

1. Zoning – Flood Plain Mapping Updates Phase 3

Zonage – Mise à jour de la cartographie des plaines inondables – Phase 3

Agriculture and Rural Affairs Committee recommendation

That Council approve amendments to the floodplain overlay in Zoning By-law 2008-250, as shown in Document 1 and detailed in Document 3.

Planning Committee recommendations, as amended

That Council approve:

1. amendments to the floodplain overlay in Zoning By-law 2008-250, as shown in Document 2 and detailed in Document 4, as amended by the following:
 - that Map 4 in Document 2 be replaced with a revised Map 4, which does not apply the flood plain overlay to the subject land, per Planning Committee Motion N° PLC 2019 14/1 (set out in Document 2 of the report);
2. that no further notice be provided pursuant to Section 34 (17) of the Planning Act.

Recommandation du Comité de l'agriculture et des affaires rurales

Que le Conseil approuve des modifications au Règlement de zonage 2008-250 de la façon illustrée dans le document 1 et précisée dans le document 3.

Recommandations du Comité de l'urbanisme, telles que modifiées

Que le Conseil approuve :

1. des modifications au Règlement de zonage 2008-250 de la façon illustrée dans le document 2 et précisée dans le document 4, dans sa version modifiée par ce qui suit:
 - que la carte no 4 du document no 2 soit remplacée par la carte

no 4 ci-jointe, qui exclut les terrains visés de la zone sous-jacente de plaine inondable, conformément à la motion n^o PLC 2019 14/1 du Comité de l'urbanisme (comme l'indique le document 2 le rapport);

- 2. qu'en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire, qu'aucun nouvel avis ne soit donné.**

For the Information of Council

Planning Committee provided the following Direction to staff:

That staff review the concerns raised to Planning Committee through oral and written submissions at this meeting and including concerns and comments for the Agriculture and Rural Affairs Committee meeting of October 3, and report back to the committee members before the item rises to Council on October 23.

Pour la gouverne du Conseil

Le Comité de l'urbanisme approuvé la directive au personnel suivante :

Que le personnel examine les questions soulevées lors de la réunion du Comité de l'urbanisme, dans le cadre des présentations orales et écrites, ainsi que les questions et commentaires recueillis à la réunion du Comité de l'agriculture et des affaires rurales du 3 octobre, et qu'il fasse un compte-rendu aux membres du Comité avant que le point ne soit présenté au Conseil, le 23 octobre.

Documentation/Documentation

1. Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated August 27, 2019 (ACS2019-PIE-EDP-0036)

Rapport du Directeur, Services du développement économique et planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 27 août 2019 (ACS2019-PIE-EDP-0036)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, October 3, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 3 octobre 2019

3. Extract of draft Minutes, Planning Committee, October 10, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 10 octobre 2019

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
3 October 2019 / 3 octobre 2019**

**Planning Committee
Comité de l'urbanisme
10 October 2019 / 10 octobre 2019**

**and Council
et au Conseil
23 October 2019 / 23 octobre 2019**

**Submitted on 27 August 2019
Soumis le 27 août 2019**

**Submitted by
Soumis par:
Don Herweyer**

Director / Directrice

**Economic Development and Long Range Planning / Services du développement
économique et planification**

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

**Lorraine Stevens, Planner / Urbaniste, Planning Policy and Resiliency / Politiques
d'urbanisme et Résilience**

(613) 580-2424, 15077, lorraine.stevens@ottawa.ca

SUBJECT: Zoning – Flood Plain Mapping Updates Phase 3

OBJET: Zonage – Mise à jour de la cartographie des plaines inondables – Phase 3

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve amendments to the floodplain overlay in Zoning By-law 2008-250, as shown in Document 1 and detailed in Document 3.**
- 2. 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 October 23, 2019," subject to submissions received between the publication of this report and the time of Council's decision.**
- 3. That Planning Committee recommend Council approve amendments to the floodplain overlay in Zoning By-law 2008-250, as shown in Document 2 and detailed in Document 4.**
- 4. That Planning 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 October 23, 2019" subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver des modifications au Règlement de zonage 2008-250 de la façon illustrée dans le document 1 et précisée dans le document 3.**

2. **Que 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 23 octobre 2019», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**
3. **Que le Comité de l'urbanisme recommande au Conseil d'approuver des modifications au Règlement de zonage 2008-250 de la façon illustrée dans le document 2 et précisée dans le document 4.**
4. **Que le Comité de l'urbanisme 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 23 octobre 2019», à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

EXECUTIVE SUMMARY

This report recommends amendments to the flood plain mapping in the Zoning By-law. These amendments have been prepared in consultation with the Rideau Valley, Mississippi Valley and South Nation Conservation Authorities, and will apply the most up-to-date information available concerning the location of the one in 100-year flood plain in the Zoning By-law. The report includes key maps of the urban and rural areas of the city showing the watercourses along which the amendments are proposed, as well as more detailed maps for each of the watercourses where the flood plain overlay is being updated. Detailed mapping showing the modifications to the flood plain overlay

has been available to the public throughout the consultation process by going to ottawa.ca/floodplain.

An additional site-specific amendment has been added to the report to correct an anomaly regarding the boundary of the flood plain overlay in an area along Shea Road, in Richmond Village, near Hemphill Road.

Two Properties that have zoning amendments already underway or have been completed, since the original circulation of this proposal, have been excluded from the lands affected by this report. In addition, through the review of this proposal, it was discovered that a correction was required that removed proposed floodplain.

