendments to the Official Plan and to Zoning By-law 2008-250 due to the identification of a new provincially significant wetland, the South Bear Brook Wetland. These amendments reflect recent updates published by the provincial Ministry of Natural Resources.

Résumé

La Ville d'Ottawa élabore ce rapport, comme l'exige le gouvernement provincial, afin d'apporter des modifications au Plan officiel et au *Règlement de zonage* (n° 2008-250), à la suite du relevé de nouvelles terres humides d'importance provinciale, soit le complexe de milieux humides du ruisseau Bear Sud. Ces modifications tiennent compte des récentes mises à jour publiées par le ministère des Richesses naturelles de l'Ontario.

Staff Recommendation

Staff recommend approval of the amendments to the City of Ottawa's Official Plan and Zoning By-law 2008-250 concerning the South Bear Brook provincially significant wetland.

These amendments modify 561.5 hectares 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 areas and specific modifications are described below in this report and detailed in Document 1, Document 3, and Document 4.

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 owners were notified of the proposed changes, and public notices were posted as part of the amendment process.

BACKGROUND

The Province of Ontario, through the Provincial Planning Statement (2024), requires municipalities to identify and protect provincially significant wetlands from development and site alteration. The City of Ottawa meets this requirement by designating Significant Wetlands in its Official Plan and giving those wetlands protective zoning that restricts almost all development. Existing land uses and uses that do not interfere with the wetlands are typically permitted. The policies of the Official Plan require these amendments to be initiated within six months of the Province identifying a provincially significant wetland.

The significance of wetlands is established through an evaluation process carried out according to the Provincially established methodology, the Ontario Wetland Evaluation System. A qualified wetland evaluator is responsible for undertaking the evaluation, which consists of mapping the extent of the wetlands and determining the significance based on biological, socio-economic, hydrology, and special feature components. Each component is worth 250 points, for a theoretical total of 1000 points. A wetland that scores 200 points or more in either the biological or special features component, or 600 points or more in total, qualifies as provincially significant.

In November 2021, the City of Ottawa retained the independent expertise of Parsons Corporation to carry out an evaluation of wetlands in the headwaters of South Bear Brook. The need for a wetland evaluation was triggered by City Council's approval of new urban expansion lands southeast of the existing urban boundary (the future Tewin community). Annex 10 to the Official Plan confirms the need for a study to identify provincially significant wetlands to establish environmental constraints and to inform land use planning for the Tewin community.

Prior to launching the wetland evaluation, City staff held a virtual public information meeting with residents to explain the Provincial requirements, the evaluation process, the timing, and the possible implications. Following the public meeting, City staff sent letters to property owners in the study area requesting permission to access private

lands for the purpose of identifying and assessing wetlands. The City received responses for nearly 200 properties in the study area, and most landowners granted access.

In late 2022, the Province passed *Bill 23, More Homes Built Faster Act, 2022* which included substantial changes to the Ontario Wetland Evaluation System methodology and approvals process. Since the timing of these changes overlapped with the South Bear Brook wetland evaluation, the City of Ottawa requested that Parsons Corporation update the wetland evaluation accordingly.

The South Bear Brook Wetland received a total score of 754, including a sub-score of 250 for the special features component. The wetland qualifies as provincially significant, as the total score exceeds the threshold of 600 and it also scored over 200 in the special features component. The total size of the provincially significant wetland is 561.5 hectares. The wetland is located towards the southeastern corner of Ottawa and is generally bound by Highway 417 to the north, Boundary Road to the east, Mitch Owens Road to the south, and Farmers Way to the west (as shown in Document 1).

Parsons submitted the complete wetland evaluation and mapping to the Ministry of Natural Resources in December 2023. The Province updated the wetland's status to provincially significant, along with updates to provincial mapping, in January 2024. City staff are obliged to bring forward 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.

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

Amendments are needed to Schedule B9 – Rural Transect and Schedule C11-C – Natural Heritage System (East) of the Official Plan. Most of the land comprising the South Bear Brook Wetland is currently designated as Rural Countryside in Schedule B9; this designation should be removed and replaced with the Greenspace designation. The provincially significant wetland also extends onto portions of 6150 and 6160 Thunder Road which are currently designated as Rural Industrial and Logistics; this designation should be removed and replaced with the Greenspace designation where affected by the provincially significant wetland. The sub-designation of Significant Wetlands in Schedule C11-C should be added to all lands affected by the provincially significant wetland.

An amendment is needed to the Zoning By-law 2008-250 to rezone the lands from RU (Rural Countryside Zone) to EP (Environmental Protection Zone, EP3 subzone) to correspond with the updated Official Plan designations. Several properties located along Farmers Way (4335, 4363, 4381, 4389, 4395, 4407, 4411, 4417, 4425, and 4437 Farmers Way) are currently zoned RR8 (Rural Residential Zone, RR8 subzone); the portions of these properties affected by the provincially significant wetland should be rezoned to EP (Environmental Protection Zone, EP3 subzone). Small portions of 5900, 6150 and 6160 Thunder Road and 5500 Boundary Road affected by the provincially significant wetland are currently zoned O1R (Parks and Open Space Zone, O1R subzone); amendments are not being proposed to this zoning. 5900 Thunder Road is also currently zoned with an exception provision (RU[940r]); this exception provision should be carried forward and lands affected by the provincially significant wetland rezoned as EP3[940r].

