

**Subject: Official Plan Amendment and Zoning By-law Amendment -
635 and 891 Jinkinson Road**

File Number: ACS2026-PDB-PSX-0019

Report to Agriculture and Rural Affairs Committee on 5 March 2026

and Council 11 March 2026

**Submitted on February 27, 2026 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Rideau-Jock (21)

**Objet : Modification du Plan officiel et modification du Règlement de zonage
– 635 et 891, chemin Jinkinson**

Dossier : ACS2026-PDB-PSX-0019

Rapport au Comité de l'agriculture et des affaires rurales

le 5 mars 2026

et au Conseil le 11 mars 2026

**Soumis le 27 février 2026 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

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Quartier : Rideau-Jock (21)

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee:

1. Recommend Council approve an amendment to Schedule B9, Schedule C11-A and Schedule C11-B of the Official Plan, as detailed in Document 2.
2. Recommend Council approve an amendment to Zoning By-law 2008-250 for part of 635 Jinkinson Road and part of 891 Jinkinson Road, as shown in Document 3 and detailed in Document 4, to permit a quarry expansion.
3. Recommend Council direct staff to incorporate an amendment into the new Comprehensive Zoning By-law 2026-50 for part of 635 Jinkinson Road and part of 891 Jinkinson Road, as detailed in Document 5.
4. Approve the Consultation Details Section of this report, 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

Que le Comité de l'agriculture et des affaires rurales :

1. Recommande au Conseil municipal d'approuver la modification à apporter aux annexes B9, C11-A et C11-B du Plan officiel, selon les modalités précisées dans la pièce 2.
2. Recommander au Conseil d'approuver la modification du Règlement de zonage 2008-250 visant une partie du 635 et une partie du 891, chemin Jinkinson, des biens-fonds illustrés dans le document 3 et tel qu'exposé en détail dans le document 4, afin de permettre d'agrandir la carrière.
3. Recommander au Conseil d'enjoindre au personnel d'intégrer une modification dans le nouveau Règlement de zonage complet, n° 2026-50 visant une partie du 635 et une partie du 891, chemin Jinkinson, tel qu'exposé en détail dans le document 5.
4. Approuve la section Détails de la consultation de ce rapport, reproduite dans la « brève explication » du Résumé des mémoires déposés par écrit et

de vive voix, à rédiger par le Bureau du greffe municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la *Loi sur l'aménagement du territoire* à la réunion tenue par le Conseil municipal le 11 mars 2026 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for part of 635 Jinkinson Road and part of 891 Jinkinson Road to permit a quarry expansion. The applicant has requested an amendment to Schedule B9 of the Official Plan (OP) to add the Bedrock Resource Area Overlay to a portion of the subject lands, and to rezone a portion of the lands to the Mineral Extraction (ME) Zone. Staff also recommend amendments to Schedules C11-A and C11-B to remove the Natural Heritage Features Overlay from the subject lands. No changes are proposed to the Natural Heritage System Core Area Overlay.

The proposed amendments align with applicable OP policies for lands designated as Rural Countryside and subject to the Bedrock Resource Overlay and Natural Heritage System Core Area Overlay.

Applicable Policy

Section 3.5, Policy 6) of the OP directs primary industry jobs, such as resource extraction, to occur in the Rural Countryside area and on lands within the Sand and Gravel or Bedrock Resource Overlays. The Bedrock Resource Area Overlay is proposed to be applied to the western portion of 635 Jinkinson Road and the balance of 891 Jinkinson Road not already subject to the Overlay.

The following policies applicable to the Rural Transect support the application:

Section 5.6.3.1, Policy 2) of the OP allows extraction of mineral aggregate resources to be permitted outside of the mineral aggregate overlays where there is a sufficient quantity and quality of resources to warrant extraction, demonstrated to the satisfaction of the City and the Province and subject to the policies in this Plan.

Section 5.6.3.1, Policy 4) enables the operation of a quarry as the primary land use for land within the Bedrock Resource Area Overlay, subject to a ZBA and the provisions of the *Aggregate Resources Act, 1990, c. A.8* (ARA), where ZBAs approved under this

policy will apply only to the boundary of the licensed area. Policy 5) requires all quarries licensed under the ARA, with the exception of wayside pits and wayside quarries, to be zoned for mineral extraction use. The proposed Bedrock Resource Area Overlay and Mineral Extraction Zone correspond with the limits of the area proposed to be licensed under the ARA.

In accordance with Section 5.6.3.1, Policy 9), the studies and site plans required under the ARA shall also be required by the City as part of a complete application for a ZBA. All of the documents required as part of a complete application for an ARA licence were submitted to the satisfaction of the City.

Section 5.6.4.1, Policy 4) states that development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City's guidelines, and per Policy 6) where development or site alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay, the demonstration of no negative impact or no net negative impact may take into consideration final rehabilitation of the mineral aggregate operation. The Natural Environment Report concludes that the proposed development is not anticipated to negatively impact natural features and functions of the subject lands or adjacent lands, subject to the implementation of the recommended mitigation measures, including rehabilitation. This includes areas of significant woodlands, evaluated wetlands and adjacent provincially significant wetlands (PSWs). Proposed extraction limits will preserve most of the woodland along the southeastern limits of the subject lands, and a 30.0-metre extraction buffer is proposed from the edge of the eastern PSW.

The following Citywide policies related to Natural Heritage support the application:

Section 4.8.1, Policy 1) identifies the Natural Heritage System as consisting of core natural areas and natural linkage areas and are subject to a higher standard of protection than features outside the Natural Heritage System. The Natural Heritage System Core Area Overlay will remain in place such that the quarry's rehabilitation plan, which includes the creation of wetlands, uplands reforestation area, a wetland/upland transition area and cultural hedgerow, will contribute to the future re-establishment of natural heritage features within the Core Area.

Section 4.8.1, Policy 5) states that the City shall take a no net loss approach with respect to wetlands deemed not provincially significant and forest cover outside the urban area and designated villages. A draft rehabilitation plan submitted with the application includes a future wetland feature that will cover an area of approximately

19.5 hectares. This future wetland is larger than the combined area of the former non-PSWs that previously existed on site. The rehabilitation plan also proposes to restore approximately 44.5 hectares of forested area, exceeding the current 30.3 hectares of significant woodlands. Additionally, the updated Phase 1 of the Operation Plan includes the creation of “immediate wetland creation areas” and retention of a 0.9-hectare treed area in the southeast corner of the subject lands.

Section 4.9.3, Policy 6) restricts site alteration or development within the minimum setback required for protection of groundwater features and their hydrologic functions except non-significant wetlands where management and minimum setback recommendations for other non-significant wetlands are determined through an approved Environmental Impact Study, in consultation with the conservation authority and consistent with Section 4.8.1, Policy 5). The Natural Environment Report concludes that through progressive rehabilitation and compensation, there will be no negative impacts to the wetlands on or adjacent to the subject lands.

Section 4.9.4, Policy 2) outlines the requirements for the protection of groundwater features and their hydrologic functions. Development within Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, as identified in local Source Protection Assessment Reports, will be encouraged to implement best management practices to help protect regional groundwater supplies. The subject lands are located within a Highly Vulnerable Aquifer but are not located within a Significant Groundwater Recharge Area. The Level 1 and Level 2 Water Report demonstrates that surface water receptors or groundwater receptors and their hydrologic functions will not be negatively impacted. A comprehensive surface water and groundwater monitoring program will be in place during the operational life of the proposed quarry to ensure local receptors are not negatively impacted.

Section 10.2.1, Policy 1) requires all development to comply with the City’s Environmental Noise Control Guidelines that are based on the applicable Provincial noise guidelines. Per Policy 2), all noise studies prepared in support of development shall be consistent with the City’s Environmental Noise Control Guidelines and include noise mitigation and a warning clause where necessary. Policy 8) states that development proposals that introduce new sources of stationary noise in proximity to existing noise sensitive land uses shall require a noise feasibility study and/or noise control detailed study if within 500.0 metres for a quarry to be licensed under the ARA. An Acoustic Assessment Report concluded that the proposed quarry could operate within NPC-300 sound level limits and includes mitigation measures regarding restrictions on operations and inclusion of berms or barriers.

Other Matters

In accordance with Section 4.5.4 of the OP, Stage 1 Archaeological Assessments were conducted in 1999 and 2023. Both assessments found that the subject lands do not contain archaeological potential and determined that no further assessment was required. The 2023 Assessment was submitted to the Ministry of Citizenship and Multiculturalism for review and subsequent entry into the Ontario Public Register of Archaeological Reports, in accordance with Section 65 (1) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*.

The Green Space designation and Significant Wetlands sub-designation present on the subject lands is proposed for removal from Schedules B9, C11-A and C11-B through the City-initiated omnibus OPA 46, approved by Council in July 2025 and pending final approval by the Ministry of Municipal Affairs and Housing. Among other technical amendments recommended in the accompanying staff report, OPA 46 corrected a mapping error to remove the Green Space designation and Significant Wetland sub-designations from portions of the site in accordance with OPA 5, approved by Council on September 13, 2023. OPA 5 amended the OP to implement the January 21, 2022, decision (PL200263) of the Ontario Land Tribunal (OLT) to amend Schedule A of the previous OP after determining the southern wetland was not a PSW.

Per Section 7.3, Policy 2), the Significant Wetlands designation protects PSWs and their ecosystem services. Development and site alteration within 120.0 metres of the boundary of a Significant Wetland must demonstrate no negative impacts on the natural features or their ecosystem services within the area. The Natural Environment Report concluded that the proposed development is not anticipated to negatively impact the natural features and functions of the subject lands or adjacent lands subject to the implementation of the recommended mitigation measures including rehabilitation.

