

Report to/Rapport au :

Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales

and Council / et au Conseil

May 28, 2013
28 mai 2013

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

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WEST CARLETON-MARCH (5)

Ref N°: ACS2013-PAI-PGM-0127

SUBJECT: OFFICIAL PLAN AMENDMENT – 2201 SPEEDWAY ROAD - HUNTLEY WETLAND

OBJET : MODIFICATION AU PLAN OFFICIEL - 2201, CHEMIN SPEEDWAY - TERRES HUMIDES HUNTLEY

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Official Plan, Schedule A to change the designation of part of 2201 Speedway Road from Rural Natural Features to Significant Wetlands as shown in Document 1.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification à l'annexe A du Plan officiel afin de changer la désignation d'une partie du 2201, chemin Speedway de Caractéristiques naturelles rurales à Terres humides d'importance, comme il est indiqué dans le document 1.

BACKGROUND

The Site

The property is located at 2201 Speedway Road, on the north side of Speedway Road, which runs parallel to Highway 7, west of Spruce Ridge Road and east of Upper Dwyer Hill Road.

The site is partially adjacent to the existing boundary of the Huntley Provincially Significant Wetland, which intersects 2201 Speedway Road and is currently designated Rural Natural Feature. To the south is a quarry operation (Cavanagh), and to the east is a race track (Capital City Speedway).

An Environmental Impact Statement (EIS) was submitted by Golder Associates on behalf of RW Tomlinson Limited, dated February 6, 2012, as part of an application to lift the holding zone provision on the Moore Quarry. It was noted that the original wetland boundary at 2201 Speedway Road was not accurate in the Zoning By-law or the Official Plan. In consultation with the City and the Mississippi Valley Conservation Authority, the EIS identified a new boundary to the Huntley Wetland.

The Ministry of Natural Resources (MNR) approved the boundary change on August 3, 2012, for the portion of the Huntley Provincially Significant Wetland in response to documentation submitted for the Tomlinson "Moore Farm Property" quarry proposal.

DISCUSSION

The purpose of the Official Plan amendment is to recommend a mapping change to Schedule A of the Official Plan to designate a portion of the Huntley Wetland as Significant Wetlands.

In accordance with the definition contained within the Provincial Policy Statement (PPS), significant wetlands are those identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

This amendment complies with Section 3.2.1, Policy 1 of the Official Plan. When the Ministry of Natural Resources has identified new significant wetlands, or has revised significant wetland boundaries, the City will initiate an Official Plan amendment and/or a Zoning By-law amendment to recognize the new wetlands or changes in wetland boundaries within six months of identification of a new boundary.

The Official Plan amendment is not recommending a change to Schedule L of the Official Plan, as there will be no discernable change to the Natural Heritage System overlay as a result of this change of wetland boundary. The area is already identified as part of the overlay due to the presence of other natural heritage features (i.e. significant woodlands).

The Zoning By-law amendment is not proposed within this report. It is being discussed and presented in conjunction with an upcoming Omnibus Amendment to the Zoning By-law.

RURAL IMPLICATIONS

The result of the lands being designated as 'Significant Wetlands' will be a benefit to the rural community. While the schedules depicting the Natural Heritage System overlay (Schedule L), include urban land, the majority of the City's natural heritage features are found in the rural area. Schedule A identifies Land Use, while Schedule L1 to L3 assist landowners in identifying where development is within 120m of a natural heritage feature.

CONSULTATION

Public consultation and notification were conducted according to City policies and the *Planning Act*. Details are provided in Document 3.

COMMENTS BY THE WARD COUNCILLOR

Councillor El-Chantiry has reviewed the material, and concurs with staff's position.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

The Official Plan amendment identifies natural heritage system features and identifies opportunities for the enhancement of terrestrial habitat. It also protects Provincially Significant Wetlands, as outlined in Section 3.2.1 of the Official Plan.

As a matter of provincial interest in land use planning, the amended provincially significant Huntley Wetland warrants protection from development and site alterations in the Official Plan and Zoning By-law.

The provision of requiring an Environmental Impact Statement has contributed to the correction of mapping of the wetland boundary on this property, resulting in a larger portion of Environmental Protection lands that the City has the ability to protect under the policies of the Official Plan.

TECHNOLOGY IMPLICATIONS

Information Technology approved this report without comment.

TERM OF COUNCIL PRIORITIES

The supports the following Term of Council priorities:

ES2 – Enhance and protect natural systems.

ES3 – Reduce environmental impact.

Governance, Planning and Decision Making 3 – Make sustainable choices.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Official Plan Amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

