

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

**File Number: ACS2026-SI-CCR-0002**

**Report to Agriculture and Rural Affairs Committee on 5 March 2026**

**and Council 11 March 2026**

**Submitted on February 24, 2026 by Nichole Hoover-Bienasz, Director, Climate  
Change and Resiliency, Strategic Initiatives**

**Contact Person: Tara Redpath, Planner III, Natural Systems**

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**Ward: Rideau-Jock (21)**

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

**Dossier : ACS2026-SI-CCR-0002**

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

**le 5 mars 2026**

**et au Conseil le 11 mars 2026**

**Soumis le 24 février 2026 par Nichole Hoover-Bienasz, Directeur, Services des  
changements climatiques et de la résilience, Direction générale des initiatives  
stratégiques**

**Personne ressource : Tara Redpath, Urbaniste III, Systèmes naturels**

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

**Quartier : 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 recommend Council direct staff to incorporate the proposed amendments into the new Comprehensive Zoning By-law, as detailed in Document 4 and Document 5;**
- 4. 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 March 11, 2026," 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 recommande au Conseil municipal de demander au personnel de modifier le nouveau Règlement de zonage complet, comme l'explique en détail le document 4 et le document 5;**
- 4. 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 11 mars 2026 », 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 changes are the result of a provincial process initiated by private landowners concerning the boundaries and status of several existing evaluated wetlands in the rural area, and the amendments implement recent updates published by the provincial Ministry of Natural Resources. The amendments are required for consistency with the Provincial Planning Statement policies for provincially significant wetlands. Failure to amend the Official Plan and the Zoning By-law would leave the City open to appeal to the Ontario Land Tribunal.

### **Staff Recommendation**

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 the 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 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 (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 grouping of smaller wetlands for evaluation (known as “complexing”) 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 local 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 previously 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 trained 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. As required by the Provincial Planning Statement, the Official Plan identifies a Natural Heritage System for long-term conservation. It 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, the Rideau Valley Conservation Authority (RVCA) regulates development activities within 30 m of wetlands through *Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits*. This regulation applies to all wetlands within the RVCA's jurisdiction that were identified as provincially significant as of July 27, 2023, even if a wetland is re-evaluated later.

## **RÉSUMÉ**

La Ville d'Ottawa élabore ce rapport en vue de recommander plusieurs modifications mineures au Plan officiel et au Règlement de zonage 2008-250 de la Ville d'Ottawa. Ces changements sont le résultat d'un processus provincial lancé par des propriétaires fonciers privés concernant les limites et le statut de plusieurs zones humides évaluées existantes dans le secteur rural, et les modifications mettent en œuvre les récentes mises à jour publiées par le ministère provincial des Ressources naturelles. Les modifications sont nécessaires pour assurer la cohérence avec les politiques de la Déclaration de principes provinciale concernant les zones humides d'importance provinciale. Si le Plan officiel et le Règlement de zonage ne sont pas modifiés, la Ville s'exposera à un appel devant le Tribunal ontarien de l'aménagement du territoire.

### **Recommandation du personnel**

Le personnel recommande l'approbation des modifications générales du Plan officiel et du Règlement de zonage 2008-250 visant les terres humides.

Ces modifications visent à changer de petites sections de l'annexe B9 (Transect du secteur rural) et de l'annexe C11 (réseau de patrimoine naturel) du Plan officiel. Ces

modifications mettent également à jour le Règlement de zonage afin de le rendre conforme aux modifications apportées aux annexes du Plan officiel. Les adresses touchées et les modifications spécifiques sont décrites ci-dessous dans le présent rapport et détaillées dans les documents 1, 3 et 4.

En raison de leurs similitudes, ces modifications ont été combinées dans un rapport sur les modifications générales au Plan officiel et au Règlement de zonage afin de modifier efficacement les annexes du Plan officiel et du Règlement de zonage.

### **Politiques applicables**

Les modifications sont conformes aux politiques du Plan officiel applicables à la désignation d'espace vert. Dans la section 7.3, la politique 2 requiert que la Ville enclenche un processus de modification du Plan officiel lié à la désignation des terres humides d'importance dans les six mois suivant la date à laquelle le gouvernement de l'Ontario recense ou révisé un milieu humide d'importance provinciale.

### **Consultations publiques**

La consultation publique s'est déroulée conformément à la *Loi sur l'aménagement du territoire* et au Plan officiel. Comme pour les autres demandes d'aménagement, cette demande entreprise par la Ville a été soumise aux politiques de notification publique et aux exigences statutaires; les propriétaires concernés ont été informés des changements proposés et des avis publics ont été affichés dans le cadre du processus de modification.

## **DISCUSSION**

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

This report addresses recent changes to the boundary of the Richmond Fen and the status of one portion of the Goulbourn Wetland Complex resulting from a provincial process initiated by private landowners. Qualified wetland evaluators were retained by the landowners to carry out assessments of the provincially significant wetlands on their properties. These assessments adhered to the Ontario Wetland Evaluation System methodology, and the updated mapping has been accepted and published by the Ministry of Natural Resources.

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

Sites Affected	Summary of Official Plan Amendment
Part of Lot 16, Concessions 4 and 5	Amendments are needed to adjust the boundary of the Richmond Fen to correspond to existing conditions. The Greenspace designation in Schedule B9 should be removed and replaced with the Rural Countryside designation. The Significant Wetland sub-designation in Schedule C11-B should be removed. Areas previously designated as Significant Wetland shall remain included under the Natural Heritage Features Overlay in Schedule C11-B due to the presence of significant woodlands.
7219, 7293, and 7349 Fallowfield Road; 7315 Fernbank Road; 7236, 7268, 7301, 7316, 7332, 7364, and 7455 Flewellyn Road; Parts of Lots 13, 14, and 15, Concession 9	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 Wetland 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. Portions of the evaluated wetland already reflected in the Natural Heritage Features Overlay due to the presence of significant woodlands shall remain unchanged.

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>Sites Affected</b>	<b>Summary of Zoning By-law Amendment</b>
Part of Lot 16, Concessions 4 and 5	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.
7219, 7293, and 7349 Fallowfield Road; 7315 Fernbank Road; 7236, 7268, 7301, 7316, 7332, 7364, and 7455 Flewellyn Road; Parts of Lots 13, 14, and 15, Concession 9	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. Areas of the non-provincially significant wetland that are currently zoned ME (Mineral Extraction Zone) shall remain unchanged.

### **Additional Site-Specific Context**

The updated boundary for the Richmond Fen initially included the removal of wetland areas located at 3203, 3263 and 3273 Conley Road. When the proposed amendments were initially circulated to property owners, Provincial mapping did not show any remaining wetland areas on these properties. During the circulation period, the provincial mapping was subsequently updated to reinstate the areas of wetland at 3203, 3263 and 3273 Conley Road. City staff have confirmed with staff from the Ministry of Natural Resources that the current provincial mapping accurately reflects the location of provincially significant wetlands on the adjacent Conley Road properties, and the proposed amendments have been revised accordingly.

A wetland boundary review carried out for part of Lot 15, Concession 9 (unaddressed parcel between 7169 and 7301 Flewellyn Road) by City staff in 2020 found most of the parcel to consist of non-wetland habitat, and the provincially significant wetland status was removed. The removal of this wetland habitat resulted in a separation of more than thirty metres across a previously contiguous area of provincially significant wetland. For the area of the Goulbourn Wetland Complex that is the subject of this current report, this increased distance is large enough that the two wetland communities are no longer considered part of the same wetland under the updated OWES methodology.