Public Consultation

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan.

RÉSUMÉ

Le présent rapport recommande des modifications à la cartographie des plaines inondables figurant dans le Règlement de zonage. Préparées en consultation avec l'Office de protection de la nature de la vallée Rideau, l'Office de protection de la nature de la vallée de la rivière Mississippi et Conservation de la Nation Sud, ces modifications serviront à intégrer dans le Règlement de zonage les renseignements les plus à jour sur l'emplacement de la zone pouvant être inondée une fois tous les cent ans. Ce rapport contient les principales cartes des secteurs urbains et ruraux du territoire municipal illustrant les cours d'eau le long desquels des modifications sont proposées, ainsi que des cartes plus détaillées de chacun des cours d'eau le long desquels la zone sous-jacente de plaine inondable est mise à jour. Les membres du public ont pu consulter, dans le cadre du processus de consultation, la cartographie détaillée illustrant les modifications apportées à la zone sous-jacente de plaine inondable, en se rendant sur le site ottawa.ca/plaineinondable.

Une modification propre à l'emplacement supplémentaire a été ajoutée au présent rapport afin de corriger une anomalie concernant la limite de la zone sous-jacente de plaine inondable dans un secteur longeant le chemin Shea, dans le village de Richmond, près du chemin Hemphill.

Deux propriétés faisant ou ayant fait l'objet de modifications de zonage depuis la première diffusion de cette proposition ont été exclues des terrains visés par le présent rapport. De plus, l'examen de cette proposition a permis de constater qu'une correction devait être apportée pour supprimer la plaine inondable proposée.

Consultation publique

Les membres du public ont été consultés conformément à la *Loi sur l'aménagement du territoire* et au Plan officiel.

BACKGROUND

This is the third phase of a series of zoning amendments in a multi-year program to implement updated flood plain mapping received from the Conservation Authorities in the Zoning By-law.

In 2012, the City of Ottawa partnered with the three Conservation Authorities having jurisdiction in the city, Mississippi Valley, Rideau Valley and South Nation Conservation Authorities, to update the flood plain mapping in the Zoning By-law. The updated mapping is based on the most accurate information available regarding the elevation of lands adjacent to watercourses. This topographical information was provided by the City to the Conservation Authorities, who in turn, generated updated flood plain mapping for use in the Zoning By-law.

DISCUSSION

The Provincial Policy Statement, 2014 does not permit development in the one in 100-year flood plain. Lands within the one in 100-year flood plain have a one per cent chance of flooding in any given year. The Official Plan includes policies that do not permit the construction of buildings and structures in the flood plain. The flood plain policies in the Official Plan are implemented in the Zoning By-law in Section 58 – Flood Plain Overlay. The one in 100-year flood plain is shown on the Flood Plain Overlay zoning map in the Zoning By-law.

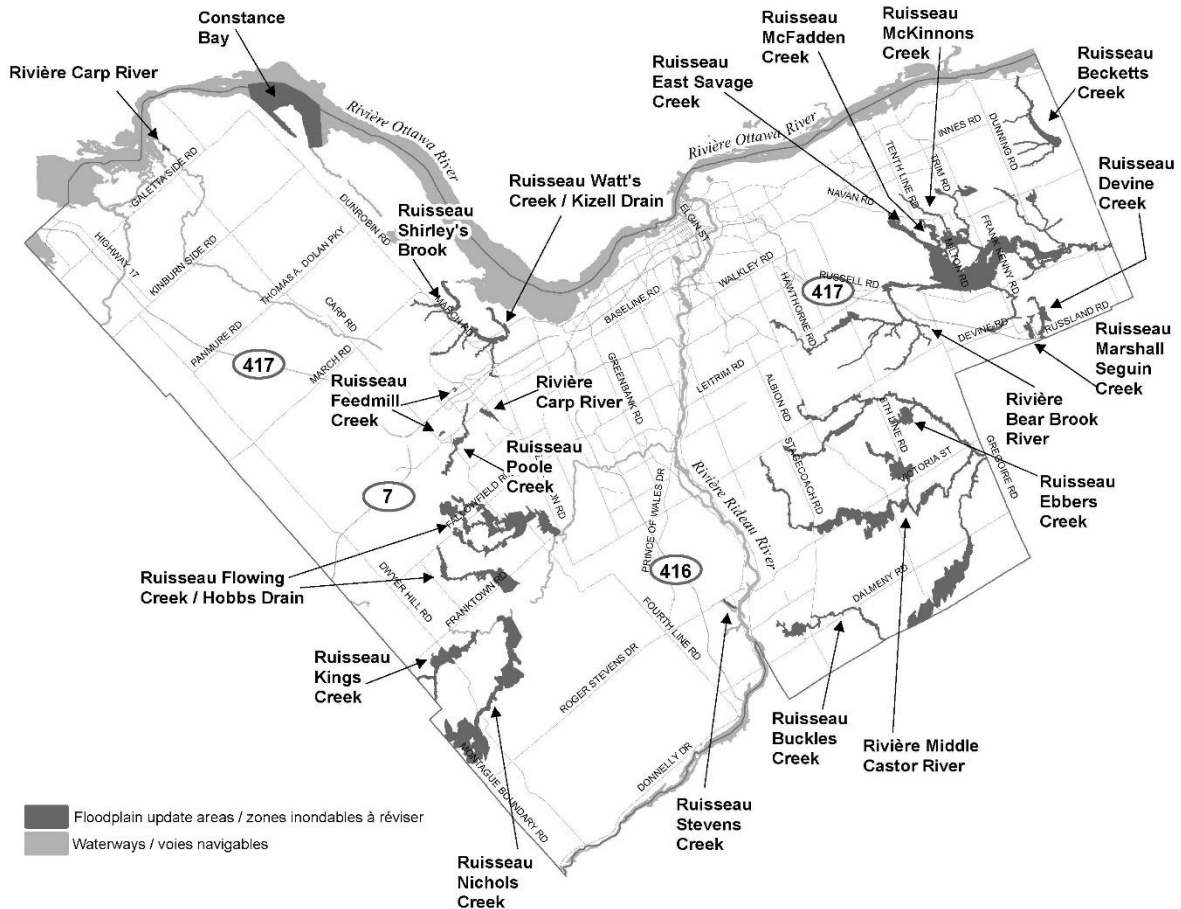
The updated flood plain mapping is based on data collected using LIDAR technology. LIDAR, an acronym for “Light Detection and Ranging” or “Light and Radar”, is a remote sensing system using pulses of light to determine the elevation of land. The results of the LIDAR mapping were field-verified, and the Conservation Authorities have advised that the accuracy of the data exceeds established standards for flood plain mapping.