SYNTHÈSE ADMINISTRATIVE

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la demande de modification du Plan officiel (MPO) et de modification du Règlement de zonage (MRZ) pour une partie du 635 et une partie du 891, chemin Jinkinson afin de permettre l'agrandissement d'une carrière. Le requérant a demandé de modifier l'annexe B9 du Plan officiel (PO) pour ajouter la surzone du secteur des ressources en substrat rocheux à une partie des terrains visés et de changer le zonage d'une partie des terrains pour qu'elle appartienne à la zone d'extraction de minerai (ME). Le personnel recommande également d'apporter des modifications aux annexes C11-A et C11-B pour retrancher des terrains visés la surzone des caractéristiques du patrimoine naturel.

Le personnel ne propose pas d'apporter de changements à la surzone du cœur du réseau du patrimoine naturel.

Les modifications proposées cadrent avec les politiques applicables du PO pour les terrains portant la désignation de « zone d'espace rural » et soumis à la surzone des ressources en substrat rocheux et à la surzone du cœur du réseau du patrimoine naturel.

Politiques applicables

La politique 6) de la sous-section 3.5 du PO indique que le pôle d'emplois de l'industrie primaire, dont l'extraction des ressources, doit être aménagé dans la zone d'espace rural et sur les terrains des surzones de sable et de gravier ou de ressources en substrat rocheux. Le personnel propose d'appliquer la surzone du secteur des ressources en substrat rocheux à la partie ouest du 635, chemin Jinkinson, de même qu'au reste du 891, chemin Jinkinson qui ne fait pas déjà l'objet de la surzone.

Les politiques suivantes, qui s'appliquent au transect du secteur rural, justifient cette demande :

La politique 2) de la sous-section 5.6.3.1 du PO permet d'autoriser l'extraction des ressources en agrégats miniers hors des surzones des agrégats miniers dans les cas où la quantité et la qualité de ressources sont suffisantes pour en justifier l'extraction, après l'avoir démontré à la satisfaction de la Ville et du gouvernement provincial et sous réserve des politiques du Plan.

La politique 4) de la sous-section 5.6.3.1 prévoit que l'exploitation d'une carrière peut constituer la principale vocation foncière du terrain qui se trouve dans la surzone des ressources en substrat rocheux, sous réserve d'une MRZ et des dispositions de la *Loi sur les ressources en agrégats, 1990, chap. A.8 (LRA)*, auquel cas les MRZ approuvées en vertu de cette politique ne s'appliqueront qu'au périmètre du secteur visé par le permis. La politique 5) exige que toutes les carrières autorisées en vertu de la LRA, à l'exception des carrières de graviers et d'agrégats aménagées sur le bord des routes, soient zonées pour les besoins de l'extraction minière. La surzone du secteur des ressources en substrat rocheux proposée et la zone d'extraction de minerai correspondent aux limites du secteur à autoriser par permis en vertu de la LRA.

Conformément à la politique 9) de la sous-section 5.6.3.1, la Ville doit également exiger que le requérant dépose, dans sa demande complète de MRZ, les études et les plans d'implantation obligatoires en vertu de la LRA. Tous les documents requis dans le cadre d'une demande complète de permis en vertu de la LRA ont été présentés à la satisfaction de la Ville.

La politique 4) de la sous-section 5.6.4.1 précise que l'aménagement ou la transformation du site proposé ou d'un site attenant à des caractéristiques du patrimoine culturel doit être justifié(e) par une étude d'impact environnemental préparée conformément aux directives de la Ville ainsi qu'à la politique 6), qui veut que dans les cas où les travaux d'aménagement ou de transformation d'un site visent à établir ou à élargir les opérations d'extraction des agrégats minéraux dans la surzone du réseau du patrimoine naturel ou dans la surzone des caractéristiques du patrimoine naturel ou non loin de ces surzones, il se peut que l'on tienne compte, au moment de démontrer qu'il n'y a pas d'incidence négative ou qu'il n'y a aucune incidence négative nette, du réaménagement final de l'exploitation d'extraction des agrégats minéraux. Les auteurs du Rapport sur l'environnement naturel concluent que le projet d'aménagement proposé ne devrait pas avoir d'incidence négative sur les caractéristiques et les fonctions naturelles des terrains visés ou des terrains attenants, à la condition de mettre en œuvre les mesures d'atténuation recommandées, qui prévoient des travaux de réaménagement. Dans le cas présent, il s'agit entre autres de secteurs qui regroupent de vastes terrains boisés, des milieux humides évalués ainsi que des milieux humides d'importance provinciale (MHIP) attenants. Les limites proposées pour l'extraction permettront de préserver la majeure partie des terrains boisés sur la périphérie sud-est des terrains visés, et on propose d'aménager une zone tampon de 30,0 mètres pour l'extraction à partir de la lisière des MHIP du côté est.

Les politiques suivantes, applicables à l'ensemble de la Ville et liées au patrimoine naturel, justifient la demande

La politique 1) de la sous-section 4.8.1 indique que le réseau du patrimoine naturel est constitué de zones naturelles essentielles et de zones de liaison naturelles et qu'il est soumis à une norme plus rigoureuse de protection que les caractéristiques situées hors du réseau du patrimoine naturel. La surzone du cœur du réseau du patrimoine naturel restera en place, de sorte que le plan de réaménagement de la carrière, qui consiste entre autres à créer des milieux humides, une zone de reboisement des hautes terres, une zone de transition des milieux humides et des hautes terres ainsi qu'une haie culturelle, permettra de rétablir éventuellement les caractéristiques du patrimoine naturel dans la zone du cœur.

La politique 5) de la sous-section 4.8.1 précise que la Ville doit adopter une approche prévoyant de n'inscrire aucune perte nette dans les milieux humides qui ne sont pas considérés comme des terres humides d'importance provinciale et le couvert forestier en dehors du secteur urbain et des villages désignés. Le plan provisoire de réaménagement déposé avec la demande fait état d'un éventuel milieu humide qui s'étendra sur une superficie d'environ 19,5 hectares. Ce milieu humide projeté est plus vaste que l'ensemble de la zone constituée des anciens secteurs distincts des MHIP qui

existaient auparavant sur le site. Dans le plan de réaménagement, le requérant propose également de restaurer environ 44,5 hectares du secteur boisé, ce qui est supérieur à la superficie actuelle de 30,3 hectares des terrains boisés importants. En outre, la mise à jour de la phase 1 du Plan de mise en œuvre prévoit la création de « zones d'aménagement immédiat de milieux humides » ainsi que la rétention d'un secteur arboré de 0,9 hectare dans le coin sud-est des terrains visés.

La politique 6) de la sous-section 4.9.3 restreint la transformation ou l'aménagement du site en deçà de la marge de retrait minimum obligatoire pour la protection des caractéristiques du bassin hydrographique et de ses fonctions hydrologiques, à l'exception des milieux humides non importants, dans les cas où les recommandations en matière de gestion et de marges de retrait minimums pour d'autres milieux humides non importants sont déterminées par l'entremise d'une étude de l'impact environnemental approuvée, de concert avec l'office de protection de la nature et conformément à la politique 5) de la sous-section 4.8.1. Les auteurs du Rapport sur l'environnement naturel concluent que grâce aux travaux progressifs de réaménagement et de compensation, il n'y aura pas d'incidence négative sur les milieux humides des terrains visés et des terrains attenants.

La politique 2) de la sous-section 4.9.4 décrit les exigences à respecter pour la protection des caractéristiques du bassin hydrographique et de ses fonctions hydrologiques. Dans les travaux d'aménagement réalisés dans les aquifères très vulnérables et dans les zones importantes de recharge du bassin hydrographique, indiqués dans les rapports d'évaluation de la protection des sources de la localité, on encouragera le respect des règles de l'art de la gestion pour favoriser la protection des réserves du bassin hydrographique régional. Les terrains visés, qui se trouvent dans un aquifère très vulnérable, ne sont pas situés dans une zone importante de recharge du bassin hydrographique. Le rapport sur les plans d'eau des niveaux 1 et 2 démontre qu'il n'y aura pas d'incidence négative sur les récepteurs des eaux de surface ni sur les récepteurs des eaux du bassin hydrographique et sur leurs fonctions hydrologiques. Un programme complet de surveillance des eaux de surface et du bassin hydrographique sera en place pendant la durée opérationnelle de la carrière proposée pour veiller à ce qu'il n'y ait aucune incidence négative sur les récepteurs locaux.

Conformément à la politique 1) de la sous-section 10.2.1, tous les projets d'aménagement doivent respecter les Lignes directrices de la Ville d'Ottawa en matière de lutte contre le bruit dans l'environnement, qui s'inspirent des lignes directrices provinciales liées au bruit applicable. Conformément à la politique 2), toutes les études sur le bruit préparées dans le cadre de travaux d'aménagement doivent respecter les Lignes directrices de la Ville d'Ottawa en matière de lutte contre le bruit dans l'environnement et prévoir des mesures d'atténuation du bruit et une clause

d'avertissement, s'il y a lieu. La politique 8) précise que les propositions d'aménagement qui introduisent de nouvelles sources de bruit fixe à proximité des aménagements existants sensibles au bruit doivent faire l'objet d'une étude de viabilité du bruit ou d'une étude détaillée de maîtrise du bruit dans un rayon de 500,0 mètres pour une carrière à autoriser par permis en vertu de la LRA. Les auteurs du Rapport sur l'évaluation acoustique concluent que la carrière proposée pourrait être exploitée en respectant les limites des niveaux de bruit de la norme NPC-300; ce rapport prévoit des mesures d'atténuation en ce qui concerne les restrictions imposées aux opérations et l'intégration de bermes ou de murs antibruit.