This OPA and ZBA will decrease the area of the provincially significant Goulbourn Wetland Complex by 74.58 hectares and reduce the standard of environmental protection for these areas of non-provincially significant wetland. This OPA and ZBA also includes minor modifications to the boundary of the provincially significant Richmond Fen.

### **Public Consultation**

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

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

The recommended 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 recommended 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 Planning Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning 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 74.58 hectares. Minor modifications to the boundary of the provincially significant Richmond Fen will also take effect. The ZBA will remove the EP3 zone from areas that are no longer deemed to be provincially significant, or where the boundary has changed, and replace it with the RU zone.

Development activities within thirty metres of wetlands continue to be regulated by the Rideau Valley Conservation Authority 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 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 owners were notified of the proposed changes, and public notices were posted as part of the amendment process. As a postal strike took effect during the circulation period, the due date for comments was extended by three weeks to allow sufficient time for property owners to receive the documents and respond.

The City was contacted by six affected property owners regarding this application. Three property owners requested additional clarification on the OPA and ZBA processes and the implications for their properties. One property owner requested more detailed mapping of wetlands affecting their property while another requested assistance with accessing the circulation materials. Several property owners noted they had received the circulation materials only a few days before the stated comment due date of October 22, 2025. All property owners that contacted the file lead by phone or by email were advised of the extended comment due date of November 14, 2025.

Staff responded to each of the comments or inquiries. The responses ranged from simply providing clarification on the process related to these amendments 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. Specific comments pertaining to this application are summarized in Document 2.

A joint letter was submitted to members of Council on behalf of five local environmental organizations, including Ontario Nature, Friends of Stittsville Wetlands, the Ottawa Field Naturalists' Club, Ecology Ottawa, and CAFES Ottawa. The concerns raised in this submission are summarized in Document 2.

This application was circulated to relevant external agencies. Staff from the Rideau Valley Conservation Authority provided comments as described in Document 2.

Comments submitted by external agencies did not raise any objections to the proposed amendments. Enbridge Gas highlighted their right to amend or remove development conditions in the future and that their response is not an approval for the site or any

future development. Hydro Ottawa advised that there is existing overhead medium voltage infrastructure along Fernbank Road, Flewellyn Road, and Conley Road and provided a list of a conditions that would apply for any future development of these affected sites. TELUS indicated they have no infrastructure affected the proposal.

### **COMMENTS BY THE WARD COUNCILLOR**

The Councillor is aware of this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications arising from the recommendation of this report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

### **ACCESSIBILITY IMPACTS**

The Strategic Initiatives Department adheres to all legislated accessibility requirements of the *Integrated Accessibility Standards Regulation of the Accessibility for Ontarians with Disabilities Act, (2005)*, as well as the City's Accessibility Policy and any other applicable procedures, guidelines and standards in its operations, programs, and initiatives, including those outlined in the report. This report is administrative in nature and has no associated accessibility impacts.

### **ENVIRONMENTAL IMPLICATIONS**

This OPA and ZBA will decrease the area of the provincially significant Goulbourn Wetland Complex by 74.58 hectares and reduce the standard of environmental protection for these areas of non-provincially significant wetland. Minor modifications to the boundary of the provincially significant Richmond Fen will also take effect. These changes align with recent mapping updates published by the provincial Ministry of

Natural Resources resulting from wetland re-evaluations completed in accordance with the revised Ontario Wetland Evaluation System.

Development activities within thirty metres of wetlands continue to be regulated by the Rideau Valley Conservation Authority 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 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 report 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: D01-01-25-0021 / D02-02-25-0067) 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 Recommended Official Plan Amendment No. 61 to the Official Plan for the City of Ottawa

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

Document 5 – Incorporation of Amendment into the New Comprehensive Zoning By-law 2026-50

**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.

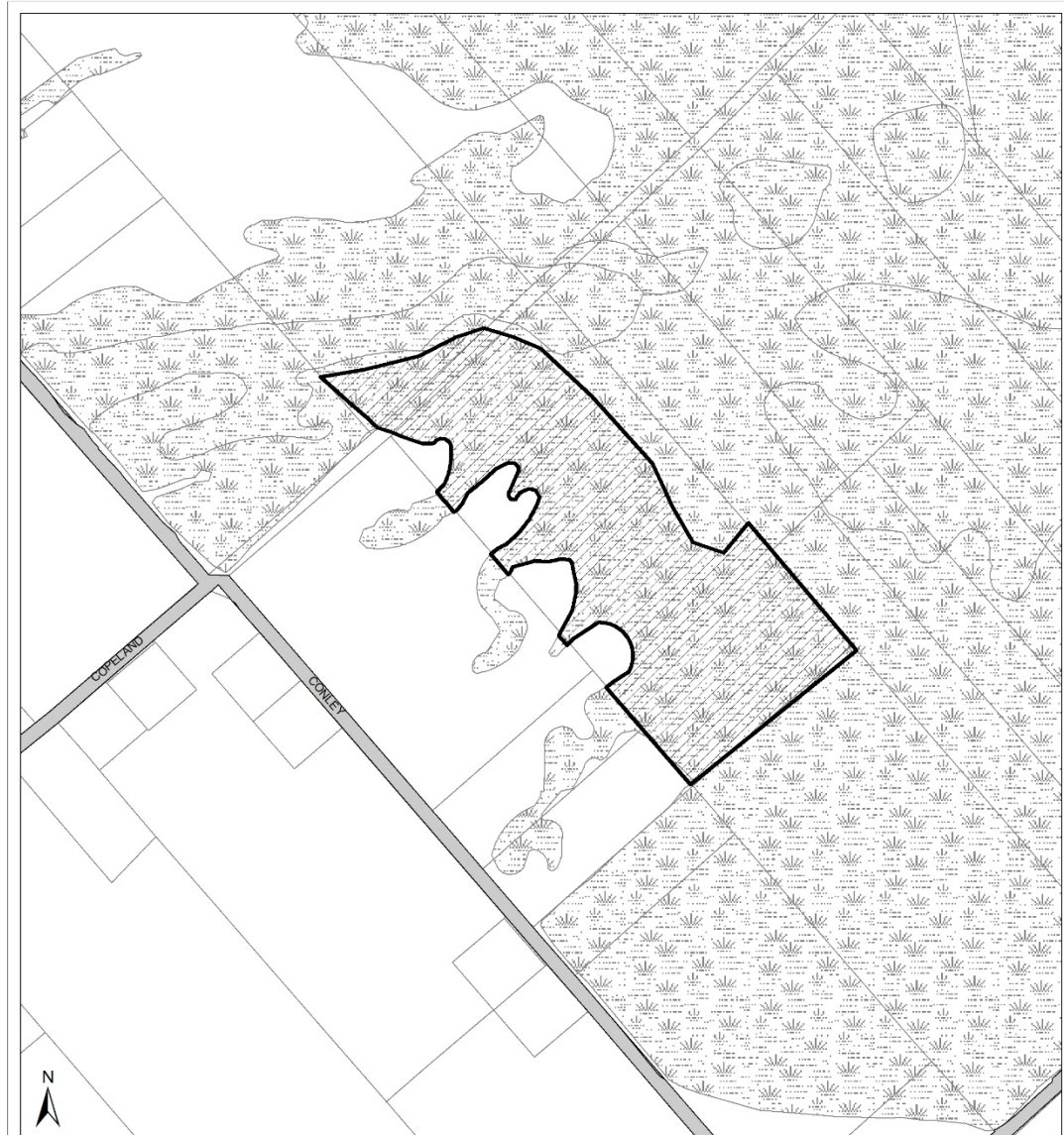
Zoning and Intensification Unit, Policy Planning Branch, Planning, Development and Building Department to prepare the implementing by-law and forward to Legal Services.