The LIDAR data represents the most accurate information available at this time regarding the elevation of lands adjacent to watercourses. However, in the event a property owner undertakes a site-specific survey to determine the elevation of lands adjacent to a watercourse, and the Conservation Authority reviews and accepts these elevations, Zoning By-law amendment to revise the flood plain overlay can be initiated.

Proposed Zoning By-law amendments

Updates to the Flood Plain Overlay zoning map are proposed, affecting lands adjacent to the following watercourses, as shown on the key map below: Constance Bay / Ottawa River (Ward 5); Shirley's Brook and Watt's Creek / Kizell Drain (Wards 4, 5 and 7); Flowing Creek and Hobbs Drain (Ward 21); Kings Creek (Ward 21); Nichols Creek (Ward 21); Various locations along Poole Creek (Wards 6 and 21) and Carp River (Wards 5, 6 and 23); Stevens Creek (Ward 21); Becketts Creek (Ward 19); Various locations along Feedmill Creek (Wards 4 and 6) and Carp River (Ward 4); South Bear Brook Watershed and McKinnons, East Savage and McFadden Watershed and Devine and Marshall Seguin Creeks (Ward 2, 10, 19 and 20); Middle Castor River, Buckle's Creek and Ebbers Creek (Ward 20).

Zoning maps showing the lands affected are included in Document 1 – Zoning Maps for review by Agriculture and Rural Affairs Committee and Document 2 – Zoning Maps for review by Planning Committee. Key maps are included at the beginning of Documents 1 and 2. Zoning details are included in Document 3 – Zoning details for review by the Agriculture and Rural Affairs Committee and Document 4 - Zoning details for review by Planning Committee.



Two properties have been excluded from the lands affected by this report given that zoning amendments are already underway or have been completed to update the flood plain overlay on the subject lands. The subject lands are 450 Huntmar Drive and 2564 Tenth Line Road.

In addition, the City has received updated floodplain information from the Rideau Valley Conservation Authority to correct floodplain mapping associated with Flowing Creek. Specifically, the proposed amendment is to accurately reflect the floodplain of the previously approved Creekside Subdivision and for a portion of the abutting Richmond Village Marketplace property, located along Shea Road near Moore Street. These lands will not be subject to further amendments through this report.

Overview of proposed amendments for each watercourse

Constance Bay / Ottawa River (Ward 5) - The Mississippi Valley Conservation Authority has provided new flood plain mapping for most of Constance Bay, excluding that portion of Constance Bay Creek which was updated during the Phase One amendments. Also included in the mapping are lands along the shoreline, south of Constance Bay, between 4900 Opeongo Road south to Kilmaurs Side Road.

Shirley's Brook and Watt's Creek / Kizell Drain (Wards 4, 5 and 7) - The Mississippi Valley Conservation Authority has provided new flood plain mapping for the Shirley's Brook and Watts Creek Subwatershed and the Kizell Drain tributary, which is mostly located between the 417 and March Road / Cameron Harvey Drive, northeast of Huntmar Drive to the Ottawa River.

Flowing Creek and Hobbs Drain (Ward 21) – The Rideau Valley Conservation Authority has provided new flood plain mapping for Flowing Creek and Hobbs Drain, which are tributaries of the Jock River. The Study Area included areas north of the Jock River, south of Fernbank Road, East of Munster Side Road, and West of Eagleson Road.

Kings Creek (Ward 21) - The Rideau Valley Conservation Authority has provided new flood plain mapping for Kings Creek, from the southwest corner of the Jock Trail and Munster Road intersection southwest to Ashton Station Road.

Nichols Creek (Ward 21) - The Rideau Valley Conservation Authority has provided new flood plain mapping for Nichols Creek, from south of Jock Trail to Montague Boundary Road.

Various locations along Poole Creek (Wards 6 and 21) and Carp River (Wards 5, 6 and 23) – The Mississippi Valley Conservation Authority (MVCA) has provided for revisions of Poole Creek as a result of a further review of the topography and flood elevations. The MVCA also provided mapping to correct the flood line associated with a permit issued for the placement of fill in the vicinity of the Glen Cairn Detention facility.

Stevens Creek (Ward 21) - The Rideau Valley Conservation Authority has provided new flood plain mapping for the portion Stevens Creek, located within the Village of Kars.