Location maps are included for reference in Document 1. Official Plan amendment details are included for reference in Document 3. Zoning By-law amendment details are included for reference in Document 4.

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 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.

These amendments modify areas of Schedule B9 – Rural Transect and Schedule C11-C – Natural Heritage System (East) 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 Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

The Official Plan amendment will add 561.5 hectares of the provincially significant South Bear Brook Wetland to Schedule C11 of the Official Plan. The Zoning By-law amendment will extend the EP3 zone to the new areas, prohibiting development and site alteration within the wetland boundaries. The wetlands and areas within 30 metres of the significant wetlands will be subject to the regulations of the South Nation Conservation Authority. Areas within 120 metres of the significant wetlands will be subject to the requirement for an Environmental Impact Study in support of any development application, in accordance with the current Official Plan requirements.

The Official Plan amendment and the Zoning By-law amendment will not limit existing agricultural uses nor activities outside of development and site alteration.

CONSULTATION

The City of Ottawa maintains a webpage with information on the South Bear Brook Wetland Evaluation (<https://ottawa.ca/en/city-hall/public-engagement/public-engagement-project-search/south-bear-brook-wetland-evaluation#>). The webpage includes background information on the need for the study and the wetland evaluation process. Links to the results of the wetland evaluation, the process for contesting the results, a summary of the opportunities for public engagement and appeal, and next steps are also found.

City staff held a virtual public information meeting on March 3, 2022, from 6pm to 8pm. The purpose of the meeting was to explain the Provincial requirements, the need for the wetland evaluation, the process for conducting the evaluation, the timing, and the possible implications. There was also an opportunity for participants to ask questions of City staff. Approximately 50 people attended the public information meeting.

Following the public meeting, the City of Ottawa mailed out Permission to Enter Request Forms to property owners in the wetland evaluation study area. These forms requested permission from landowners for City staff and biologists from Parsons to enter lands to identify and assess wetlands. Property owners were asked to mail or e-mail their responses to the City. The City received responses for nearly 200 properties in the study area, and most landowners granted access to their lands. Neither City staff

nor the City's consultant entered private properties for which permission to enter was not given.

Following the completion of the wetland evaluation and the updates to the wetland's status and provincial mapping by the Ministry of Natural Resources, City staff mailed an information package to all property owners in the wetland evaluation study area. The package contained details on the wetland evaluation results, next steps, and where to obtain further information (e.g., project webpage, staff contact).

Public consultation for the OPA and ZBA 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 owners were notified of the proposed changes, and public notices were posted as part of the amendment process.

The City was contacted by 15 affected property owners and interested parties regarding this application. Several property owners requested clarification on how the proposed zoning changes would apply to their individual properties, and others expressed concerns about permitted uses under the proposed zoning. Clarification on the need for changing the zoning and the parties responsible for initiating the changes was also requested. Six property owners expressed their opposition to the proposed amendments and requested that the zoning of their individual properties be left as is. Some residents indicated their support for the proposed amendments and the enhanced environmental protections. 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, expressed support for the amendments in a joint written submission. The comments and recommendations from this submission are summarized in Document 2.

This application was circulated to relevant external agencies. Staff from the South Nation Conservation Authority provided comments as outlined in Document 2. There were no other formal comments submitted by external agencies.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the report recommendations.

Decisions of City Council on Planning Act matters must be consistent with Provincial policy documents, including the Provincial Planning Statement (PPS) 2024. The PPS provides that “significant” wetlands are those which have been identified by the Province using evaluation criteria and procedures established by the Province. The City’s Official Plan, section 7.3, policy 2, requires that an Official Plan amendment be initiated within six months of identification of new significant wetlands or revision to existing significant wetlands by the Province, to update the lands with a “Significant Wetland” designation under the Official Plan.

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

The Official Plan amendment and Zoning By-law amendment will implement Provincial policy requirements and align with the City’s significant wetland policies, providing increased environmental protection for the provincially significant South Bear Brook Wetland.

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 addresses the following Term of Council Priorities:

- A city that is green and resilient.