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



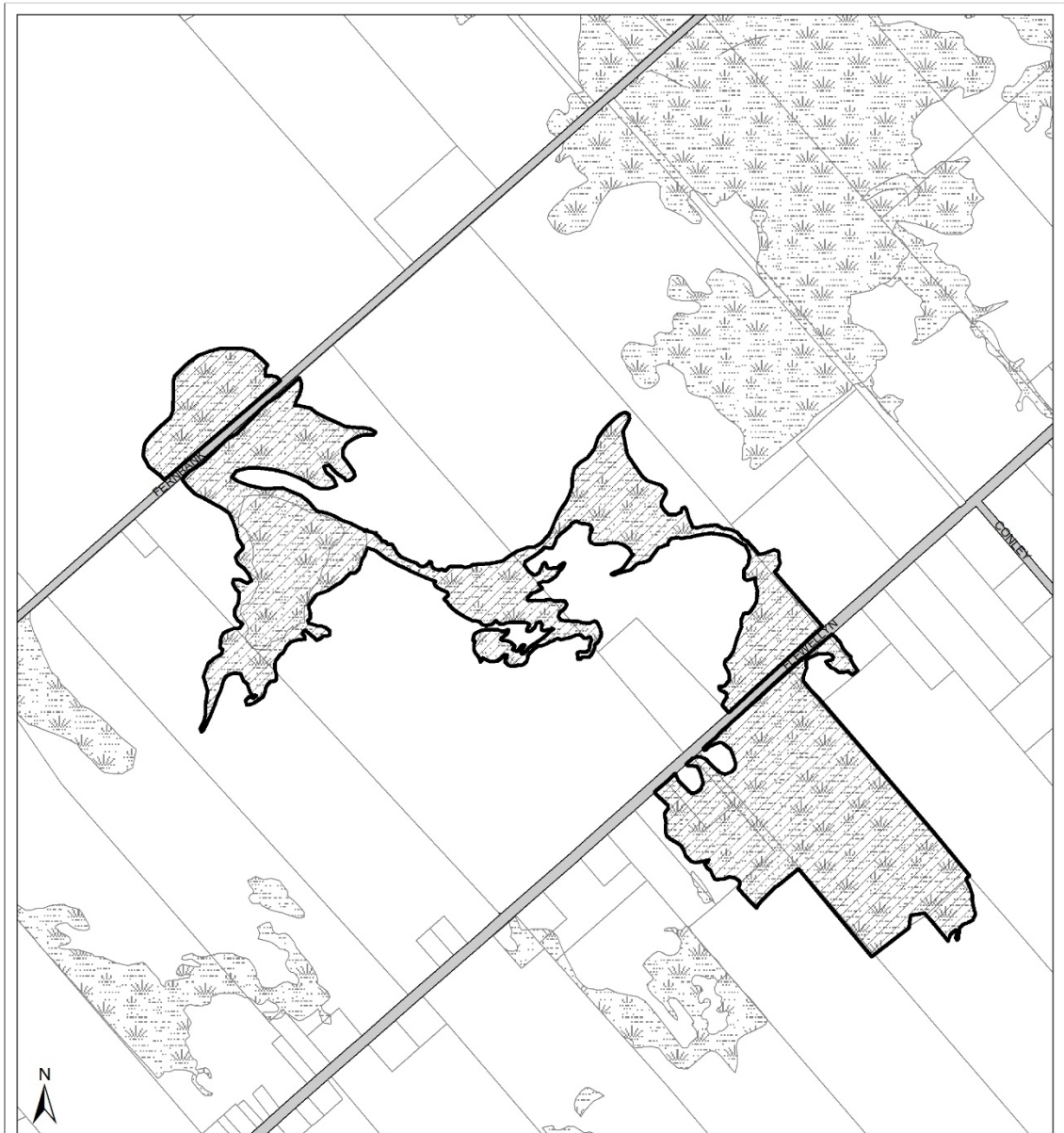
  
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**LOCATION MAP / PLAN DE LOCALISATION**  
**OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL**  
**Richmond Fen**


 LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE" ON SCHEDULE B9 AND LANDS TO BE REMOVED FROM THE "SIGNIFICANT WETLANDS" SUB-DESIGNATION AND "NATURAL HERITAGE FEATURE OVERLAY" TO REMAIN ON SCHEDULE C11-B  
 TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « ESPACE VERT » À « CAMPAGNE RURALE » À L'ANNEXE B9 ET TERRES À RETIRER DE LA SOUS-DÉSIGNATION « ZONES HUMIDES IMPORTANTES » ET « SUPERPOSITION D'ÉLÉMENTS DU PATRIMOINE NATUREL » DOIVENT RESTER À L'ANNEXE C11-B


 EXISTING SIGNIFICANT WETLANDS / TERRES HUMIDES D'IMPORTANCE EXISTANTES

Document 1B







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

**Goulbourn Wetland Complex / Complexe de zones humides de Goulbourn**

 LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE" ON SCHEDULE B9 AND LANDS TO BE REMOVED FROM THE "SIGNIFICANT WETLANDS" SUB-DESIGNATION AND TO BE DESIGNATED AS "NATURAL HERITAGE FEATURE OVERLAY" ON SCHEDULES C11-A AND C11-B

TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE << ESPACE VERT >> À << CAMPAGNE RURALE >> À L'ANNEXE B9 ET TERRES À RETIRER DE LA SOUS-DÉSIGNATION « ZONES HUMIDES IMPORTANTES » ET À DÉSIGNER COMME « SUPERPOSITION D'ÉLÉMENTS DU PATRIMOINE NATUREL » À L'ANNEXE C11-A ET L'ANNEXE C11-B

 EXISTING SIGNIFICANT WETLANDS / TERRES HUMIDES D'IMPORTANCE 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.

### Public Comments and Responses

#### Comment:

Are neighbouring properties to the affected area of the Richmond Fen (part of Lot 16, Concession 4) being considered for rezoning?

#### Response:

Most of the neighbouring properties to the east, south, and west of the affected area are not included with the proposed rezoning, apart from some small slivers of land along the property boundaries. Two parcels north of the affected area, an unopened road allowance and part of Lot 16, Concession 5, will collectively have approximately 1.4 hectares rezoned from Environmental Protection (EP3) to Rural Countryside (RU).

#### Comment:

Why is part of Lot 16, Concession 4 being reassessed since this parcel has historically been designated as provincially significant wetland and part of the Richmond Fen. What is the process to be considered for rezoning?