Autres questions

Conformément à la sous-section 4.5.4 du Plan officiel, des évaluations archéologiques (étape 1) ont été réalisées en 1999 et en 2023. Les deux évaluations ont permis de constater que les terrains visés n'ont pas de potentiel archéologique et de conclure qu'aucune autre évaluation n'était nécessaire. L'évaluation archéologique réalisée en 2023 a été soumise au ministère des Affaires civiques et du Multiculturalisme aux fins d'examen et a été archivée dans le Registre public ontarien des rapports sur les sites archéologiques, conformément au paragraphe 65(1) de la *Loi sur le patrimoine de l'Ontario, L.R.O. 1990, Chap. O.18*.

Il est proposé de retrancher la désignation d'espace vert et la sous-désignation de milieux humides d'importance que portent les terrains visés dans les annexes B9, C11-A et C11-B, grâce à la MPO omnibus (MPO 46) déposée par la Ville et approuvée par le Conseil municipal en juillet 2025, en attendant l'approbation définitive du ministère des Affaires municipales et du Logement. Parmi les autres modifications techniques recommandées par le personnel, la MPO 46 a permis de corriger une erreur de cartographie visant à retrancher la désignation d'espace vert et la sous-désignation de milieux humides d'importances de certaines parties du site conformément à la MPO 5 approuvée par le Conseil le 13 septembre, 2023. La MPO 5 modifiait le PO en vue de mettre en œuvre la décision que le Tribunal ontarien de l'aménagement du territoire (TOAT) a prise le 21 janvier, 2022 (PL200263) pour modifier l'annexe A du PO précédent après avoir déterminé que le milieu humide n'était pas un MHIP.

Conformément à la politique 2) de la sous-section 7.3, la désignation des milieux humides d'importance protège les MHIP et leurs services écosystémiques. Dans les travaux d'aménagement et de modification des sites dans un rayon de moins de 120,0 mètres du périmètre d'un milieu humide important, il faut démontrer qu'il n'y a pas de répercussions négatives sur les infrastructures naturelles ni sur leurs services écosystémiques dans le secteur. Les auteurs du Rapport sur l'environnement naturel ont conclu que le projet d'aménagement proposé ne devrait pas avoir d'incidence

négative sur les caractéristiques et les fonctions naturelles des terrains visés ou des terrains attenants, à la condition de mettre en œuvre les mesures d'atténuation recommandées, qui prévoient des travaux de réaménagement.

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

BACKGROUND

Site location

635 Jinkinson Road and 891 Jinkinson Road

Owner

R.W. Tomlinson Limited

Applicant

Neal DeRuyter, MHBC Planning

Description of site and surroundings

The subject site is located three kilometres west of the City of Ottawa's urban boundary with Stittsville, approximately 1,500.0 metres southwest of the Highway 7 and Hazeldean Road interchange. The site is bounded to the north by Jinkinson Road where it runs parallel to Highway 7, to the west by Jinkinson Road, and to the south by the Ottawa Carleton Trailway portion of the Trans-Canada Trail. The site is comprised of parts of two large parcels of land, addressed as 635 Jinkinson Road and 891 Jinkinson Road, which includes a closed road parcel. Approximately 117.1 hectares of contiguous land within the site is subject to the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications. The site is located immediately east of the existing Stittsville Quarry operated by the same proponent, with 53.8 hectares currently licensed under the *Aggregate Resources Act* (ARA).

The site consists of meadows, thickets, disturbed and regenerated areas and patches of forest, swamp, and marsh. The site also contains three wetlands including a portion of the Goulbourn Wetland Complex, a Provincially Significant Wetland (PSW), on 635 Jinkinson Road. This wetland is excluded from the portion of the site subject to the OPA and ZBA applications. The two wetlands within the portion of the site subject to the OPA and ZBA have been evaluated and deemed not provincially significant. The site is surrounded by a variety of rural industrial uses primarily comprised of mineral aggregate

operations, rural commercial uses, open space and natural features including wetlands and forested areas.

Summary of proposed development

The proponent has applied to the Ministry of Natural Resources for an ARA Class ‘A’ license to permit the expansion of the existing Stittsville Quarry, and to permit quarry operations below the water table. The area to be licensed under the ARA is approximately 117.1 hectares, consisting of an extraction area of approximately 106.2 hectares and perimeter buffer lands of approximately 10.9 hectares. The OPA proposes to add the Bedrock Resource Area Overlay to the portion of the site that is not currently subject to the Overlay and that corresponds with the future ARA license area. The ZBA proposes to rezone the site to Mineral Extraction (ME) Zone and lift the holding symbol from a portion of the site currently zoned ME[1r]-h.

The OPA and ZBA applications were submitted in September 2024 and placed on circulation in October 2024. The applications were subsequently placed on hold in December 2024 to allow the applicant to revise the limits of the proposed license and extraction areas. In December 2025, the applicant submitted revised versions of their Operational Plan, Rehabilitation Plan and Cross Section Plan with reduced license and extraction areas, thereby proposing that a smaller portion of the site be subject to the Bedrock Resource Area Overlay. Revisions also included the creation of “Immediate Wetland Areas” to be implemented in Phase 1 of operations, and further details and enhancements added for the progressive and final rehabilitation plans for the site.

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

The applicant is proposing to amend Schedule B9 of the Official Plan (OP) to add the Bedrock Resource Area Overlay to a portion of the subject site, and to rezone portions of the site to Mineral Extraction (ME) Zone. Staff are recommending amendments to Schedules C11-A and C11-B to remove the Natural Heritage Features Overlay from the subject lands. No changes are proposed to the Natural Heritage System Core Area Overlay.

DISCUSSION

Public Consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

For this proposal’s consultation details, see Document 6 of this report.

Official Plan designation(s) and policies

The subject site is within the Rural Transect and is designated Rural Countryside and Green Space on Schedule B9 of the OP. The site is within the Natural Heritage System Core Area, and portions of the site are within or adjacent to lands subject to the Natural Heritage Features Overlay and Significant Wetlands sub-designation as shown on Schedules C11-A and C11-B of the OP.

Three separate wetland areas exist on the site and, due to overlapping map areas, are shown on both Schedule C11-A and C11-B. For ease of reference, the wetlands are hereafter referred to as the “western wetland”, the “southern wetland” and the “eastern wetland”. The “eastern wetland” is comprised of three separate portions of the same extensive, irregularly shaped Goulbourn Wetland Complex that exists outside of the portion of the site subject to the OPA and ZBA applications. The three wetland areas are shown below on the excerpt from geoOttawa, dated November 2025, with the western wetland outlined in green, the southern wetland outlined in blue, and the eastern wetland outlined in red.

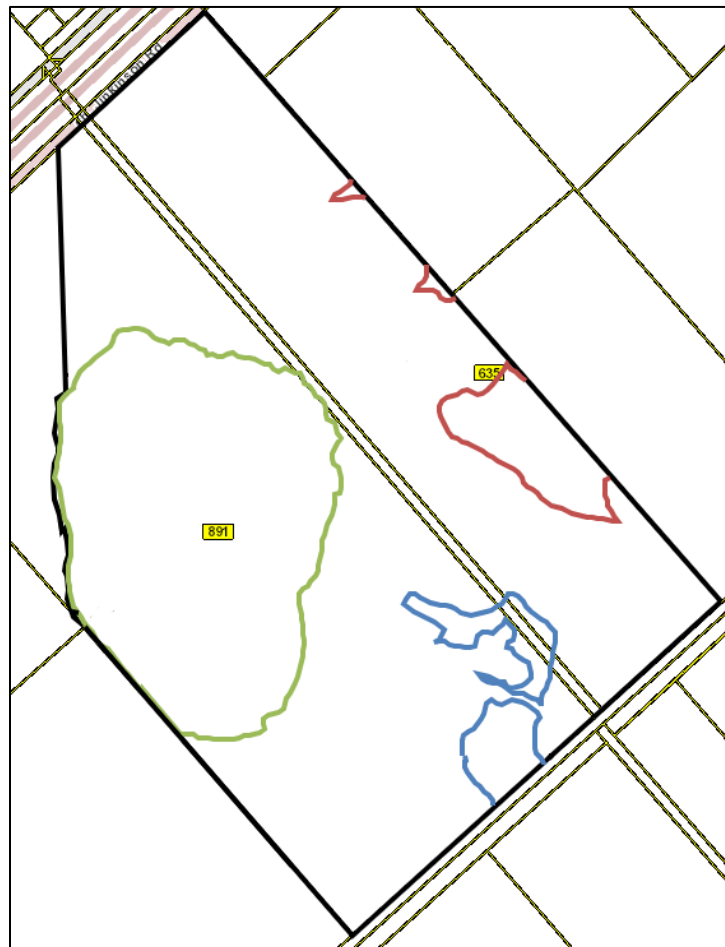


Figure 1: Excerpt from geoOttawa showing the portion of the site subject to the OPA and ZBA applications, with the three wetland areas outlined in green, blue and red

Both the southern and eastern wetlands are identified as Significant Wetlands on Schedules C11-A and C11-B of the OP. The western wetland is identified as a Natural Heritage Feature on Schedules C11-A and C11-B, in accordance with Section 4.8.1, Policy 3) of the OP. The southern wetland was determined to not be a PSW through a 2022 decision (PL200263) by the Ontario Land Tribunal (OLT). The eastern wetland remains a PSW, with revised boundaries located outside of the portion of the site subject to the ARA Class 'A' license and the OPA and ZBA applications. The western wetland was previously designated as a PSW but was evaluated in 2023 and determined to no longer be provincially significant.