APPLICATION PROCESS TIMELINE STATUS

These applications (Development Application Number: D01-01-25-0003 / D02-02-25-0002) 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 the Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

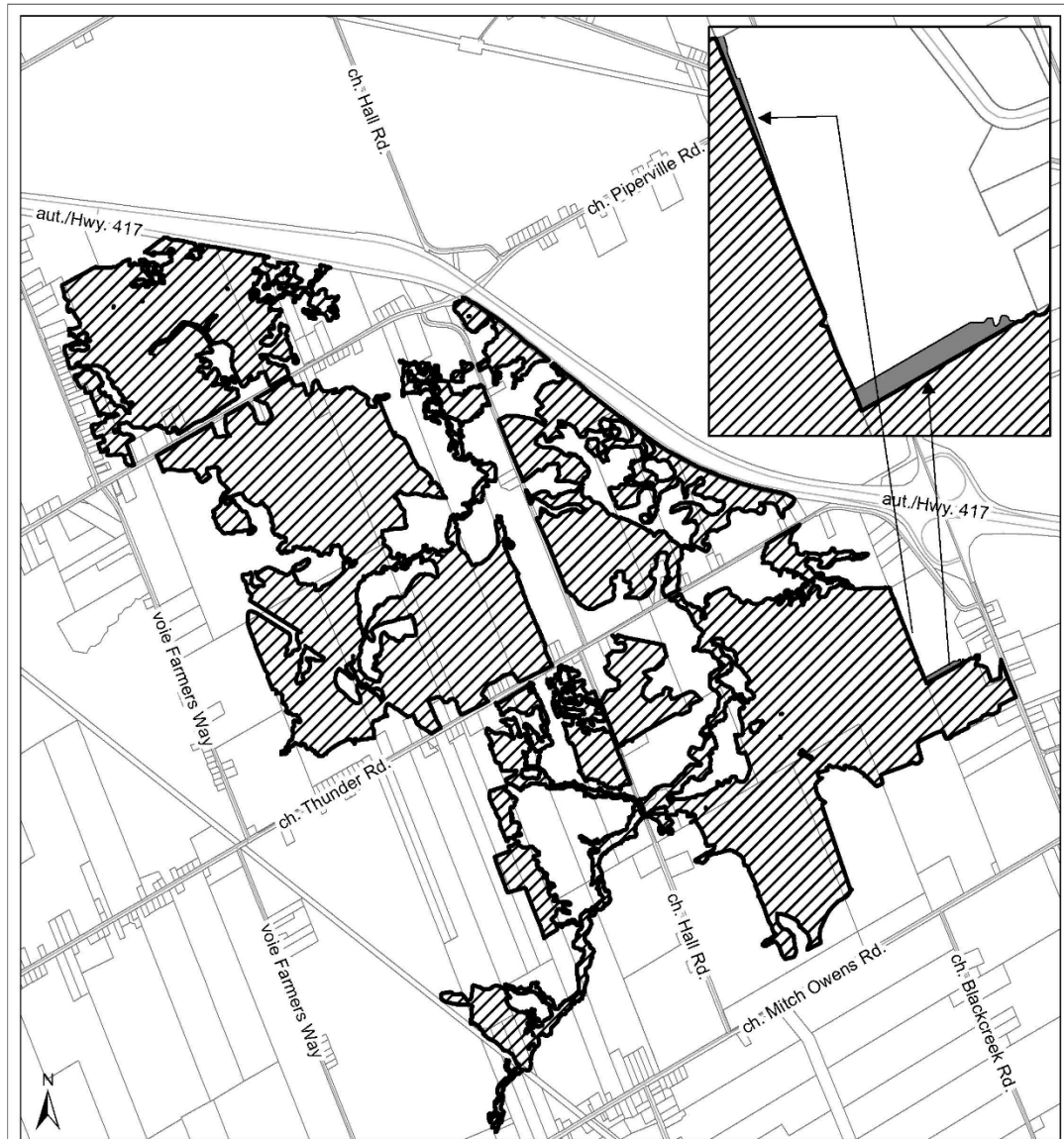
Zoning and Intensification Unit, Policy Planning Branch, Planning, Development and Building Department to prepare the implementing by-law and forward to Legal Services.

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



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

South Bear Brook Wetland / zones humides

-  LANDS TO BE REDESIGNATED FROM "RURAL COUNTRYSIDE" TO "GREENSPACE" AND "SIGNIFICANT WETLANDS"
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « CAMPAGNE RURALE » À « ESPACE VERT » ET « ZONES HUMIDES IMPORTANTES »
-  LANDS TO BE REDESIGNATED FROM "RURAL INDUSTRIAL AND LOGISTICS" TO "GREENSPACE" AND "SIGNIFICANT WETLANDS"
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « INDUSTRIEL RURALE ET LOGISTIQUE » À « ESPACE VERT » ET « ZONES HUMIDES IMPORTANTES »
-  EXISTING SIGNIFICANT WETLANDS / ZONES HUMIDES IMPORTANTES EXISTANTES