#### Response:

The owners of part of Lot 16, Concession 4 retained a qualified wetland evaluator to carry out an assessment of the provincially significant wetland boundary affecting their property. This assessment was carried out using the Ontario Wetland Evaluation System methodology. Once the wetland evaluator established the revised wetland boundary, the mapping was submitted to the Ministry of Natural Resources to update the provincial mapping. The City of Ottawa is obliged to update the mapping in the Official Plan and Zoning By-law to reflect the provincial mapping.

#### Comment:

How is the Rural Countryside zone taxed? Is it the same as residential?

Response:

The Municipal Property Assessment Corporation (MPAC) assesses and classifies properties based on factors like market sales, location, zoning, and property use. These assessments determine property value and tax class. The City of Ottawa uses this information to calculate property taxes. All properties pay the same rate for citywide services and police, but additional taxes for fire and transit depend on whether the property is in an urban, rural, or para-transit area. The City of Ottawa does not have specific tax classes for Rural Countryside (RU) or for Environmental Protection (EP) properties. Properties zoned as EP may qualify for exemptions if involved in conservation activities; in either case, they are taxed according to MPAC's assessment and classification.

Comment:

What are the rules for severance within the Rural Countryside zone?

Response:

Consent to sever applications in the Rural Countryside designation are subject to the policies of Subsection 9.2.3 of the Official Plan. The ability to sever a new lot depends on the specific site context.

#### Community Organization Comments and Responses

A joint letter was submitted to members of Council on behalf of five local environmental organizations, including Ontario Nature, Friends of Stittsville Wetlands, the Ottawa Field Naturalists' Club, Ecology Ottawa, and CAFES Ottawa. A copy of this submission is held on file. Key comments from this joint submission are summarized below along with responses.

Comment:

We urge the City of Ottawa to strengthen municipal protections and to ensure all types of wetlands – provincially significant, locally significant, or otherwise – are strictly protected under municipal planning policies.

Response:

Ottawa's Official Plan has strong policies in place to protect provincially significant wetlands, evaluated wetlands deemed non-provincially significant, and unevaluated wetlands. 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. Most Significant Wetlands also fall within the Natural Heritage System Core Area and the Natural Heritage Features overlays in Schedule C11. The Official Plan contains the provision that development or site alteration shall maintain or enhance the integrity, biodiversity, and ecosystem services of the Natural Heritage System and shall have no negative impact.

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. Similarly, all wetlands, including unevaluated wetlands, fall under the Official Plan definition of surface water features and are subject to the policies protecting Natural Heritage 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*.

Comment:

We recommend that the City explore opportunities to partner with local academic institutions and leverage emerging monitoring techniques to study the many benefits provided by local wetlands. In doing so, the City of Ottawa may be able to better understand and communicate their immense value, supporting informed decision-making for the benefit of the community.

Response:

Staff with the City of Ottawa's Natural Systems branch are fostering ongoing partnerships with local conservation authorities and other environmental non-governmental organizations to support conservation and stewardship efforts for various wetland habitats in Ottawa. City staff are open to exploring new partnerships with local academic institutions to further enhance wetland conservation initiatives.

Rideau Valley Conservation Authority (RVCA) Comments

Comment:

Portions of the subject lands are within RVCA's regulated area due to the presence of regulated wetland features, river/stream valleys and associated regulatory storm flood plain areas. Any development activity within RVCA's regulated area would be subject to a permit pursuant to Section 28 of the *Conservation Authorities Act*.

In accordance with Section 28.1 of the *Conservation Authorities Act*, development activity may be permitted in the regulated area, where it can be demonstrated to RVCA's satisfaction that the control of flooding, erosion, dynamic beaches, or unstable soils and bedrock will not be affected.

Comment:

Refers to 3203, 3263 and 3273 Conley Road & Part of Lot 16, Concessions 4 and 5:

It is the understanding of RVCA that the wetland feature on the subject lands identified as Part of Lot 16, Concession 4 and 5, formerly designed as the Richmond Fen, were subject to a boundary review. The mapping updates completed by the landowner's consultant resulted in the wetland boundary being removed from the subject lands. RVCA notes that portions of the lands continue to be regulated due to a regulatory flood plain associated with unnamed tributary of the Jock River and the regulated wetland feature (Richmond Fen) on the surrounding properties.

It is the understanding of RVCA that the wetland boundary review undertaken for the lands identified as Part of Lot 16, Concession 4 and 5, did not include 3203, 3263 and 3273 Conley Road. Based on available provincial mapping, the wetland features on the properties at 3203, 3263 and 3273 Conley Road are still identified as provincially significant wetlands. As such, these features remain regulated wetlands pursuant to Section 28 of the *Conservation Authorities Act*. It is the position of RVCA that these features should continue to be designated "Greenspace," "Significant Wetlands" and "Natural Heritage Feature Overlay" and zoned "Environmental Protection Zone (EP3)".

Response:

City staff have confirmed with staff from the Ministry of Natural Resources that the available provincial mapping accurately reflects the location of provincially significant wetlands on the properties at 3203, 3263 and 3273 Conley Road. The proposed amendments have been revised as follows: the Greenspace designation in Schedule B9, the Significant Wetland sub-designation in Schedule C11-B and the Environmental Protection Zone, EP3 subzone, will continue to apply to wetland areas on 3203, 3263 and 3273 Conley Road. No changes have been proposed for the Natural Heritage Features Overlay in Schedule C11-B.

Comment:

Refers to 7219, 7293 and 7349 Fallowfield Road; 7315 Fernbank Road; 7236, 7268, 7301, 7316, 7332, 7364 and 7455 Flewellyn Road, Parts of Lots 13, 14 and 15, Concession 9:

It is the understanding of RVCA that wetland units on the noted lands, formerly designed as the Goulbourn Wetland Complex, were subject to a re-evaluation and boundary review. The evaluation completed by the landowner's consultant resulted in the wetland being classified as evaluated non-provincially significant.

RVCA regulates all wetlands within its jurisdiction that were identified as provincially significant on July 27, 2023. RVCA's key interest as it relates to the management of wetlands is ensuring that the hydrological functions of the features are maintained as they are critical to mitigating the impacts of flooding and erosion. As such, the wetland units on the subject lands will continue to be considered by RVCA as regulated natural features subject to Section 28 of the *Conservation Authorities Act*. Any development activity within, or on lands within thirty metres of, the wetland will require a permit from RVCA.

RVCA supports the approach of maintaining a Natural Heritage Features Overlay in the Official Plan Schedules to reflect the evaluated non-provincially significant wetland as a mapped surface water feature.

**Document 3 – Details of Recommended Official Plan Amendment No. 61 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. 61 to the Official Plan for the City of Ottawa.

**PART B – THE AMENDMENT** constitutes Amendment 61 to the Official Plan for the City of Ottawa.

PART A – THE PREAMBLE

Purpose

Location

Basis & Background

Rationale

PART B – THE AMENDMENT

Introduction

Details of the Amendment

Implementation and Interpretation

PART C – THE APPENDIX

SCHEDULE A OF AMENDMENT 61 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE B OF AMENDMENT 61 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE C OF AMENDMENT 61 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE D OF AMENDMENT 61 – 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 and Significant Wetlands in Schedules C11-A and C11-B of the Official Plan to reflect recent updates published by the provincial Ministry of Natural Resources.

### 2. Location

This amendment applies to lands in Ward 21 (Rideau-Jock). The impacts to individual properties are reflected in the details of the amendment.