Becketts Creek (Ward 19) - The Rideau Valley Conservation Authority has provided new flood plain mapping for Becketts Creek, located east of the Village of Cumberland, from south of the Ottawa River to just south of Etienne Road.

Various location along Feedmill Creek (Wards 4 and 6) and Carp River (Ward 4) - The Mississippi Valley Conservation Authority has provided minor revisions to the floodplain for Feedmill Creek at the confluence with the Carp River, to reflect works resulting from a permit to place fill to construct a berm. Minor revisions for the floodplain for Feedmill Creek west of Overland Drive reflects works resulting from a permit for a balanced cut and fill along the outside edges of the floodplain for the construction of a new road crossing the creek. The Mississippi Valley Conservation Authority has provided minor revisions to the floodplain for the Carp River at Fitzroy Harbor.

South Bear Brook Watershed and McKinnons, East Savage and McFadden Watershed and Devine and Marshall Seguin Creeks (Ward 2, 10, 19 and 20) – South Nation Conservation Authority provided revisions to the floodplain for the South Bear Brook Watershed and McKinnons, East Savage and McFadden Watershed. The Study Area included the Villages of Notre-Dame des Champs, Sarsfield, Navan and areas in proximity to the Villages of Vars and Carlsbad Springs with a tributary travelling as far west as Conroy Road. Devine and Marshall Seguin Creeks study area are located between Devine Road and the 417, east of Frank Kenny Road.

Middle Castor River, Buckle's Creek and Ebbers Creek (Ward 20) - South Nation Conservation Authority provided revisions to the floodplain of the Middle Castor River from the intersection of Snake Island Road and Greys Creek Road to Victoria Street. Revisions for the floodplain for Buckles Creek included areas from Pearl Street to Stagecoach Road. Revisions for floodplain for Ebbers Creek included areas from Albert Bouwers Circle to 9th Line Road

For this proposal's consultation details, see Document 5 of this report.

Provincial Policy Statement

Staff have reviewed the report recommendations and have determined they are consistent with the Provincial Policy Statement, 2014 (PPS, 2014). This report implements the natural hazards policies in Section 3.1 of the PPS, 2014, by applying the most up-to-date information available concerning the location of the one in 100-year flood plain in the Zoning By-law and directing development away from these areas.

RURAL IMPLICATIONS

The Zoning By-law amendment will ensure the most up-to-date information is used to determine the boundaries of the flood plain overlay in the rural area.

COMMENTS BY THE WARD COUNCILLORS

This is a city-wide report – not applicable.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in the report. In the event of appeals, it is anticipated that the hearing could be conducted within the resources of the City and the Conservation Authorities.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- SE1 – Improve the client experience through established service expectations.

SUPPORTING DOCUMENTATION

Document 1 Zoning Maps for review by Agriculture and Rural Affairs Committee

Document 2 Zoning Maps for review by Planning Committee

Document 3 Zoning Details for review by Agriculture and Rural Affairs Committee

Document 4 Zoning Details for review by Planning Committee

Document 5 Consultation Details.

CONCLUSION

This report recommends amendments to the flood plain mapping in the Zoning By-law. These amendments have been prepared in consultation with the Rideau Valley, Mississippi Valley and South Nation Conservation Authorities, and will apply the most up-to-date information available concerning the location of the one in 100-year flood plain in the Zoning By-law.