D01-01-25-0003

24-1338-X

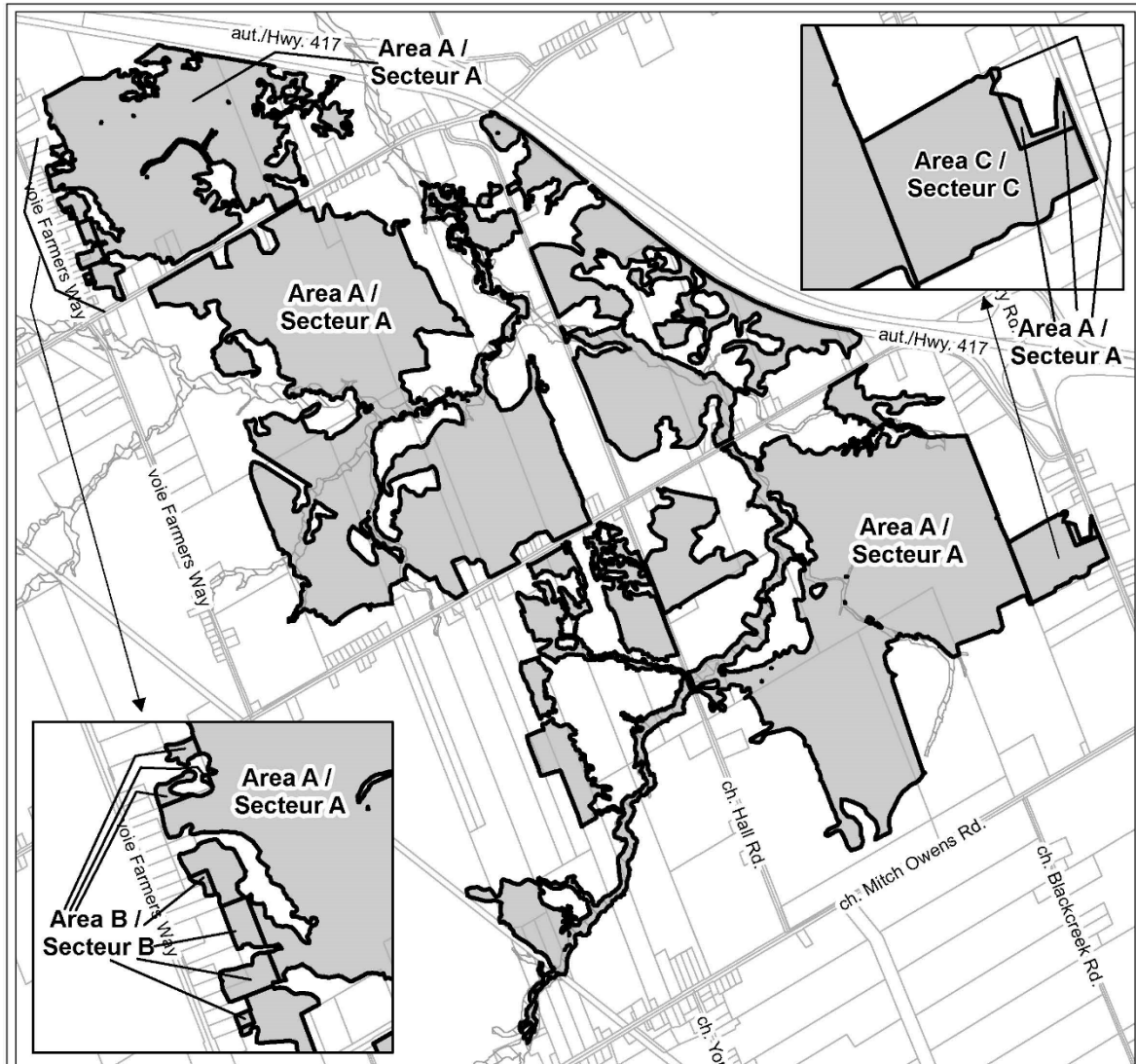
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REVISION / RÉVISION - 2025 / 02 / 24

Document 1B



Area A to be rezoned from RU to EP3 Le zonage du secteur A sera modifié de RU à EP3	Area C to be rezoned from RU[940r] to EP3[940r] Le zonage du secteur C sera modifié de RU[940r] à EP3[940r]
Area B to be rezoned from RR8 to EP3 Le zonage du secteur B sera modifié de RR8 à EP3	

D02-02-25-0002	24-1338-X
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REVISION / RÉVISION - 2025 / 02 / 24

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

South Bear Brook Wetland

Existing Flood Plain (Section 58) /
Plaine inondable (Article 58)



Document 2 – Consultation Details

Notification and Consultation Process

Notification and public consultation were 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. A virtual public information meeting to launch the project was held on March 3, 2022, from 6pm to 8pm.

A total of 15 property owners contacted City staff with questions and/or comments related to this proposal. City staff followed up with property owners and provided individual responses to address concerns. The comments and responses described below have been summarized and grouped according to common themes, where possible.

Public Comments and Responses

Comment:

Please clarify how proposed zoning changes will be applied to individual properties. Clarify whether the changes to the zoning will affect entire properties or are limited to wetland areas.