### 3. Basis & Background

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.

Wetlands that have been identified by the Ministry of Natural Resources (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). 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.”

### 4. Rationale

These amendments concern a private wetland re-evaluation that has resulted in significant wetlands on several rural properties being reclassified as “non-provincially significant.” Updates to the wetland boundary of a provincially significant wetland are also part of this amendment. The evaluation and boundary updates have been submitted to the MNR 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. 61 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:

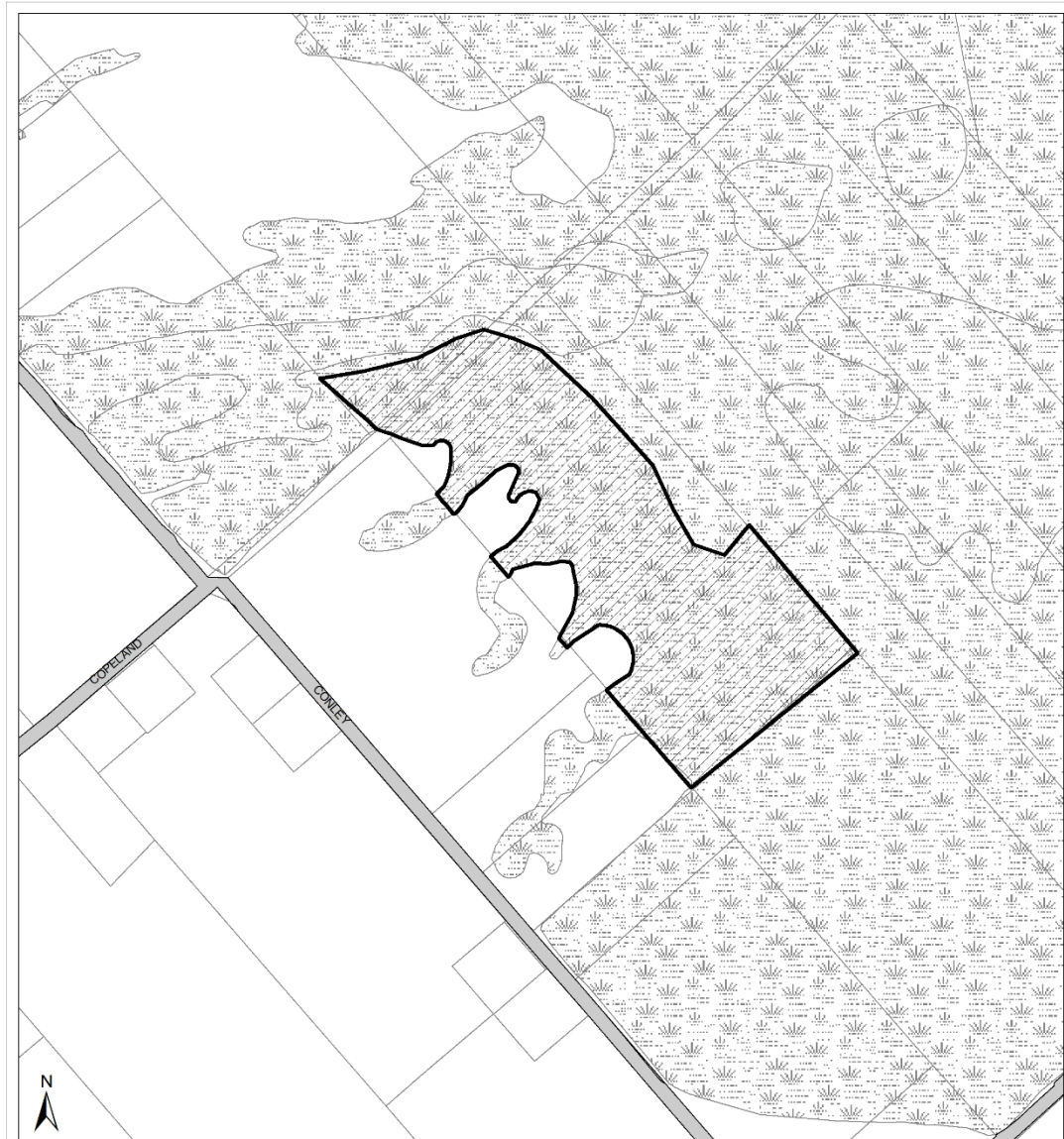
- i. Schedules B9, C11-A and C11-B of the Official Plan are amended as shown in Schedules A to D below.

### 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.

**PART C – THE APPENDIX**

**SCHEDULE A**



Prepared by: Planning, Development and Building Services,  
Geospatial Analytics, Technology and Solutions



Préparé par: Direction générale des services de planification, de l'aménagement  
et du bâtiment, Analyse géospatiale, technologie et solutions

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**SCHEDULE A to  
AMENDMENT NO. 61**