As a result of the revised status of the western wetland, the site was included in a City-initiated omnibus OPA ("OPA 28") and subsequent ZBA (By-law 2024-398 and By-law 2024-399) that removed the green space designation and Significant Wetlands sub-designation from the western wetland on 891 Jinkinson Road, and imposed the Natural Heritage Features Overlay over a larger area that included the former wetland. OPA 28 also revised the boundaries of the Green Space designation and Significant Wetlands sub-designation to reflect the updated boundaries of the eastern wetland, and added the Natural Heritage Features Overlay to a portion of the southern half of 635 Jinkinson Road. The ZBA reflected these changes by rezoning the former western wetland area from Environmental Protection Zone, Subzone 3 (EP3) to Rural Countryside (RU), and revising the boundary of the existing EP3 zone on 635 Jinkinson Road to reflect the updated boundaries of the eastern wetland.

The site was also affected by OPA 46, which removed the remaining Green Space designation and Significant Wetland sub-designation from the southern wetland to reflect the re-evaluation that determined it was no longer a PSW. Among other technical amendments recommended in the accompanying staff report, OPA 46 corrected a mapping error to remove the green space designation and Significant Wetland sub-designations from portions of the site in accordance with OPA 5, approved by Council on September 13, 2023. OPA 5 amended the current OP to implement the January 21, 2022, OLT decision PL200263 that amended Schedule A of the previous OP after determining the southern wetland was not a PSW. OPA 46 was approved by Council in July 2025; however, it is pending final approval from the Ministry of Municipal Affairs and Housing.

Rural Countryside Designation

Section 3.5, Policy 6) of the OP recognizes that primary industry jobs, such resource extraction, occur in the Rural Countryside designation, on lands within the Bedrock Resource Area Overlay.

Bedrock Resource Area Overlay

Per Section 5.6.3.1, Policy 4), the operation of a quarry is the primary land use for land within the Bedrock Resource Area Overlay, subject to a ZBA application to implement the applicable zoning, and the provisions of the ARA. The policy specifies that ZBAs approved under Policy 4) apply only to the boundary of the licensed quarry area. Policy 5) requires that all quarries licensed under the ARA, with the exception of wayside pits and wayside quarries, be zoned for mineral extraction use. In accordance with Policy 9) any studies and plans required as part of a complete application for an ARA license shall also be required by the City. Policy 9) also sets the associated areas of influence at 500.0 metres around quarries and the proposed haul route.

Section 5.6.3.1, Policy 10) states that where the sand, gravel or bedrock mineral aggregate resources of a property have been fully extracted and following full rehabilitation of the site and surrender of the aggregate license, the property may be used for other purposes in accordance with the policies of the underlying designation. In accordance with this policy, following rehabilitation of the site and the proponent's subsequent surrender of their aggregate license, the Overlay shall be amended to accurately reflect the new use at the time of the next comprehensive OP update or through a City-initiated OPA.

Green Space Designation

Section 7.1, Policy 1) includes sub-designations, including Significant Wetlands, within the Green Space designation. Per Section 7.3, Policy 2), the Significant Wetlands designation protects PSWs and their ecosystem services. Policies under Section 7.3, Policy 2) that apply to the OPA and ZBA applications include the ability for the City to consider the identification or revision of a PSW by the Province in any applicable *Planning Act* process, and the ability for Council to consider exceptions to the designation of new Significant Wetlands where the lands have current approvals under the *Planning Act* or are licensed under the ARA. The City may also initiate or require a wetland evaluation if it is recommended in a planning study, such as a watershed study, sub-watershed study, environmental management plan, secondary plan, or an environmental assessment; or if a proposed development would reduce the area of the wetland by 2.0 hectares or more after mitigation and compensation.

Natural Heritage System Features

Section 4.8.1, Policy 1) identifies the Natural Heritage System, as shown on Schedules C11-A, C11-B, and C11-C of the OP, as consisting of core natural areas and natural linkage areas, with Natural Heritage Features existing both inside and outside of the Natural Heritage System. The Natural Heritage System and the features within it are subject to a higher standard of protection than features outside the Natural Heritage System.

Within the Natural Heritage System Core Area, development or site alteration is not prohibited but the policy is to maintain, enhance and restore that system. Development and site alteration in the Core Area and Natural Heritage Feature Overlay are to be consistent with the findings of environmental impact studies.

Section 4.8.1, Policy 5) states that the City shall take a no net loss approach with respect to wetlands deemed not provincially significant and forest cover outside the urban area and designated villages, whereby mechanisms for achieving no net loss include land use planning and development processes.

Section 5.6.4.1, Policy 6) states that where development or site alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay, the demonstration of no negative impact or no net negative impact may take into consideration final rehabilitation of the mineral aggregate operation. Rehabilitation of the mineral aggregate operation must occur as soon as possible, either throughout the quarry establishment and/or operation, or following the end of the extraction operations, and must be suited to the local natural environment.

Water Resources

Section 4.9 provides policy direction with regards to surface water features, including wetlands, and associated setbacks from those features.

Section 4.9.3, Policy 6) states that no site alteration or development is permitted within the minimum surface water feature setback; however, exceptions to the policy permit changes to the minimum setback from hydrologically connected wetlands less than 0.5 hectares in size, in accordance with additional setback policies under 5) associated with headwater drainage features. Exceptions to the policy also permit changes to the setback from non-significant wetlands based on an approved Environmental Impact Study in consultation with the conservation authority and consistent with the “no net loss” policy under Section 4.8.1.

Section 4.9.4, Policy 2) states that the protection of groundwater features and their hydrologic functions will occur by preparing and implementing the recommendations of watershed plans, subwatershed plans and site-specific groundwater assessments consistent with Council-approved direction; permitting development or site alteration in or near groundwater features only where it has been demonstrated that these features and their related hydrologic functions shall be protected and, where possible, improved or restored; and ensuring that development and site alteration is consistent with the conclusions and recommendations of an approved hydrogeological and terrain analysis report.

Per Section 4.9.5, Policy 10), development within Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, as identified in local Source Protection Assessment Reports, will be encouraged to implement best management practices to help protect regional groundwater supplies.

Land Use Compatibility

Section 10.2.1 requires all development and their associated noise studies to comply with the City's Environmental Noise Control Guidelines that are based on the applicable Provincial noise guidelines (currently NPC – 300, MOEE 2013).

In accordance with Section 10.2.1, Policy 8) development proposals that introduce new sources of stationary noise in proximity to existing noise sensitive land uses shall require a noise feasibility study and/or noise control detailed study if within 500.0 metres for a quarry to be licensed under the ARA, with the latter requiring noise mitigation where necessary.

Other applicable policies and guidelines

A portion of the site is currently zoned ME[1r]-h. Per the wording of the exception, removal of the holding symbol to permit a mineral extraction operation requires a complete application to the Province for a license to extract mineral aggregates and for the City to approve an Environmental Impact Statement when the proposed mineral extraction operation is adjacent to lands zoned EP3 – Environmental Protection or lands designated Rural Natural Feature in the OP.

Planning rationale

Per Section 3.5, Policy 6) of the OP, the Rural Countryside designation is an appropriate underlying designation where the Bedrock Resource Area Overlay is proposed for a site. Given that the quarrying activity will remove all natural features from the site, staff also recommend removal of the Natural Heritage Features Overlay.

The Natural Heritage System Core Area will remain in recognition of the future rehabilitation to a more enhanced version of what existed prior to the quarrying of the site. In accordance with Section 5.6.3.1, Policy 10), redesignation to impose the Natural Heritage Features Overlay, or its future equivalent, will be considered once the rehabilitation is complete.

The area subject to the ARA license and the associated OPA and ZBA does not include the eastern wetland that is classified as a PSW. There is no proposed development within the PSW, and a 30.0-metre buffer for extraction is proposed from the limits of the eastern PSW adjacent to the extraction area.

The setback from the PSW to the limit of the extraction area was established in accordance with the applicable policies under Section 4.9 of the OP. The current green space designation and Significant Wetland sub-designation associated with the southern wetland are pending removal from Schedules B9, C11-A and C11-B subject to Provincial approval of OPA 46. These designations were added in error to the Schedules in the OP despite an OLT decision in January 2022 having removed the Provincially Significant status from this wetland area.

In accordance with policies under Sections 4.8.1, 5.6.4.1, and 7.3, no negative impact on the Natural Heritage System, including the eastern wetland PSW, is expected as a result of the mineral aggregate operation, whereby the extent of such an operation includes progressive and final rehabilitation and compensation. A Natural Environment Report was completed to assess the potential impacts to natural heritage features on and adjacent to the subject site. The report concluded that, through the implementation of the recommended mitigation measures including rehabilitation, the proposed quarry will not negatively impact the natural features and functions of the subject lands or adjacent lands. This includes areas of significant woodlands, non-PSWs and adjacent PSW.

In accordance with Section 4.5.4 of the OP, Stage 1 Archaeological Assessments were conducted in 1999 and 2023. Both determined that no archaeological potential exists on site and that no further assessment was required. The 2023 Archaeological Assessment was submitted to the Ministry of Citizenship and Multiculturalism for inclusion in the Ontario Public Register of Archaeological Reports.