Response:

The extent of the proposed changes differs from one property to another, and City staff provided further details on individual properties upon request. The proposed changes to designations under the Official Plan schedules and the provisions of the Zoning By-law only apply to areas of wetland that qualify as “provincially significant”. Current zoning will remain in place for all lands that are outside of the proposed designation of Significant Wetlands.

Comment:

Please explain what land uses are permitted under the proposed rezoning to Environmental Protection (EP3 subzone). Clarify whether existing uses on individual properties can continue e.g., forestry activities, agriculture, maple syrup collection, landscaping.

Response:

Existing land uses and uses that do not interfere with the function of wetlands are typically permitted within areas zoned for Environmental Protection (EP). Uses that are

permitted in the EP zone include forestry operations, environmental preserves, and education areas. Within the EP3 subzone, a detached dwelling, home-based business, and accessory building or structure are also permitted. Landscaping activities should not alter the grading of the property or interfere with the wetland. Agricultural activities are permitted on lands zoned Rural Countryside (RU), and existing uses can continue.

Under the policies of the Official Plan, development, lot line adjustments, and site alteration are not permitted in Significant Wetlands. The construction of a single-detached dwelling and accessory buildings is permitted on an existing lot, subject to permit from South Nation Conservation.

Comment:

Zoning on individual properties should not be changed and should be remain as Rural Countryside (RU). The presence of “provincially significant wetlands” is disputed, and the proposed rezoning to Environmental Protection (EP) is opposed as it will result in lower property values. The proposed rezoning from RU to EP is formally contested.

Response:

The proposed rezoning implements the identification of the provincially significant wetland and the related policies of the Provincial Planning Statement and Official Plan.

The extent and provincial significance of the South Bear Brook Wetland was determined by a trained wetland evaluator using the updated methodology of the Ontario Wetland Evaluation System (OWES). The OWES is the provincial standard for evaluating wetlands, and these methods have been developed and revised by the provincial Ministry of Natural Resources (MNR). A wetland evaluation is considered completed and final once a trained wetland evaluator attests that they have undertaken an evaluation in accordance with OWES.

Property owners that disagree with the identification of provincially significant wetlands may hire a qualified wetland evaluator, at their own expense, to carry out wetland mapping on their properties. The updated wetland mapping and evaluation can be submitted to the Ministry of Natural Resources for revision of provincial mapping. Changes that are accepted by the Ministry must also be sent to the City of Ottawa to update Official Plan schedules and the Zoning By-law.

Property owners wishing to establish the right of appeal to the Ontario Land Tribunal must make a formal submission or in-person delegation to the Agriculture and Rural Affairs Committee when the proposed OPA and ZBA come to them for consideration.

Comment:

Clarify who is initiating these proposed zoning changes and why, and who stands to benefit.

Response:

The need for a wetland evaluation was triggered by City Council's approval of new urban lands in the area generally bounded by Leitrim Road, Farmers Way, Thunder Road, and Ramsayville Road (the future Tewin community). Annex 10 to the Official Plan confirms the need for a study to identify provincially significant wetlands to establish environmental constraints and to inform land use planning for the Tewin community. The Provincial Planning Statement (2024), issued under the *Planning Act*, does not permit development and site alteration within significant wetlands, as identified using provincial evaluation criteria and procedures.

Comment:

Supportive of this proposal as it will prevent further development and site alteration within the wetland.

Response:

No response needed.

Comment:

The context at 4407 Farmers Way has changed in recent years due to residential development comprising a house and external garage/workshop. This residential development occurred during the timeframe when the wetland evaluation was being undertaken.

Response:

The recommendations that City staff bring to Council must be based on the best available information related to existing conditions. Available aerial imagery and Google Street View imagery supports the assertion that the land use and grading at 4407 Farmers Way has been altered since approximately 2021 to accommodate a new residential development. In addition, the City of Ottawa issued a building permit for the construction of a new house and detached garage in July 2022. City staff have revised the mapping shown in Document 1, Document 3, and Document 4 to remove the

proposed Greenspace designation, Significant Wetland sub-designation, and Environmental Protection zoning in the area of 4407 Farmers Way.

Comment:

The property owner of 5269 Piperville Road submitted a letter (held on file) detailing concerns with this proposal. A summary of key concerns, along with responses, is provided below.

1. Information available on the City of Ottawa's geoOttawa website falsely identifies that the area subject to the proposed amendments has surface water and incorrectly places it in the same category as true wetlands such as Mer Bleue Wetland and Leitrim Wetland. The mapping is available despite the proposed amendments not having yet been approved.

Response: The mapping of Provincially Significant Wetlands that is currently shown on the City of Ottawa's geoOttawa website is sourced directly from the Province of Ontario's Land Information Ontario database. The South Bear Brook Wetland is included because the completed wetland evaluation, carried out under the Ontario Wetland Evaluation System, was accepted by the Province in January 2024. The zoning for the wetland area currently shown on geoOttawa is still largely Rural Countryside (RU), as the proposed amendments have not been approved.