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

**ANNEXE A de  
L' AMENDEMENT No. 61**

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

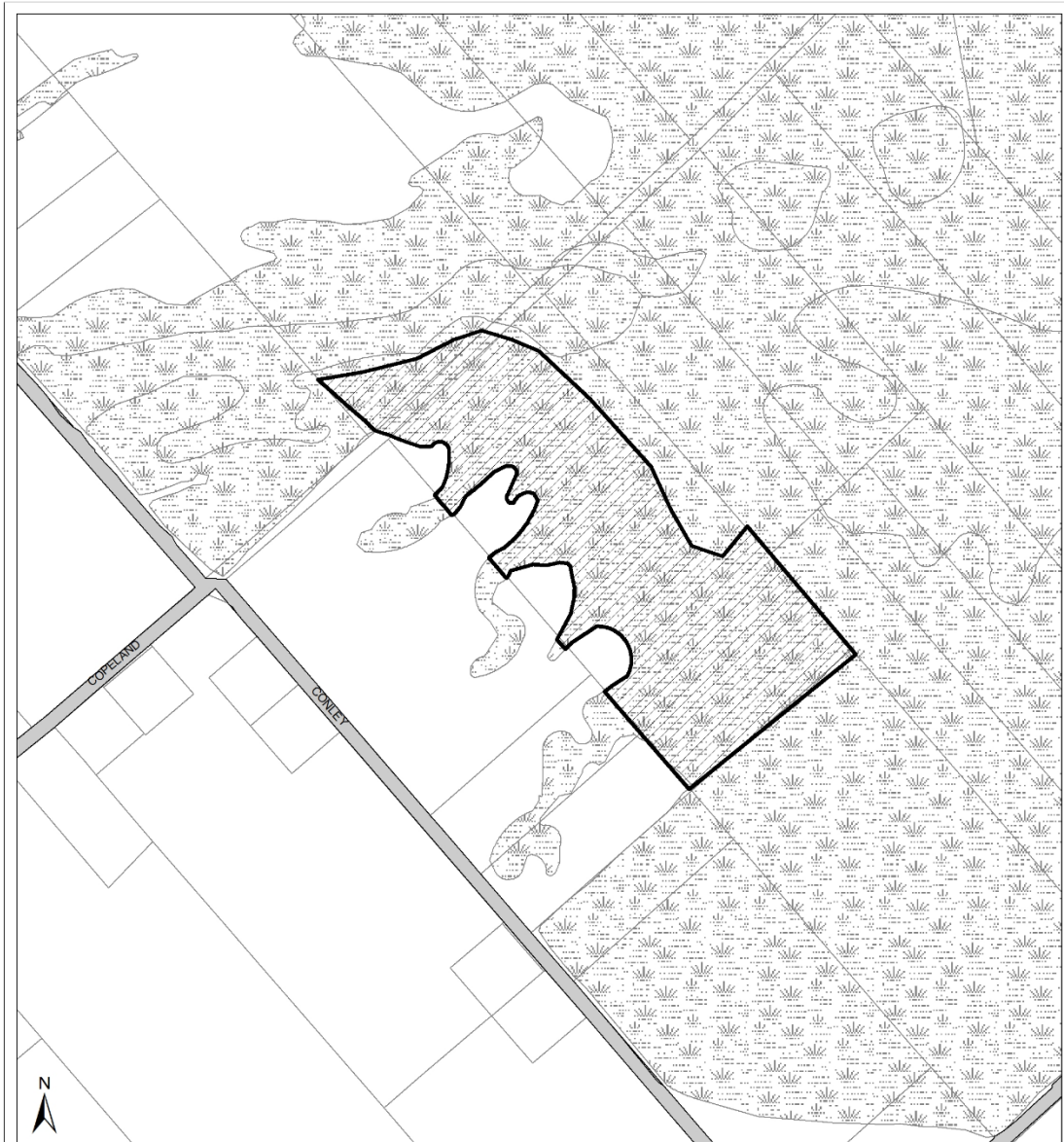


LANDS REDESIGNATED FROM "GREENSPACE" TO "RURAL COUNTRYSIDE"  
TERRAINS DONT LA DÉSIGNATION EST PASSÉE DE « ESPACE VERT » À  
« CAMPAGNE RURALE »>




EXISTING SIGNIFICANT WETLANDS /  
TERRES HUMIDES D'IMPORTANCE EXISTANTES

**SCHEDULE B**



Prepared by: Planning, Development and Building Services  
Geospatial Analytics, Technology and Solutions



Préparé par: Direction générale des services de planification, de l'aménagement  
et du bâtiment, Analyse géospatiale, technologie et solutions

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**SCHEDULE B to  
AMENDMENT NO. 61**

to the OFFICIAL PLAN  
for the CITY OF OTTAWA

Amending Volume 1  
Schedule C11-B  
Natural Heritage System



LANDS TO BE REMOVED FROM THE "SIGNIFICANT WETLANDS" SUB-DESIGNATION AND "NATURAL HERITAGE FEATURE OVERLAY" TO REMAIN ON SCHEDULE C11-B  
TERRES À RETIRER DE LA SOUS-DÉSIGNATION « ZONES HUMIDES IMPORTANTES » ET « SUPERPOSITION D'ÉLÉMENTS DU PATRIMOINE NATUREL » DOIVENT RESTER À L'ANNEXE C11-B



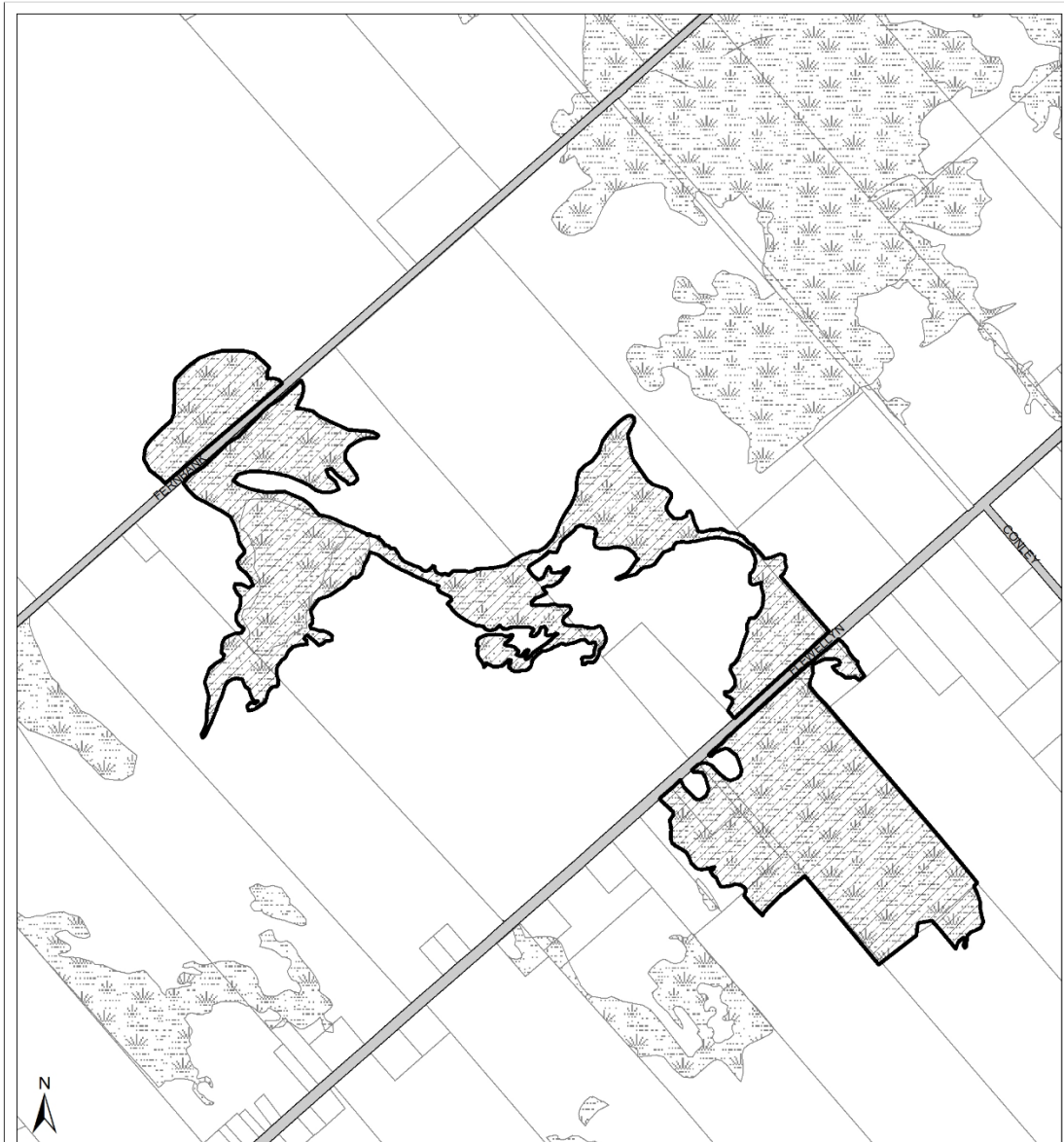
EXISTING SIGNIFICANT WETLANDS /  
TERRES HUMIDES D'IMPORTANCE EXISTANTES

**ANNEXE B de  
L' AMENDEMENT No. 61**


au PLAN OFFICIEL  
de la VILLE D'OTTAWA

Modification du volume 1  
Annexe C11-B  
Système du patrimoine naturel

**SCHEDULE C**



Prepared by: Planning, Development and Building Services  
Geospatial Analytics, Technology and Solutions



Préparé par: Direction générale des services de planification, de l'aménagement  
et du bâtiment, Analyse géospatiale, technologie et solutions