Provincial Planning Statement

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

Section 4.5.1 of the PPS requires mineral aggregate resources to be protected for long-term use.

Section 4.5.2 provides direction for protection of long-term resource supply and requires that as much of the mineral aggregate resources as is realistically possible be made available as close to markets as possible, without the requirement to demonstrate the need for such resources, including any type of supply/demand analysis, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere. Extraction of mineral aggregate resources must be undertaken in a manner that minimizes social, economic and environmental impacts.

Section 4.5.3 states that progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall also take surrounding land use and approved land use designations into consideration. The subject site is proposed to be progressively rehabilitated to restore and reinstate natural heritage features, including new wetlands and woodlands, such that final rehabilitation will be compatible with surrounding land uses and approved land use designations.

Section 4.6.2 prohibits development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. Two Stage 1 Archaeological Assessments fully investigated the subject site and surrounding area and concluded there was no indication of archaeological remains with any cultural heritage value or interest, and that no further assessments were recommended. The Ministry of Citizenship and Multiculturalism issued a clearance letter for the 2023 report, in accordance with Section 65 (1) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*.

Section 3.5 requires major facilities and sensitive land uses to be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. The proposed quarry is surrounded by existing quarry operations and lands zoned for future potential quarry operations and is directly south of Highway 7. There are no sensitive land uses in close proximity to the site that could be impacted by the expansion of the quarry.

Section 4.1 provides policy direction for the wise use and management of resources including that natural features and areas be protected for the long term, and that the

diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The site is located within Ecoregion 6E of the provincial Ecological Land Classification and, per the Environmental Impact Statement submitted as part of the application, significant woodlands and wildlife habitat exist on the site. Policies under Section 4.1.5 of the PPS prohibit development and site alteration in significant woodlands or significant wildlife habitat in Ecoregions 6E and 7E unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development and site alteration shall not be permitted in fish habitat or in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements.

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The diversity and connectivity of natural features in the area and the long-term ecological function and biodiversity of natural heritage systems will be maintained through backfilling and progressively rehabilitating the quarry. Once restored, the natural features will link to existing significant woodlands and wetlands adjacent to the subject lands. The eastern wetland PSW will be maintained with the creation of a 30.0-metre buffer from the western limits of the PSW where it abuts the future extraction area.

RURAL IMPLICATIONS

The ARA license associated with the expanded quarry operations resulting from an approved OPA and ZBA requires that noise and other impacts to sensitive land uses be mitigated. The site is in an area largely surrounded by existing mineral aggregate uses and a provincial-series highway, with no adjacent sensitive land uses; however, any contraventions of the ARA are enforced through the Province.

The expansion would also add to the long-term viability of the quarry as a significant employer in the rural area.

CONSULTATION

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

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Kelly (Ward 5) provided the following comments:

I understand why aggregate extraction activities are important and expansion of resources is required for building but I am concerned about the lack of consideration for adjacent farm land and green space in proximity to potentially expanding aggregate extraction operations.

Councillor Brown (Ward 21) is aware of the application.

LEGAL IMPLICATIONS

With the passage of Bill 185, as amended, a zoning by-law amendment is only subject to appeal by “specified persons”, essentially utility providers and government entities, and the registered owner of a parcel of land subject to the amendment. If Council determines to refuse the amendment, reasons must be provided. In the event of an appeal against the refusal, it is anticipated that a hearing of two days to two weeks would be required, depending upon the reasons for refusal. It would be necessary for an external planner to be retained and possibly witnesses with expertise in other areas depending upon the reasons for refusal.

RISK MANAGEMENT IMPLICATIONS

There are no Risk Management implications for this report.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management implications for this report.

FINANCIAL IMPLICATIONS

In the event the applications are refused and appealed, it would be necessary to retain an external planner and possibly an expert witness. This expense would be funded from within the existing Planning Services operating budget.

ACCESSIBILITY IMPACTS

There are no Accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

The quarry will have short-term implications on natural heritage features including wetlands, significant woodlands and habitat, which will be reinstated upon rehabilitation of the quarry as required as a condition of the ARA license issued by the Province. Any potential impacts to groundwater and surface water, as well as impacts from noise and dust pollution, are enforced through the ARA license and other Provincial regulations as applicable.

INDIGENOUS, GENDER AND EQUITY IMPLICATIONS

There are no gender and equity implications with this report.

Indigenous consultation is a requirement as part of the consultation component of the *Aggregate Resources Act* licence and was conducted by the proponent.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city with a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

These applications (Development Application Numbers D01-01-24-0019 and D02-02-24-0048) were not processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law Amendments due to the complexity of issues associated with the application, a revision post-initial submission to include changes to site plans, and proposed changes to the Official Plan Amendment boundaries. The applicant requested the application be put on hold to resolve comments from the Rideau Valley Conservation Authority and the Algonquins of Ontario.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Official Plan Amendment

Document 3 Zoning Key Map

Document 4 Details of Recommended Zoning By-law Amendment

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

Document 6 Consultation Details

DISPOSITION

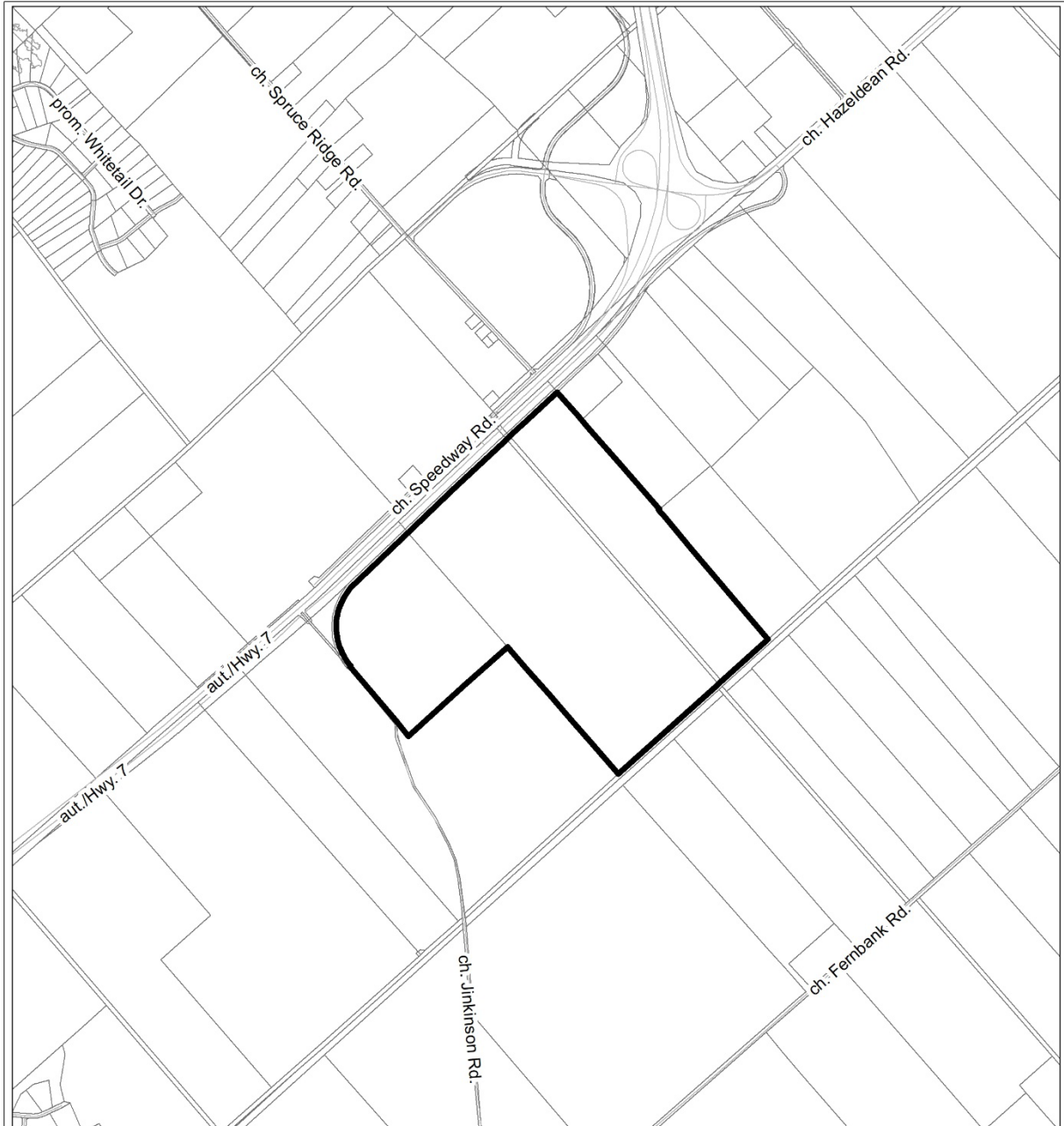
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.




Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING BY-LAW AMENDMENT / MODIFICATION DU RÈGLEMENT DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-24-0048 D01-01-24-0019	24-1063-X	 635, 891 chemin Jinkinson Road	
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Document 2 – Details of Recommended Official Plan Amendment

INDEX

THE STATEMENT OF COMPONENTS

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

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

PART A – THE PREAMBLE

PURPOSE

LOCATION

BASIS

BACKGROUND

RATIONALE

PART B – THE AMENDMENT

INTRODUCTION

DETAILS

IMPLEMENTATION AND INTERPRETATION

SCHEDULE A TO AMENDMENT 58 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

SCHEDULE B TO AMENDMENT 58 – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART A – THE PREAMBLE

1. Purpose

To amend Schedules B9, C11-A and C11-B of the Official Plan to allow mineral extraction; specifically, to allow for a Class 'A' license to be issued under the *Aggregate Resources Act (ARA)*.