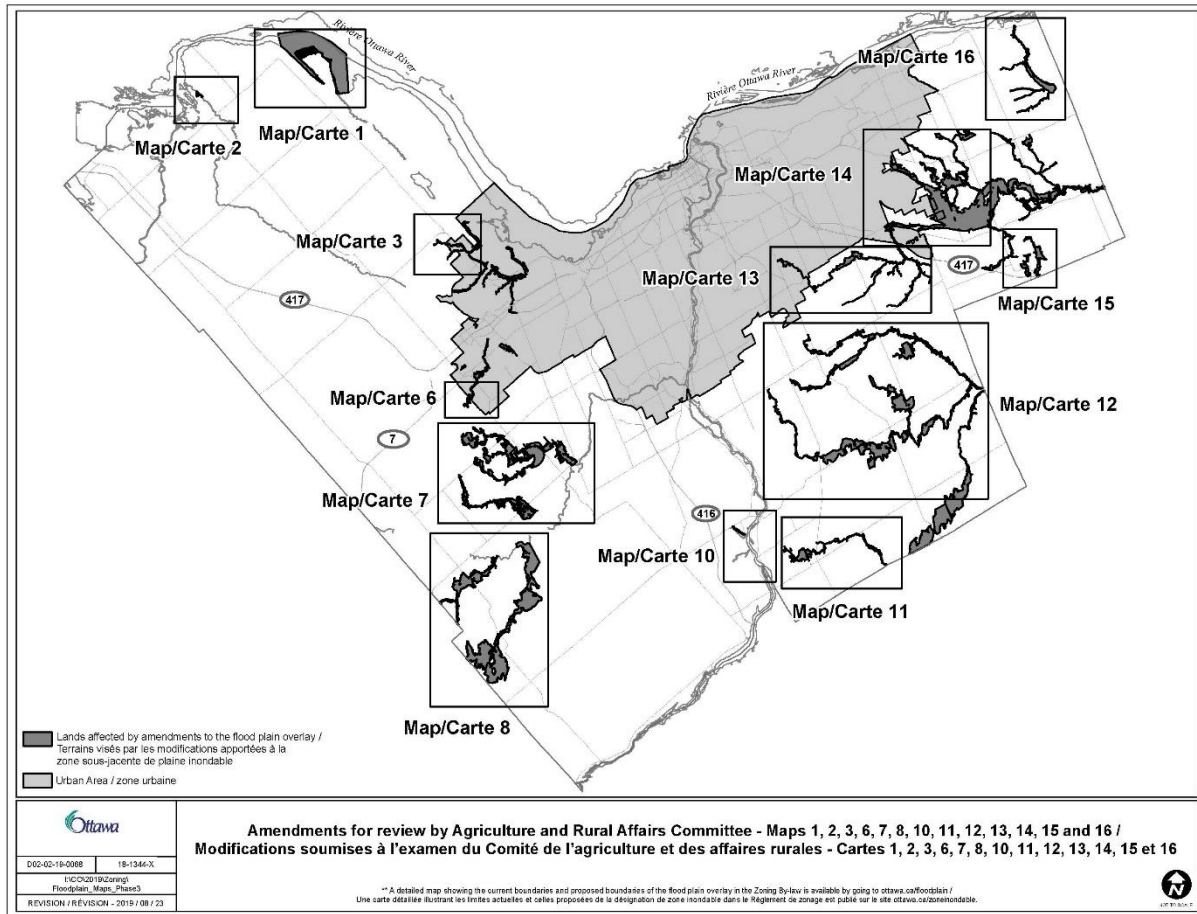
DISPOSITION

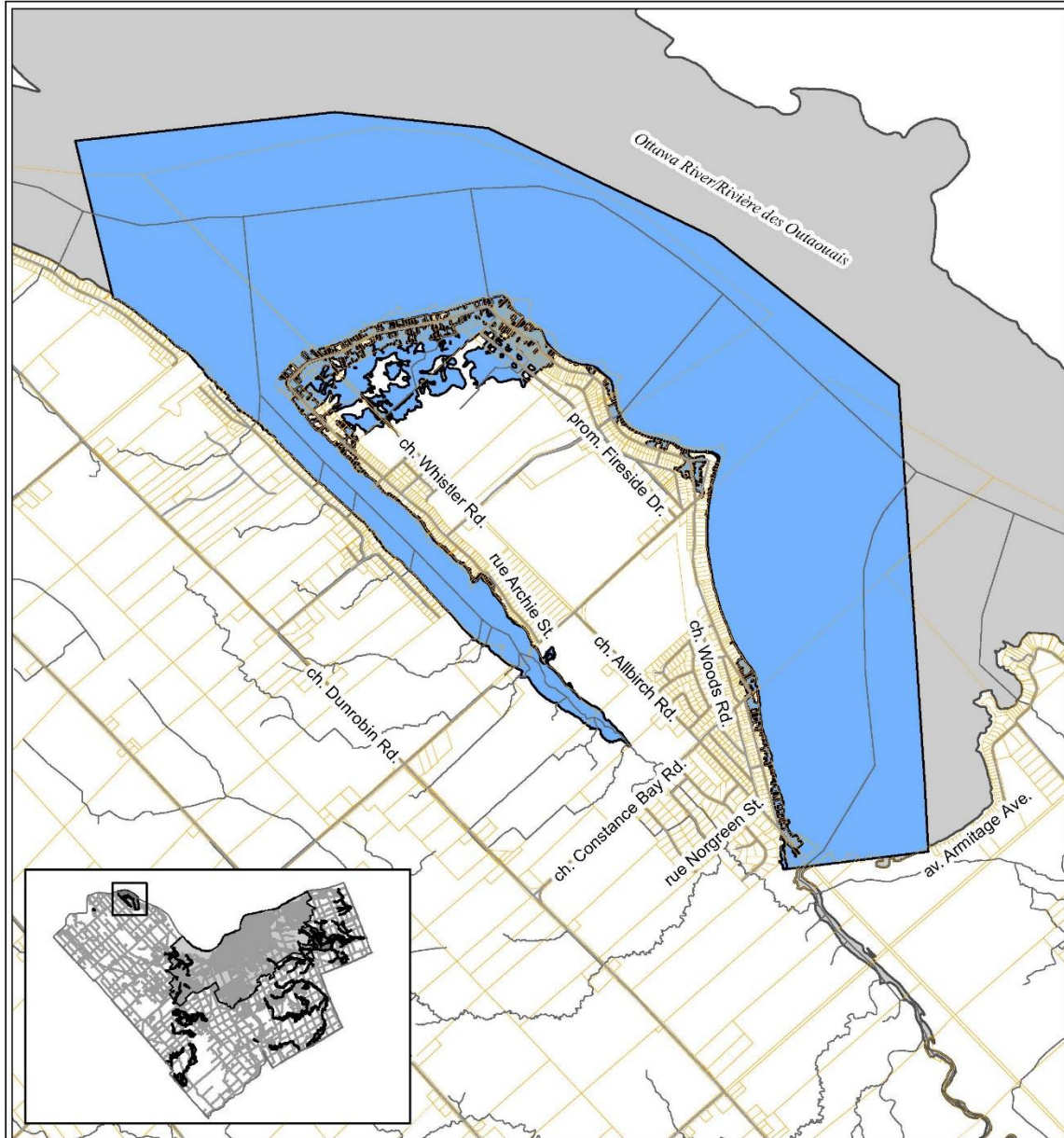
Legislative Services, Office of the City Clerk and Solicitor to notify Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.


Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services. Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Document 1 – Zoning Maps for review by Agriculture and Rural Affairs Committee



Key Map – Rural Area

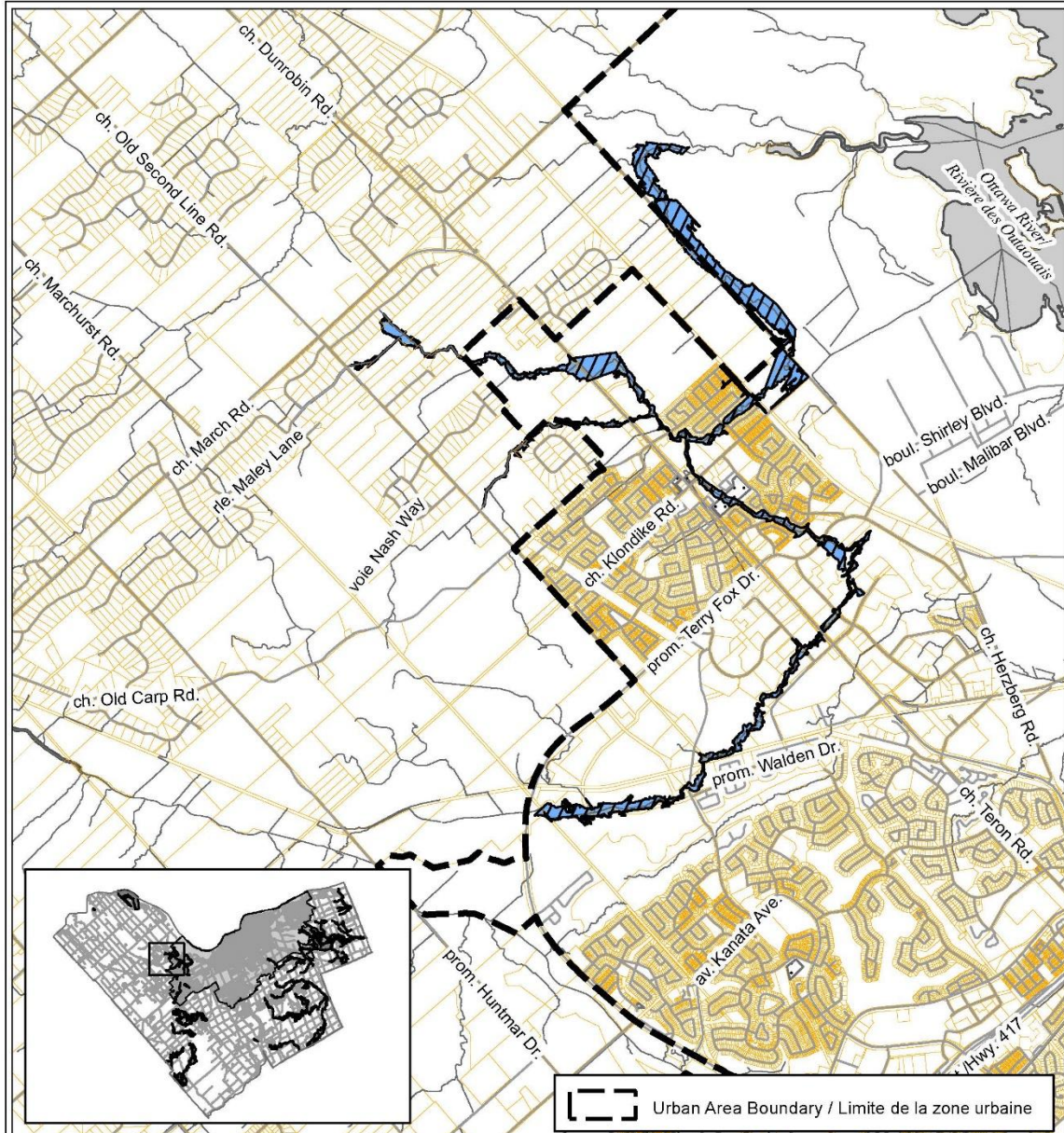








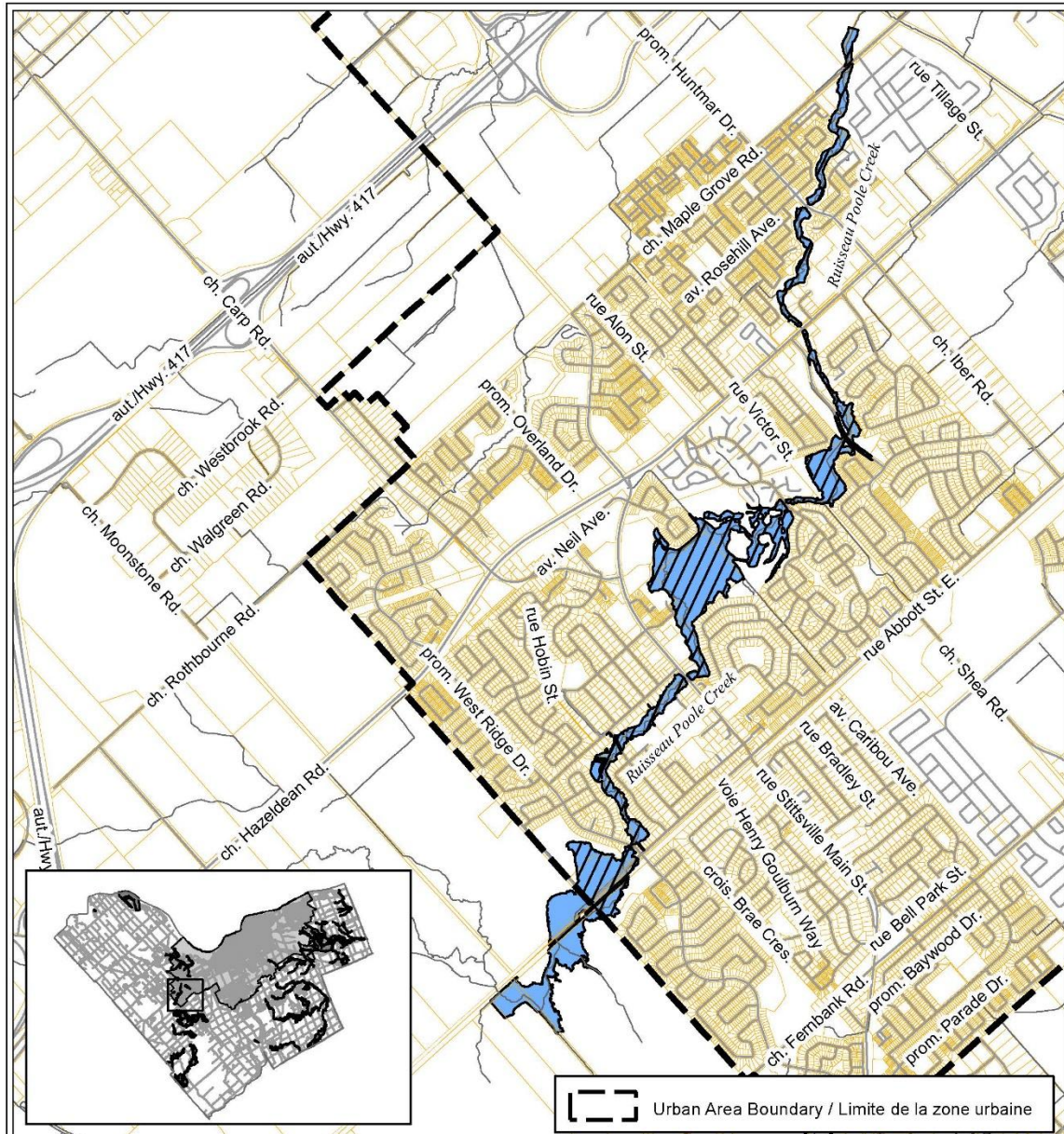
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Constance Bay - Map / Carte 1 MVCA / OPNVM		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></div> <p>Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales</p> </div>		
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I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Constance_Bay_Map1				