D01-01-25-0021    2025-1607-A

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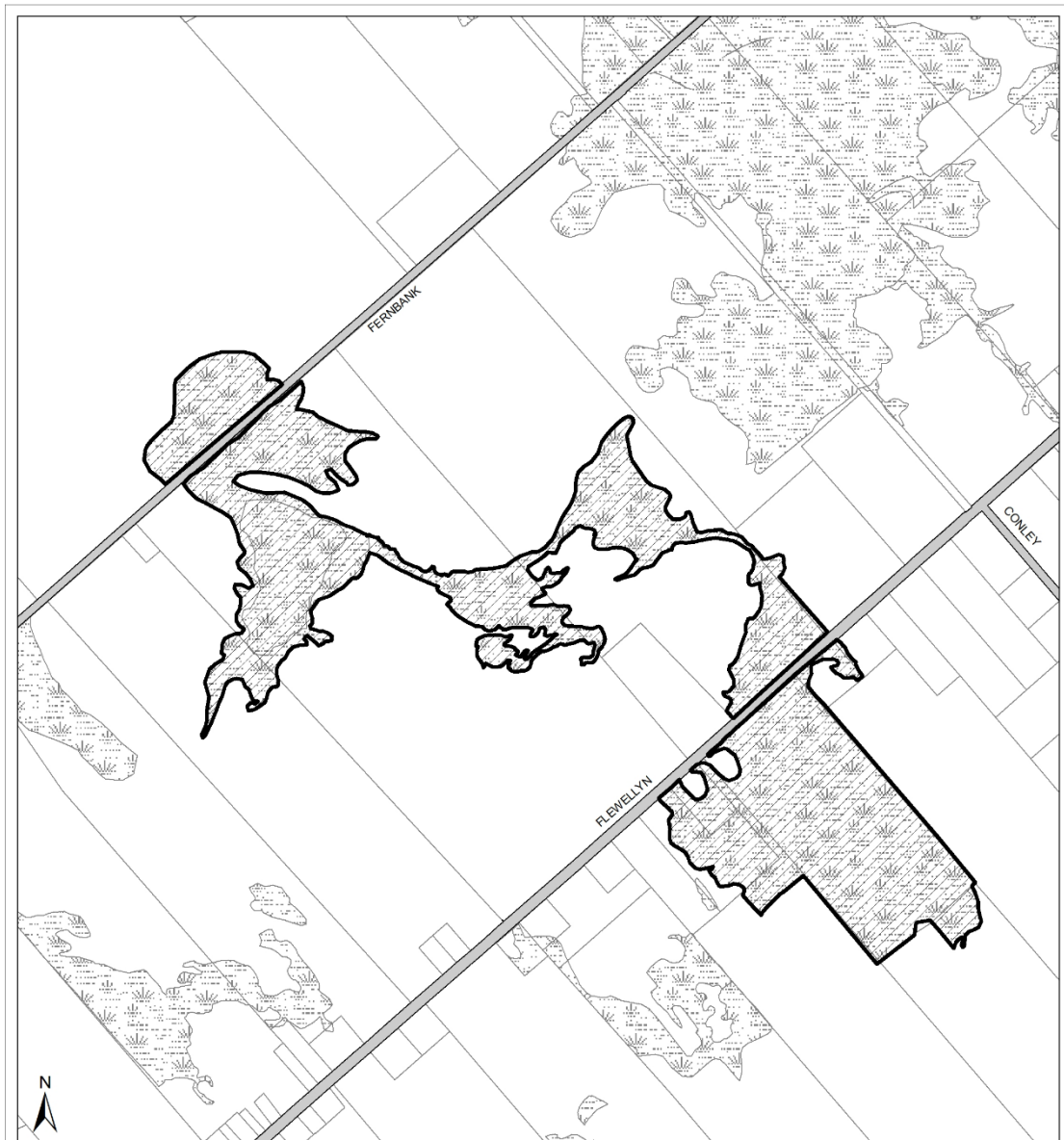
**SCHEDULE C to  
AMENDMENT NO. 61**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
Amending Volume 1  
Schedule B9 - Rural Transect

**ANNEXE C de  
L' AMENDEMENT No. 61**  
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 »

 EXISTING SIGNIFICANT WETLANDS /  
TERRES HUMIDES D'IMPORTANCE EXISTANTES

**SCHEDULE D**



Prepared by: Planning, Development and Building Services  
Geospatial Analysis, Technology and Solutions



Préparé par: Direction générale des services de planification, de l'aménagement  
et du bâtiment, Analyse géospatiale, technologie et solutions

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**SCHEDULE D to  
AMENDMENT NO. 61**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA  
**Amending Volume 1  
Schedule C11-A and C11-B  
Natural Heritage System**

**ANNEXE D de  
L' AMENDMENT No. 61**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA  
**Modification du volume 1  
Annexes C11-A et C11-B  
Système du patrimoine naturel**

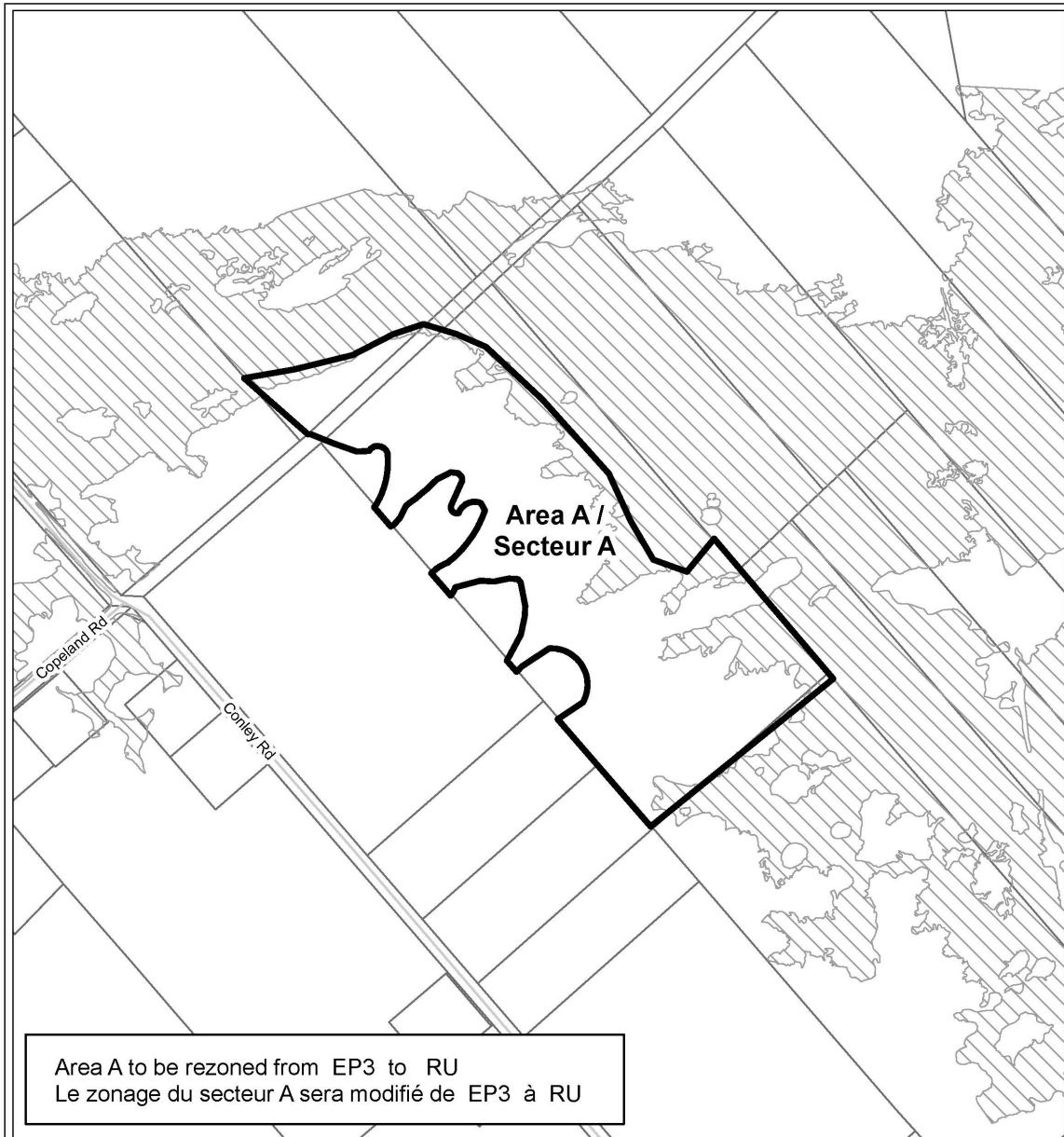
-  LANDS TO BE REMOVED FROM THE "SIGNIFICANT WETLANDS" SUB-DESIGNATION AND TO BE DESIGNATED AS "NATURAL HERITAGE FEATURE OVERLAY"  
TERRES À RETIRER DE LA SOUS-DÉSIGNATION « ZONES HUMIDES IMPORTANTES » ET À DÉSIGNER COMME « SUPERPOSITION D'ÉLÉMENTS DU PATRIMOINE NATUREL »
-  EXISTING SIGNIFICANT WETLANDS /  
TERRES HUMIDES D'IMPORTANCE EXISTANTES