2. Significant errors are present in the Wetland Evaluation Data and Scoring Record, the Ontario Wetland Evaluation System Southern Manual 4th Edition, and the way the methodology is applied to this study. These errors call into question the conclusions of the wetland evaluation.

Response: The evaluation of the South Bear Brook Wetland was undertaken by a trained wetland evaluator using the updated methodology of the Ontario Wetland Evaluation System (OWES). The OWES is the provincial standard for evaluating wetlands, and these methods have been developed and periodically revised by the provincial Ministry of Natural Resources. The OWES manual sets out guidance for assessing wetlands, and qualified wetland evaluators rely on their observation, data collection, research, professional judgement, and expertise in applying the OWES. The City of Ottawa also has qualified wetland evaluators on staff, and these individuals reviewed all materials, data, and information submitted as part of the wetland evaluation.

3. The City of Ottawa has not fulfilled its duty to provide landowner notification and obtain permission to carry out this study. The City also failed to identify the restrictions and economic loss that will be suffered by property owners, as well as penalties for not complying with restrictions.

Response: Prior to launching this wetland evaluation, City staff held a virtual public information meeting on March 3, 2022. The purpose of the meeting was to explain the Provincial requirements, the need for the wetland evaluation, the process for conducting the evaluation, the timing, and the possible implications. The City subsequently mailed out Permission to Enter Request Forms to all property owners in the wetland evaluation study area requested permission to enter lands to identify and assess wetlands. The City received responses for nearly 200 properties in the study area, and most landowners granted access to their lands.

Following the completion of the wetland evaluation and the updates to the wetland's status and provincial mapping by the Ministry of Natural Resources, City staff mailed an information package to all property owners in the wetland evaluation study area. The package contained details on the wetland evaluation results, restrictions for provincially significant wetlands, next steps, and where to obtain further information (e.g., project webpage, staff contact).

The City of Ottawa maintains a webpage with information on the South Bear Brook Wetland Evaluation. The webpage includes background information on the need for the study and the wetland evaluation process. Links to the results of the wetland evaluation, the process for contesting the results, a summary of the opportunities for public engagement and appeal, and next steps are also found.

Community Organization Comments and Responses

Comment:

A joint letter was submitted by Ontario Nature and Friends of Stittsville Wetlands and is held on file.

Ontario Nature and Friends of Stittsville Wetlands fully support the City's proposal to apply the protective Greenspace designation and Environmental Protection zoning to the South Bear Brook wetland, reflecting its new status as provincially significant.

Ontario Nature and Friends of Stittsville Wetlands also highlight that portions of the South Bear Brook wetland did not qualify as provincially significant under the revised Ontario Wetland Evaluation System methodology. Both organizations recommend applying local protections to all wetland ecosystems in the City of Ottawa, including areas of wetland that are ineligible for provincially significant status.

Response:

Wetlands that have been evaluated and determined to be “non-provincially significant”, as well as unevaluated wetlands, are afforded protection under the policies of the City’s Official Plan. The broader wetland complex that extends beyond the boundaries of the South Bear Brook provincially significant wetland falls within the Natural Heritage System (NHS) Core Area overlay and the Natural Heritage Features (NHF) overlay in Schedule C11. The OP provides protection to the features within the NHS through the provision that development or site alteration shall maintain or enhance the integrity, biodiversity, and ecosystem services of these areas and shall have no negative impact on the NHS and NHF. An environmental impact study to demonstrate no negative impacts is required when development or site alteration is proposed through a *Planning Act* application.

Conservation Authority Comments

Comments:

South Nation Conservation does not object to the applications.

South Nation Conservation notes that a Zoning Bylaw exception to the Section 69 watercourse setback is proposed for the new watercourse/swale along the south property line. According to the EIS for 6160 Thunder Road and 5368 Boundary Road, the new watercourse also extends along the west property line for approximately 200m before connecting to an existing watercourse.

Document 3 – Details of the Recommended Official Plan Amendment

Official Plan Amendment No. 42 to the

Official Plan for the

City of Ottawa

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 42 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 42 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 42 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE B OF AMENDMENT 42 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART A – THE PREAMBLE

1. Purpose

The purpose of this Official Plan amendment is to make amendments to the Official Plan and to Zoning By-law 2008-250 due to the identification of a new provincially significant wetland, the South Bear Brook Wetland. These amendments reflect recent updates published by the provincial Ministry of Natural Resources.

2. Location

This amendment applies to lands in Ward 20 (Osgoode). 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

The Province of Ontario, through the Provincial Planning Statement (2024), requires municipalities to identify and protect provincially significant wetlands from development and site alteration. The City of Ottawa meets this requirement by designating Significant Wetlands in its Official Plan and giving those wetlands protective zoning that restricts almost all development. Existing land uses and uses that do not interfere with the wetlands are typically permitted.