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Carp River / Rivière Carp - Map / Carte 2 MVCA / OPNVM		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></div> <p>Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales</p> </div>			
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<small>I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Carp_River_Map2</small> <small>©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.</small> <small>©Les données de parcelles appartient à Teranet Entreprises 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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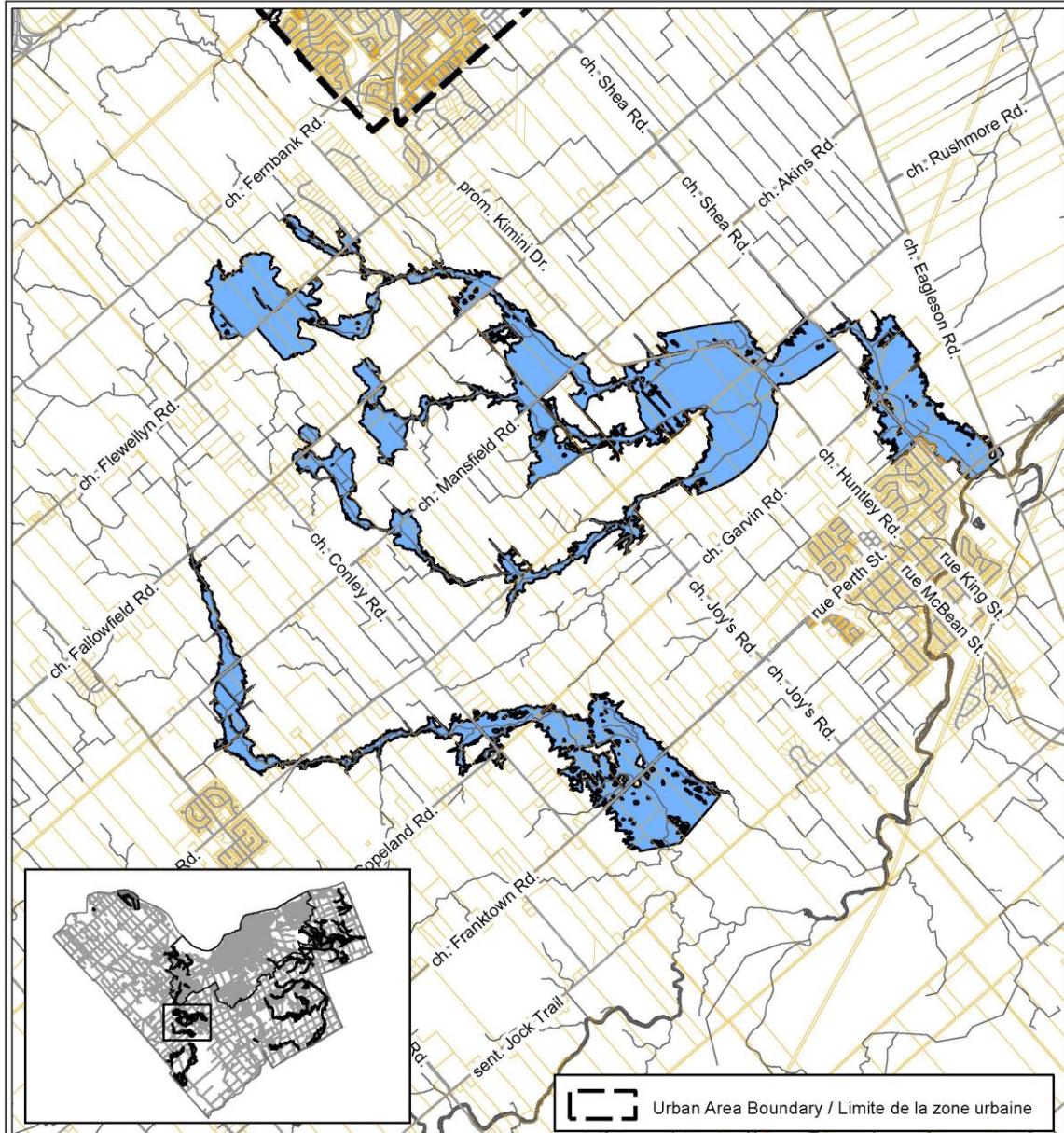