2. Location

Part of 635 Jinkinson Road and part of 891 Jinkinson Road.

3. Basis

The application has been initiated by the property owners who wish to expand the existing Stittsville Quarry through a Class 'A' license under the ARA. No new buildings, structures or entrances are proposed.

The amendment to the Official Plan (OP) is required to support the ARA licence. The ARA license application process is still underway.

4. Background

Two of the wetlands on the site have been deemed not provincially significant, based on evaluations undertaken by licensed wetland evaluators in accordance with the Ontario Wetland Evaluation System (OWES). The Significant Wetland designation associated with the southern wetland was to be removed from Schedule A of the previous OP, per a decision by the Ontario Land Tribunal (OLT) in January 2022 (PL200263). Following Provincial approval of the current OP in November 2022, the Green Space Designation and Significant Wetlands sub-designation were to have been removed from Schedules B9, C11-A and C11-B through OPA 5, in accordance with the OLT order. Due to mapping errors, the schedules were not updated following approval of OPA 5, but are proposed to be updated through OPA 46, which has received Council approval but is pending final approval by the Ministry of Municipal Affairs and Housing.

The green space designation and Significant Wetland sub-designation associated with the western wetland were removed from Schedules B9, C11-A and C11-B of the OP

through OPA 28 in 2024 as a result of it being re-evaluated and subsequently deemed not provincially significant.

Bedrock resource extraction and the future rehabilitation of the site, to address the long-term “no negative impact” to and enhancement of natural features and systems, is a matter of provincial interest as expressed in the Provincial Planning Statement.

5. Rationale

As the quarrying activity will remove all natural features from the site, staff recommend the proposed alteration to the boundary of the Natural Heritage Features Overlay. The Natural Heritage System Core Area designation will remain in place in recognition of the plan to rehabilitate the site to a more enhanced version of what existed prior to the quarrying operations. Once the rehabilitation is complete, staff may consider redesignating the site with the Natural Heritage Features Overlay or its future equivalent.

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. XX 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:

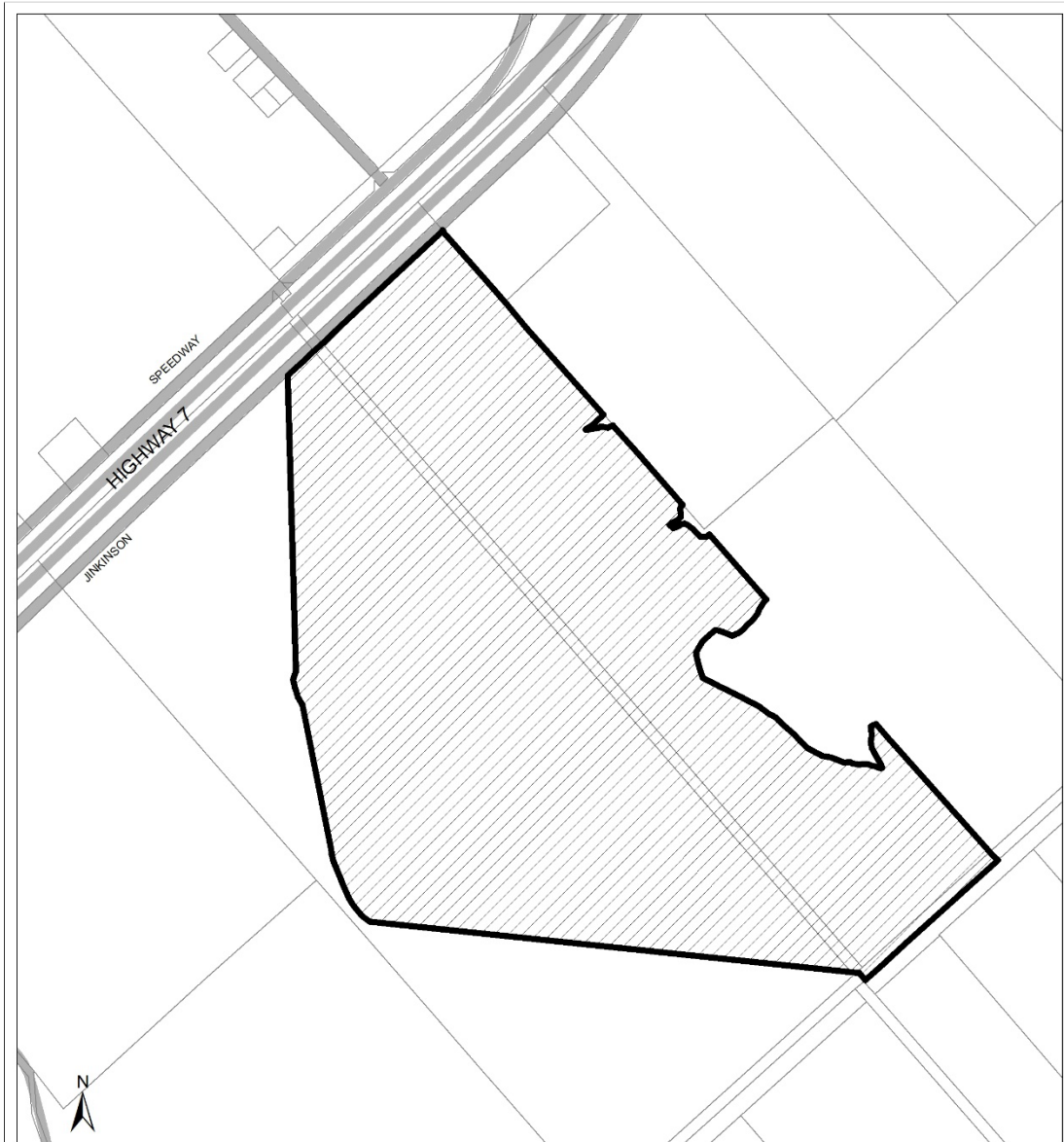
2.1 Amend Schedule B9 – for part of 635 Jinkinson Road and part of 891 Jinkinson Road to add the Bedrock Resource Area Overlay as shown on Schedule A to this report.

2.2 Amend Schedules C11-A and C11-B – for part of 635 Jinkinson Road and part of 891 Jinkinson Road, to remove the Natural Heritage Features Overlay, leaving the Natural Heritage System Core Area in place, as shown on Schedule B to this report.


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, Development and Building Services Department,
Geospatial Analytics, Technology and Solutions



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

D01-01-24-0019 24-1434-A

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Revision:

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

**SCHEDULE A to
AMENDMENT NO.58**

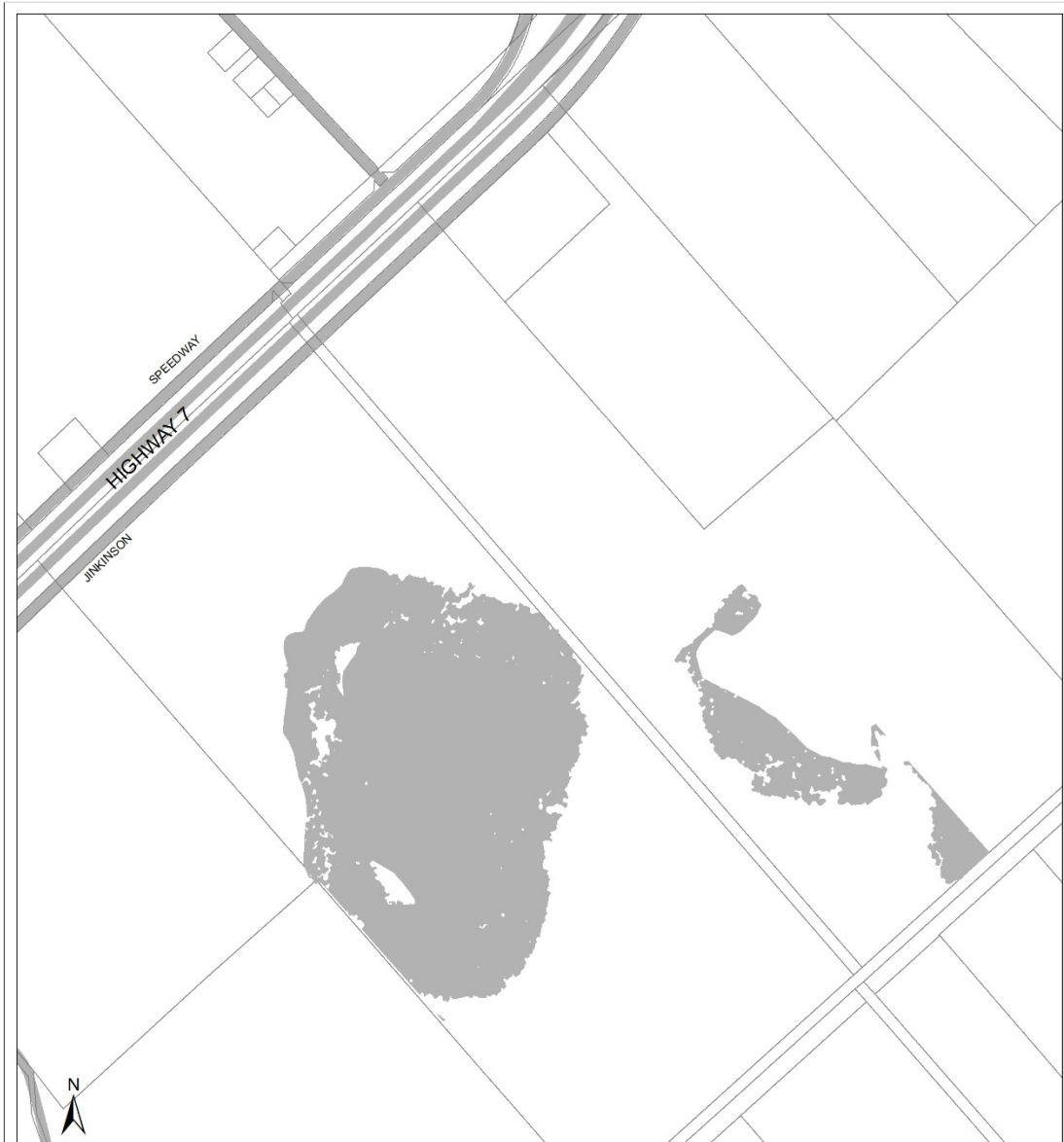
to the OFFICIAL PLAN
for the CITY OF OTTAWA
Amending Volume 1
Schedule B9 - Rural Transect