Rationale

This amendment is related to a wetland evaluation that was triggered by City Council's approval of new urban expansion lands southeast of the existing urban boundary (the future Tewin community). Annex 10 to the Official Plan confirms the need for a study to identify provincially significant wetlands to establish environmental constraints and to inform land use planning for the Tewin community. The wetland evaluation has been submitted to the provincial Ministry of Natural Resources 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. 42 to the Official Plan for the City of Ottawa.

2. Details

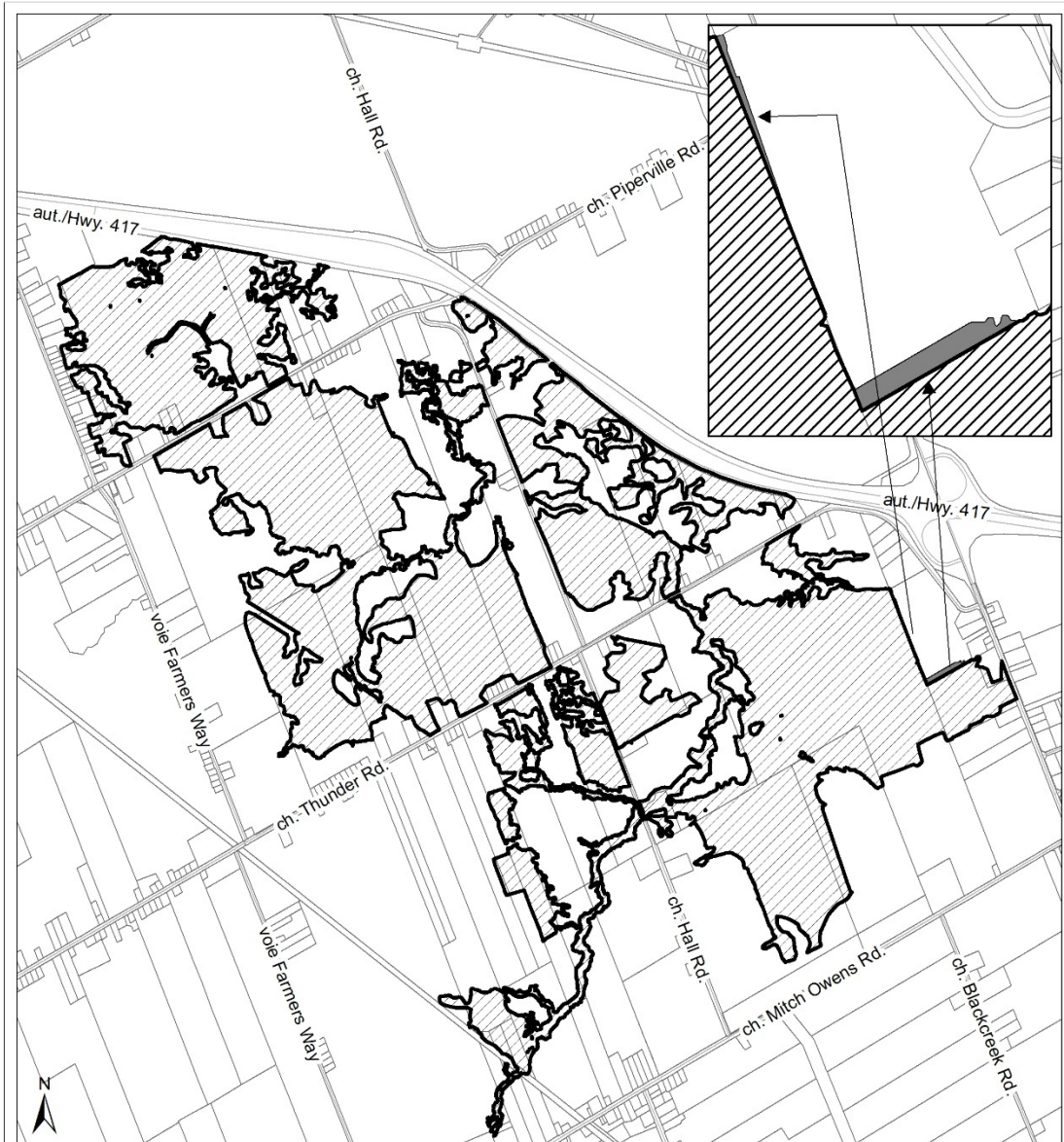
The following changes are hereby made to the Official Plan for the City of Ottawa:

2.1 Schedules B9 and C11 of the Official Plan are amended as shown in Schedule A and Schedule B 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, Technologie and Solutions



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

D01-01-25-0003 2025-0215-A

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Revision:

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**SCHEDULE A to
AMENDMENT NO. 42**