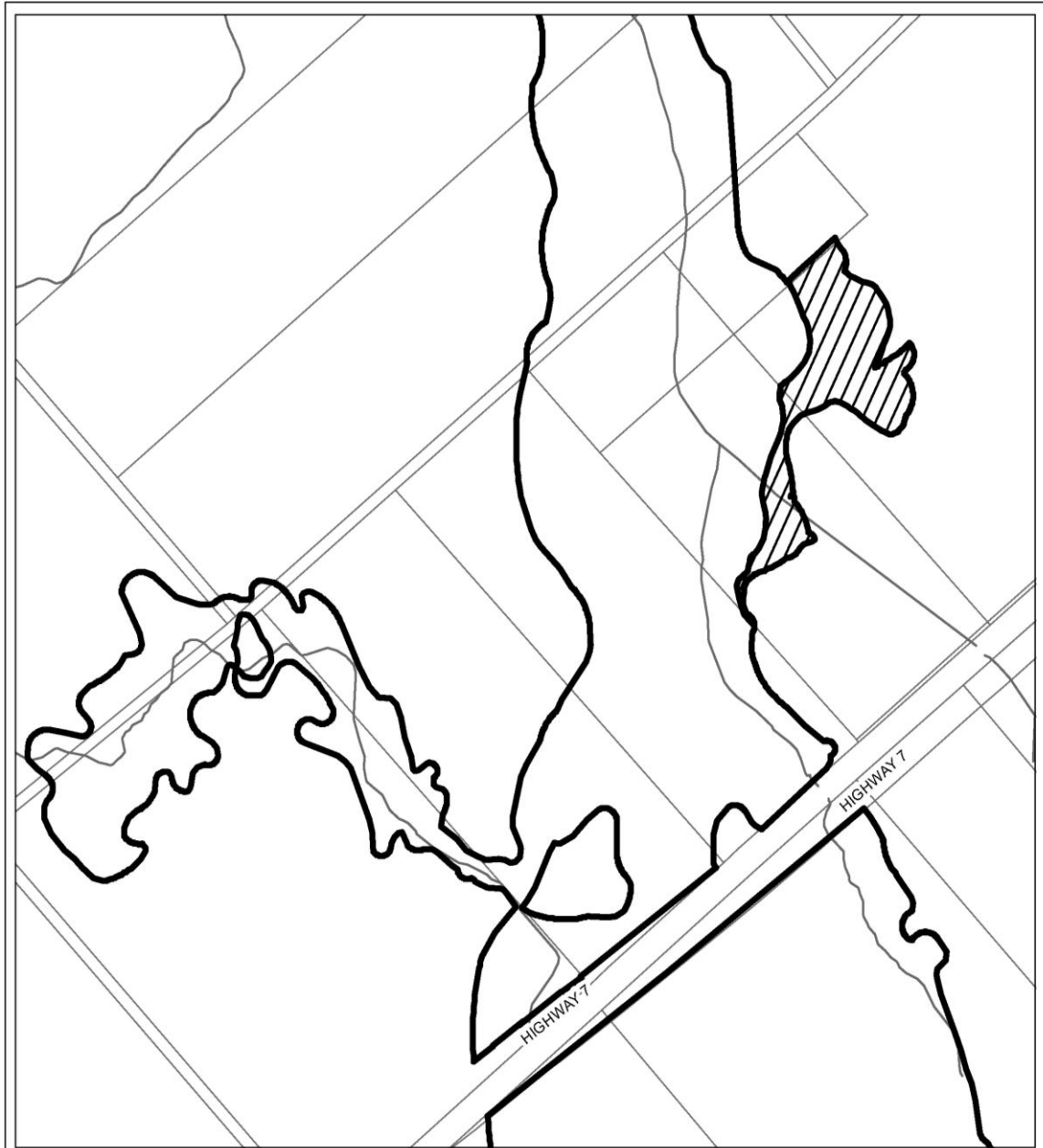
Document 2 Proposed Official Plan Amendment

Document 3 Consultation Details

DISPOSITION

Once approved, Planning and Growth Management Department will prepare the by-law adopting the Official Plan amendment, forward to Legal Services, and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.



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

**LOCATION MAP / PLAN DE RÉVISION
OFFICIAL PLAN AMENDMENT / MODIFICATION AU PLAN OFFICIEL**

Huntley Provincially Significant Wetlands



**LANDS TO BE DESIGNATED SIGNIFICANT WETLANDS/
TERRAINS DEVANT ÊTRE DÉSIGNÉS TERRES HUMIDES
D'IMPORTANCE**



PROPOSED OFFICIAL PLAN AMENDMENT

DOCUMENT 2

(HUNTLEY PROVINCIALLY SIGNIFICANT WETLAND)



Official Plan Amendment No. XX

To the Official Plan for the City of Ottawa

Land Use
Utilisation du sol

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PART A – THE PREAMBLE

Purpose

The purpose of this amendment is to amend Schedule A of the Official Plan to designate a portion of the Huntley Wetland as 'significant wetlands'.

Location

The lands affected by this Official Plan Amendment are located partially on 2201 Speedway Road, Concession 12S Part Lot 13 and Concession 12 Pt Lots 13 and 14, in the former municipality of Goulbourn.

The location is generally described as the north side of Highway 7, east of Upper Dwyer Hill Road, and west of Spruce Ridge Road, in the former municipality of Goulbourn. The subject site is adjacent to the existing boundary of the Huntley Provincially Significant Wetland, which intersects 2201 Speedway Road and is currently vacant land.

Basis

The basis of this amendment is to recognize the Ministry of Natural Resources' confirmation of the wetland complex as a 'Provincially Significant Wetland', as stated in their letter dated August 3, 2012.

PART B – THE AMENDMENT

Introduction

All of this part constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

Details of the Amendment

Schedule A of the Official Plan is to be amended to re-designate the lands as shown on Schedule X of Amendment No. XX

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.

CONSULTATION DETAILS

DOCUMENT 3

PUBLIC CONSULTATION/INPUT

Notification and public consultation was undertaken in accordance with the City's Public Notification and Consultation Policy.

PUBLIC/ COMMUNITY ORGANIZATION COMMENTS

The applications were circulated to internal staff and partner agencies. There were several responses to the application, but no comments. All comments received supported the amendments, or there were "no comments" on the application by the utility companies (Hydro Ottawa, Rogers, Telcom), and the School Boards.

Mississippi Valley Conservation (MVC) had no objection to the new proposed wetland boundary, as they supported the change which was reflected in the current application. The MVC was involved in the previous file to remove the holding designation on the property to allow the quarry application, and had previously submitted comments.

Two local residents had significant concerns about the existing quarry operations in the area; but supported the wetland boundary adjustment.