**ANNEXE A de
L' AMENDEMENT No.58**


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

 LANDS TO BE INCLUDED WITHIN "BEDROCK RESOURCE AREA OVERLAY"
TERRAINS À INCLURE DANS LA "SUPERPOSITION DE LA RESSOURCE
EN SUBSTRAT ROCHEUX"

Schedule B



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



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

D01-01-24-0019 24-1434-A

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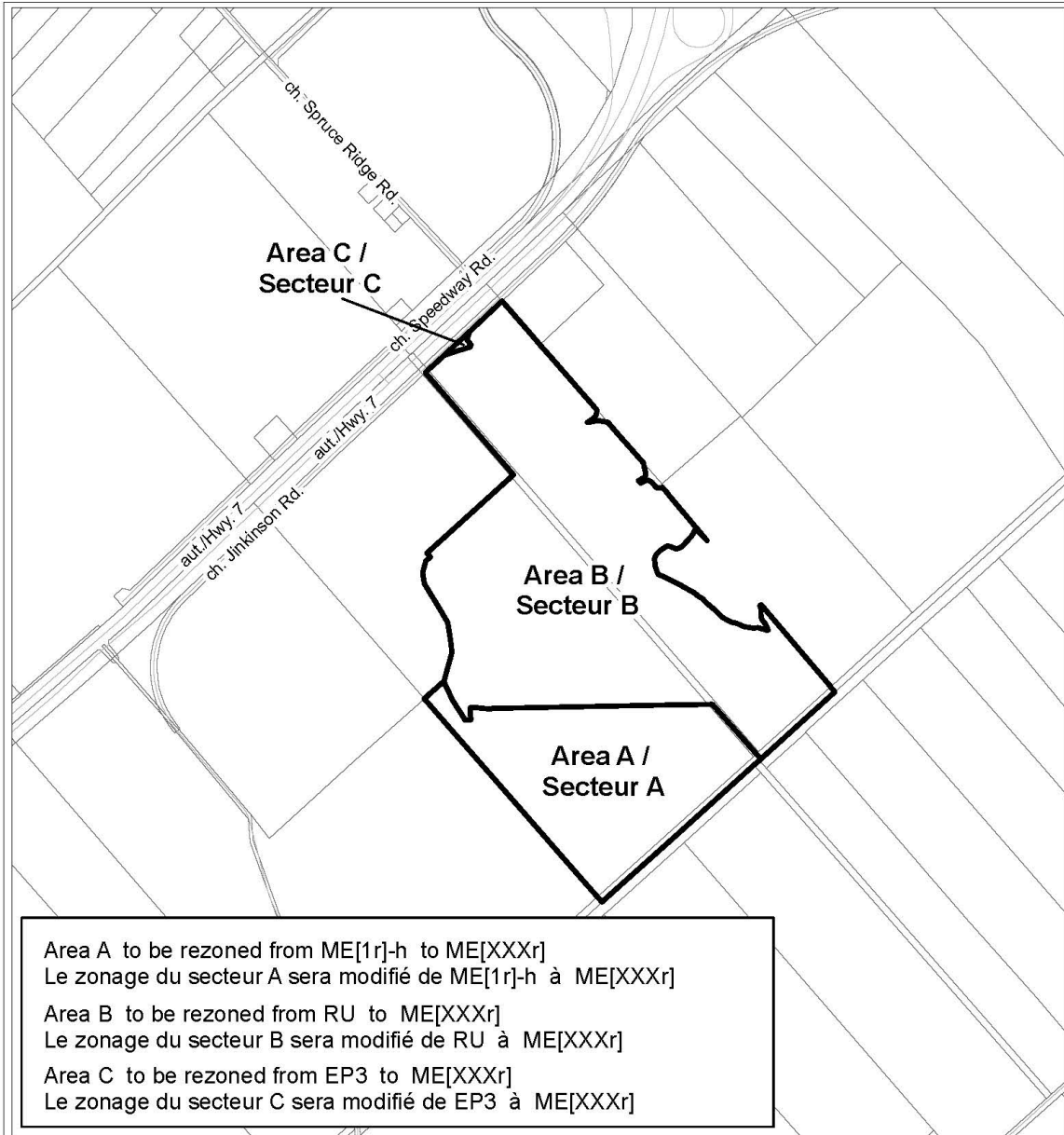
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**SCHEDULE B to
AMENDMENT NO. 58**
to the OFFICIAL PLAN
for the CITY OF OTTAWA
Amending Volume 1
Schedule C11-A & C11-B - Natural Heritage System

**ANNEXE B de
L' AMENDEMENT No. 58**
au PLAN OFFICIEL
de la VILLE D'OTTAWA
Modification du volume 1
Annexe C11-A & C11-B
- Systeme du patrimoine naturel

 "NATURAL HERITAGE FEATURES OVERLAY" DESIGNATION TO BE REMOVED /
LA DÉSIGNATION « ZONE SOUS-JACENTE D'ÉLÉMENTS DU PATRIMOINE
NATUREL » SERA SUPPRIMÉE

Document 3 – Zoning Key Map



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0048	24-1114-X		Part of / partie de 635 chemin Jinkinson Road, Part of / partie de 891 chemin Jinkinson Road
I:\CO\2024\Zoning\Jinkinson_635_891\..OCT_7			
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<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
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Document 4 – Details of Recommended Zoning By-law Amendment

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 635 Jinkinson Road and part of 891 Jinkinson Road:

- i. Rezone the lands as shown in Document 3.
 - a) Amend Section 240 – Rural Exceptions of By-law No. 2008-250, by adding a new exception [XXXr] with provisions similar in effect to the following:
 - I) In Column I, Exception Number, add the text: “[XXXr]”
 - II) In Column 11, Applicable Zones, add the text: “ME[XXXr]”
 - III) In Column V, Exception Provisions – Provisions, add the text:
“minimum width of landscaped area along lot lines shared with an adjacent mineral extraction operation: 0m”

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 part of 635 Jinkinson Road and part of 891 Jinkinson Road:

- i. Modify the new Comprehensive Zoning By-law to accord with the Zoning Key Map and Details of Recommended Zoning in Documents 3 and 4.

Document 6 – 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.

A total of 37 comments were received which expressed concerns and/or objected to the proposal. A summary of the public comments and staff responses are provided below:

Comment:

Concerns raised regarding the increasing loss of wetlands in Ontario and that natural wetlands are known to function much better than reclaimed wetlands. Wetlands provide habitat to a diversity of wildlife, including turtles, many of which are now listed species in Ontario.

The change in status of the wetland that was deemed not a provincially significant wetland (PSW) does not reflect a change in the wetland's value. Concerns that the role of the wetlands will be eliminated for an extensive period and about the lack of evidence that recreated wetlands will function to the same extent as the original wetland. The wetlands should be re-created before the expansion so that the wetland's role is continuous and uninterrupted. The use of alternative approaches, such as using non-sensitive areas or focusing on quarry reclamation, could allow for sustainable development without compromising our community's natural assets.

Response:

In order to be deemed a Provincially Significant Wetland (PSW), a wetland must meet the minimum scoring thresholds established under the Ontario Wetland Evaluation System (OWES). The area subject to the OPA and ZBA does not include the eastern wetland that is classified as a PSW. A buffer with a minimum setback of 30.0 metres from the extraction area is proposed along the entire boundary of the adjacent portions of the PSW. The updated site plans, which are approved by the Ministry of Natural Resources and Forestry (MNR) through the *Aggregate Resources Act* licensing process, include the creation of "immediate wetland creation areas" and buffers during the operation phase of the quarry to enhance the adjacent PSW.

The findings of the Natural Environment Report note that through mitigation measures including progressive and final rehabilitation and compensation, no negative impacts on

the Natural Heritage System, including areas of significant woodlands, non-PSWs and adjacent PSW, are anticipated.

The policies within the Provincial Planning Statement (PPS) and the Official Plan (OP) as outlined in this report allow mineral aggregate operations to be located within Natural Heritage System Core Areas and natural heritage features including woodlands and wetlands provided there is no net negative impact to the features, including through final rehabilitation of the site after the extraction operations have ceased. Throughout the lifetime of the quarry operations, the owner or licensee is required to demonstrate complete progressive rehabilitation of the site in accordance with the ARA and the conditions of their license, and demonstrate that it is occurring and functioning in accordance with the Rehabilitation Plan including surface and groundwater monitoring as described in the Water Report. The Water Report also notes that the hydrologic functions of the western and southern wetlands that are proposed for removal will be replaced with the quarry water management system.