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

The proposed changes to the City of Ottawa Zoning By-law 2008-250 and the New Zoning By-law:

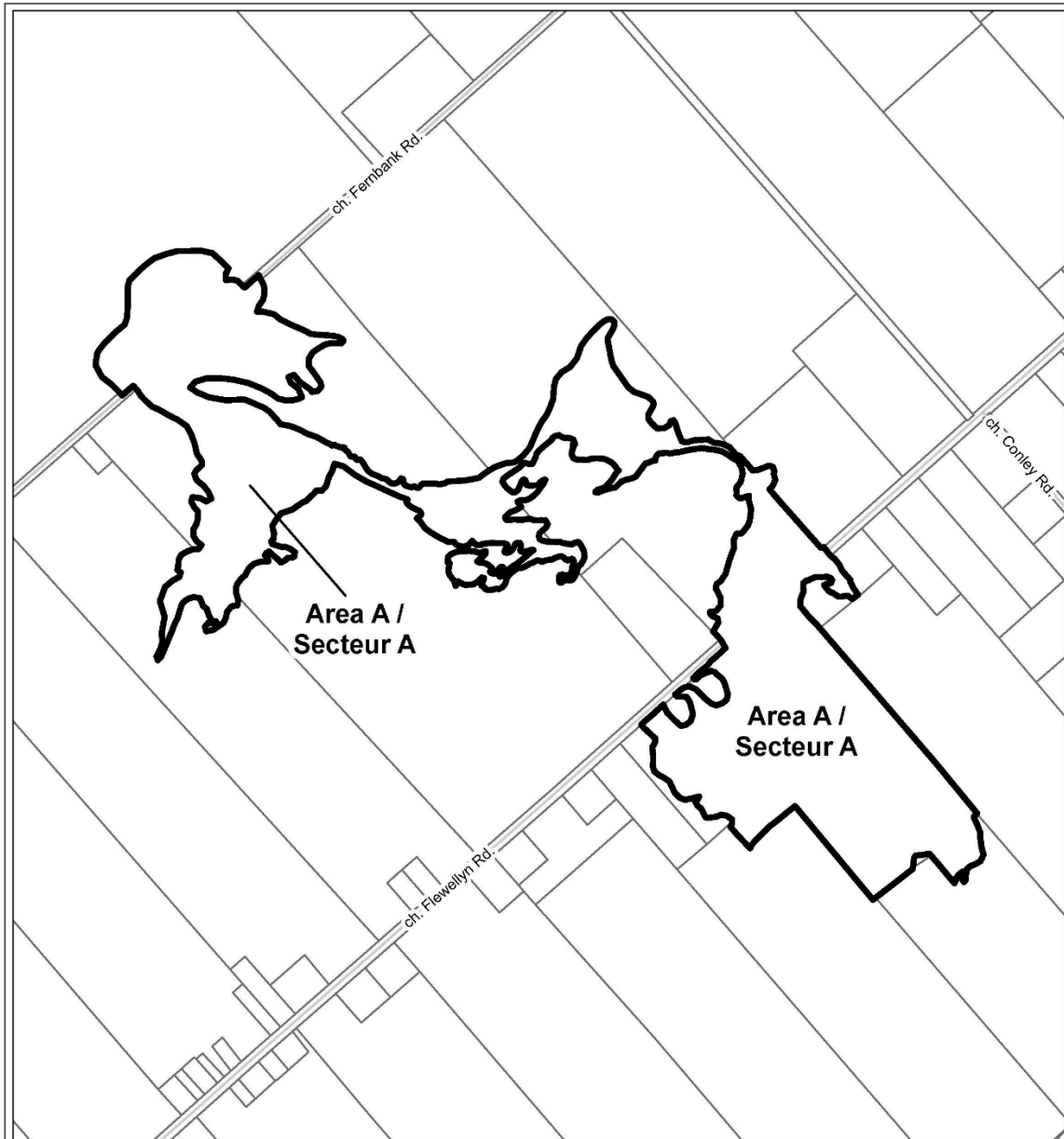
1. Rezone the lands as shown in Document and detailed in Document 4A and Document 4B.




Document 4A



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE MAP 1 - CARTE 1	
D02-02-25-0067	25-1165-X	 <b>Parts of / partie de Lot 16, Concessions 4 and/et 5</b>	
I:\CO\2025\ZKP\Wetland_Omnibus			
©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		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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REVISION / RÉVISION - 2026 / 01 / 06			

Document 4B



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE MAP 2 / CARTE 2	
D02-02-25-0067	25-1165-X	<b>7219, 7293, and 7349 Fallowfield Road; 7315 Fernbank Road; 7236, 7268, 7301, 7316, 7332, 7364, and 7455 Flewellyn Road; Parts of Lots 13, 14, and 15, Concession 9.</b>	
I:\CO\2025\ZKP\Wetland_Omnibus		 Area A to be zoned to RU Le zonage du secteur A à zoner en RU	
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**Document 5 – Incorporation of Amendment into the New Comprehensive Zoning By-law 2026-50**

The proposed change to the new Comprehensive Zoning By-law No. 2026-50 for the Wetland Omnibus:

1. Modify the new Comprehensive Zoning By-law to accord with the Zoning Key Map and Details of Recommended Zoning in Documents 4A & 4B.