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



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

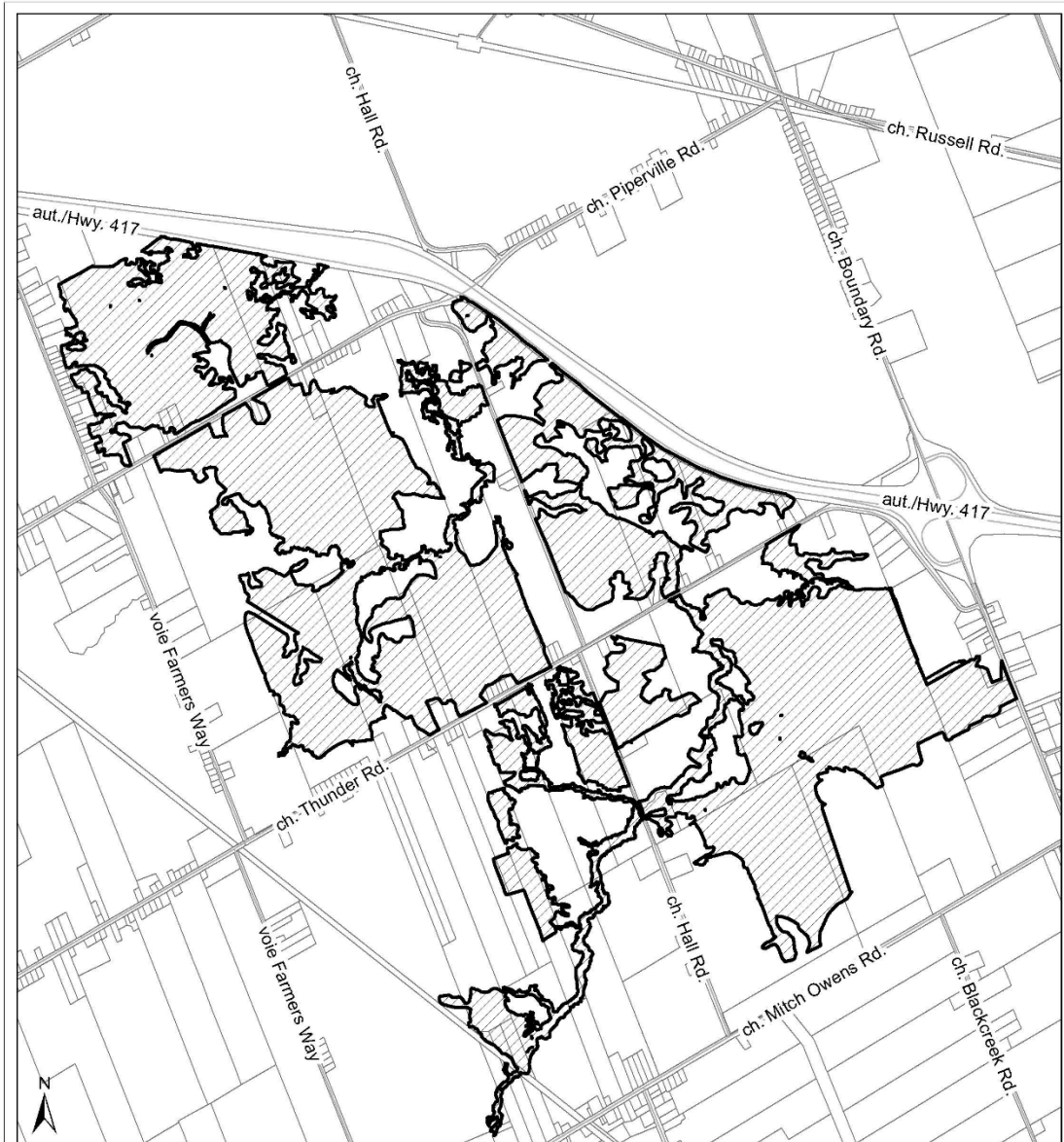


LANDS TO BE REDESIGNATED FROM "RURAL INDUSTRIAL AND LOGISTICS" TO
"GREENSPACE"
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « INDUSTRIEL RURALE
ET LOGISTIQUE » À « ESPACE VERT »

**ANNEXE A de
L' AMENDEMENT No.42**

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

SCHEDULE B



Prepared by: Planning, Infrastructure and Economic Development Department,
Services de la planification, de l'infrastructure, de l'économie, de la technologie et du soutien



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

D01-01-25-0003 2025-0215-A

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

**SCHEDULE B to
AMENDMENT NO. 42**

to the OFFICIAL PLAN
for the CITY OF OTTAWA

Amending Volume 1
Schedule C11-C - Natural Heritage System (East)



LANDS TO BE DESIGNATED "SIGNIFICANT WETLANDS"
TERRAINS À DÉSIGNER « ZONES HUMIDES IMPORTANTES »

**ANNEXE B de
L' AMENDEMENT No.42**

au PLAN OFFICIEL
de la VILLE D'OTTAWA

Modification du volume 1
Annexe C11-C - Système du
patrimoine naturel (est)

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 4.