Comment:

Concerns related to impacts of the expansion on future groundwater levels in the area. The predicted maximum water table elevation report does not provide any prediction of future groundwater levels. Declines in groundwater levels due to quarry dewatering will harm vegetation and fish and will prevent rural land uses that require water supply from wells. This report should be revised to include predictions of future water table elevations and recommendations for mitigation of groundwater depressurization.

Response:

The Water Report and the Maximum Predicted Water Table Report are prepared in accordance with the ARA requirements and are approved through the ARA licensing process, including review by the Ministry of Environment, Conservation and Parks (MECP). Based on the findings of the Water Report, it is not expected that the development of the site will have a negative impact on the surface water and groundwater receptors during the operational period or under rehabilitated conditions.

Comment:

Concerns regarding the cumulative impact of more frequent blasting from the expansion. The current blasting in the area has been stronger and more frequent. Residents are concerned that more frequent blasting may cause structural and foundation damage to their homes and that they will incur costs to fix such damage.

Residents are also concerned about potential impact to private wells. Residents would like to know what the quarry operator's responsibility is if their extraction operations cause damage to private homes and wells. Blasting in the area particularly concerned local residents on October 29, 2025 at 11:00 am, and November 4, 2025 at 12:00 pm.

Response:

Impacts of the quarry expansion, including blasting, are reviewed and enforced by the MECP. The Blast Impact Analysis concludes that blasting for the proposed Stittsville II Quarry Extension can be carried out safely and within the guidelines set by the MECP, with predicted vibration levels at the nearest homes remaining below the 12.5 mm/s guideline.

Tomlinson has stated that blasting did not occur at the Stittsville Quarry on October 29, 2025 or November 4, 2025, and noted that there are several other licensed quarries within this area.

Comment:

Concerns regarding the quality of groundwater being affected:

- *Who will be held liable for corrective measures in the event of an emergency affecting well water quality for residents in the area?*
- *Obtaining a new source of water in a well is expensive, as is needing to add more elements to the current water treatment system we use.*

Response:

The findings of the Water Report note that the development of the proposed quarry is not expected to have a negative impact on groundwater receptors, including private water supply wells, during the operational life of the quarry. The updated operational plan includes additional details on the proposed groundwater and surface water monitoring program. Monitoring activities are reviewed and approved through the ARA licensing process.

Comment:

Concerns regarding the impacts of increased truck traffic, noise and dust on road conditions for smaller vehicles.

Response:

Truck traffic during the proposed quarry operations will remain the same level as the existing operation as the proposed quarry is an addition to the existing Stittsville quarry.

Comment:

Impact on the enjoyment of natural surroundings and recreational areas

- *Impacts of noise, dust and pollution on residents' quality of life and mental health.*
- *Impacts on natural surroundings and recreational areas including the adjacent Trans Canada Trail.*

Response:

Taking into consideration separation distances, phasing of the quarry operation and berms and tree screens, the homes on Spruce Ridge Road will be protected from dust created by the quarry. As noted in the Operation Plan, visual berms at a minimum height of 3.0 metres will be constructed along Jinkinson Road as a continuation of berms already in place. The berms will be vegetated and maintained to control erosion, with the area between the outer base of the berm and the limits of the license boundary planted with trees as a visual screen. A Best Management Plan is reviewed and approved by the MECP outlining required practices for day-to-day operations to prevent dust from escaping the site.

Comment:

Despite findings of the Acoustic Assessment Report and proposed mitigation measures, the proposal will add to the existing noise pollution, dust and truck traffic impacts caused by current quarry operations in the area.

Response:

Truck traffic is expected to will remain the same as the existing operation, as the proposed development represents an expansion of the existing Stittsville Quarry rather than the establishment of a new quarry. Berms and tree screens as noted in the above response are proposed. A Best Management Plan is reviewed and approved by the MECP outlining required practices for day-to-day operations to prevent dust from escaping the site.

Comments

Concerns regarding property damage and decreased property values as a result of the quarry expansion and potential downstream impacts from dewatering activities within the expansion area

Response:

Property values are not considered as a component of planning recommendations and decisions. As a general response to the concern, staff note that the proposed quarry is adjacent to a cluster of existing aggregate operations that have been active in the area for several decades. These lands have specifically been identified and protected for aggregate extraction in the OP and Zoning By-law (ZBL).

No downstream impacts are expected as a result of the dewatering. Any impacts are under the jurisdiction of the conservation authority and the Province.

Comment:

Concerns that the 2023 Stage 1 Archaeological Assessment contains significant technical shortcomings and improperly dismisses the site's archaeological potential, particularly regarding wetland, bedrock, and Champlain Sea shoreline features. They note that similar nearby terrain has produced documented pre-contact Indigenous sites and that Indigenous groups have also raised concerns requiring additional fieldwork.

Response:

Although the City requires an Archaeological Assessment to be submitted as part of a complete application for a ZBA where the City's Archaeological Resource Potential Mapping Study indicates archaeological potential, Archaeological Assessments are completed by a licensed archaeologist and submitted directly to the Ministry of Citizenship and Multiculturalism (MCM) for their review and acceptance into the Ontario Public Register of Archaeological Reports. Staff review the report recommendations as part of the review of the ZBA application.

A representative from the MCM provided the following response:

"The archaeological assessment report titled Stage 1 Archaeological Assessment: Stittsville Quarry 2 Part Lots 15 and 16, Concession 11, Geographic Township of Goulbourn, Carleton County, City of Ottawa, Ontario (MCM PIF# P369-0312-2022) was filed with this Ministry on January 31, 2023. At that time, the report underwent several levels of screening and key matters within the report were reviewed. Through these

checks, it was determined that the assessment and report met criteria such that the Ministry chose not to undertake a detailed review of the report; it was a straightforward assessment that provided key elements of documentation. The Recommendations section states, “No further archaeological study is required for the subject property as delineated in Map 1.” The subject property can therefore be considered 'cleared' for archaeological resources. We expect that both the Proponent and Approval Authority will review the Recommendations of the report, and any mapping referenced in the recommendations.”

Comment:

Future rehabilitation does not achieve no net loss.

Response:

“No net loss” refers to overall loss from the initial site works to the final rehabilitation of the site and subsequent surrender of the pit or quarry license. Through the ARA licensing process, the proponent is required to demonstrate complete progressive rehabilitation and demonstrate that it is occurring and functioning as outlined in the Rehabilitation Plan, including surface water monitoring as described in the Water Report and potential wetland monitoring. In accordance with the ARA, the owner or licensee is required to submit an annual compliance report to the MNR to ensure that the quarry is operating in accordance with the conditions of the associated license, including ongoing and progressive rehabilitation of the site. Further, the owner or licensee is not able to surrender their license until final rehabilitation of the site is complete, in accordance with the Rehabilitation Plan and the conditions of the license, to the satisfaction of the MNR.

Comment:

Absence of long-term monitoring and scientific expertise. Effect wetland restoration requires long term protection. Monitoring and adaptive management before and after construction. The current rehabilitation plan and a long-term monitoring strategy and does not propose collaboration with scientific experts, environmental agencies, or conservation organizations to guide and oversee restoration.

Response:

Surface water monitoring as described in the Water Report is required. Monitoring programs and rehabilitation plans are reviewed and enforced by the MECP in accordance with the conditions of the ARA licence, the ARA, and any other applicable

legislation. The Rideau Valley Conservation Authority and other agencies, as determined by the MECP and/or MNR, may be involved in any potential monitoring.

Comment:

The Natural Environment Report indicates that there are at least 359 species on the site. The expansion plan impacts ecologically specific species and habitats including threatened under the Species at Risk Act, Species of Special Concern, Provincially Rare and regionally significant plant species and significant woodlands.

Response:

The Natural Environment Report recognizes the presence of species at risk, species of special concern, provincially rare and regionally significant plant species and significant woodlands in the local landscape. However, the assessment concludes that the proposed quarry operation including its rehabilitation will not result in long-term loss of habitat.

Comment:

Additional wetland losses should not be permitted within the Flowing Creek catchment as this would further degrade its already-weakened ecological and hydrologic functioning. The subject property occurs within the Flowing Creek catchment of the Jock River sub-watershed. The flowing river catchment area comprised less than 10 percent wetland cover in 2014, already the lowest percentage of wetland cover in the Jock River watershed and below Environment Canada's recommended threshold of maintaining at least 40 percent of historic wetland cover for proper ecological and hydrologic functioning.

Response:

The policies within the PPS and the OP as noted in this report allow for mineral aggregate operations to operate in areas within Natural Heritage System Core Areas and natural heritage features including woodlands and wetlands provided there is no net negative impact, including through rehabilitation of the site during the quarry operations and after operations have ceased. In accordance with the ARA, the proponent is required to demonstrate complete progressive rehabilitation and demonstrate that it is occurring and functioning as outlined in the Rehabilitation Plan and any conditions of the ARA licence, including surface water monitoring as described in the Water Report and potential wetland monitoring. The Water Report notes that the hydrologic functions

of the western and southern wetlands will be replaced with the quarry water management system. Comment:

Numerous concerns with respect to ongoing and future compliance with provincial and federal legislation, including but not limited to the Fisheries Act, Endangered Species Act and Conservation Authorities Act.

None of the provincial or federal ministries that oversee any provincial or federal legislation have made the City privy to any information regarding future or current investigations undertaken by provincial or federal ministries with respect to the subject site or the property owners. Compliance with provincial and/or federal requirements is overseen and enforced by the associated provincial or federal ministries.