

**4. South Bear Brook Wetland Official Plan Amendment and Zoning By-law
Amendment**

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

Committee recommendation(s)

That Council:

- 1. Approve the proposed amendments to the Official Plan as shown in Document 1 and detailed in Document 3;**
- 2. Approve the proposed amendments to Zoning By-law No. 2008-250 as shown in Document 1 and detailed in Document 4;**

Recommandation(s) du comité

Que le Conseil :

- 1. approuve les modifications proposées au Plan officiel de la façon illustrée dans le document 1 et précisée en détail dans le document 3;**
- 2. approuve 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;**

Documentation/Documentation

- 1. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 3 April 2025.
Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 3 avril 2025.**
- 2. Director's report, Climate Change and Resiliency, Strategic Initiatives, dated March 25, 2025. (ACS2025-SI-CCR-0001)

Rapport de la Directrice, Services des changements climatiques et de la résilience, Direction générale des initiatives stratégiques, daté le 25 mars 2025 (ACS2025-SI-CCR-0001)**

**Agriculture and Rural
Affairs Committee
Report 23
April 16, 2025**

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**Comité de l'agriculture et des
affaires rurales
Rapport 23
Le 16 avril 2025**

**Extract of Minute 23
Agriculture and Rural Affairs
Committee
April 3, 2025**

**Extrait du procès-verbal 23
Comité de l'agriculture et des affaires
rurales
Le 3 avril 2025**

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

File No. ACS2025-SI-CCR-0001 – Osgoode (Ward 20)

Report Recommendation(s)

- 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; and,**
- 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.**

At the outset, the Committee received a slide presentation overview of the report from Ms Tara Redpath, Planner III, Natural Systems Policy, Strategic Initiatives (SI) Department. A copy of this presentation is held on file with the Office of the City Clerk. Ms Redpath was joined by Dr. Nick Stow, Program Manager, Natural Systems, SI, and Ms Nichole Hoover-Bienasz, Director, Climate Change and Resiliency, SI, who were present to respond to questions.

The Committee then heard from the following delegations:

1. Mr. Keith Vodden** spoke to a slide presentation which could not be shared on the day of the meeting, but which was submitted afterward and is held on file with the Office of the City Clerk. He asserted that the City had falsely identified that the area subject to the proposed amendments held surface water and suggested that by incorrectly placing it in the same category as true wetlands (i.e., Mer Bleue and Leitrim Wetland), the City had created a false narrative and may have used this as justification for the study.

2. Mr. Robert and Ms Danielle Beehler* also contested the proposed zoning change and said it would significantly impact their family's long-term plans to sever and build upon their properties. Ms Beehler said she had concerns about the evaluation criteria used for the study. She said she did not believe that her family's land merited the proposed redesignation as the dry, forested lands did not encompass any wetland areas, and she questioned the motivation in undertaking the redesignation. She urged the City to reconsider the proposed zoning change.
3. Ms Janet Stavinga*, Friends of the Stittsville Wetlands (FOSW) said the FOSW was working to safeguard the Goulbourn Wetland Complex for the present and for future generations and to raise awareness of the ecological importance of wetlands. She expressed support for the proposed Official Plan and Zoning By-law Amendments, while acknowledging the concerns of the landowners impacted by these proposed changes.
4. Ms Sarah Hasenack*, Ontario Nature, also expressed support for the proposed Official Plan and Zoning By-law Amendments and provided background for her organization. She spoke to the importance of Conservation Authorities in protecting wetlands, which she said had been undermined in recent years due to provincial changes. She encouraged the City of Ottawa to ensure that local policies protected wetlands in line with local needs and interests.

Correspondence in opposition to the proposed Official Plan and Zoning By-law Amendments was also received from the following:

- Mr. James Robert Beehler*
- Mr. John Francis Beehler*
- Ms Danielle Beehler*

[Individuals / groups, as marked above, either provided comments (*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk.]

Following questions to the delegations and to staff, and at the conclusion of Committee discussions, the report recommendations were put before the Committee and were 'Carried', as presented.