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Shirley's Brook / Ruisseau Shirley's - Map / Carte 3 MVCA / OPNVM				
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<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales		
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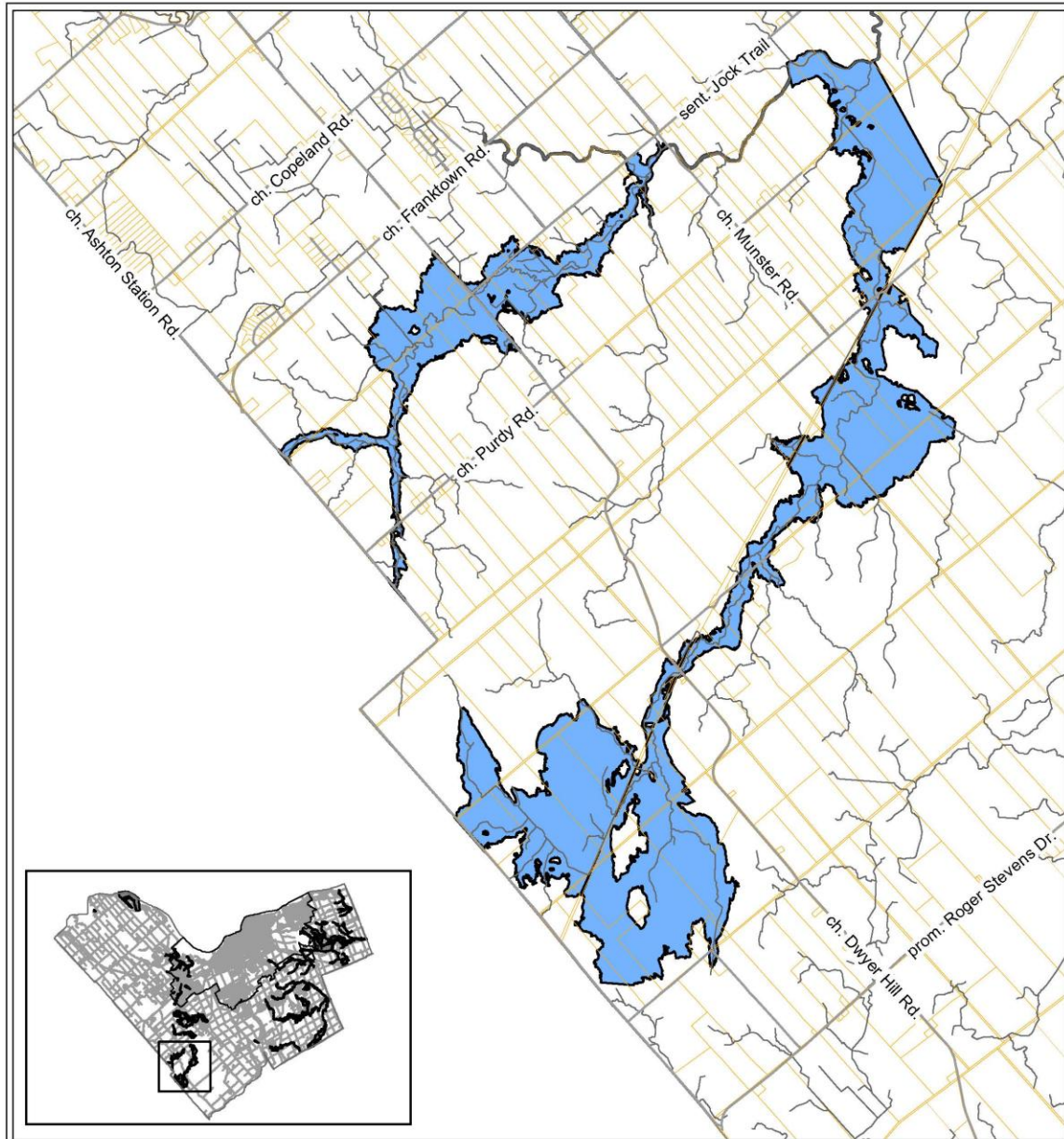




Urban Area Boundary / Limite de la zone urbaine


		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Poole Creek / Ruisseau Poole - Map / Carte 6 MVCA / OPNVM		 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
D02-02-19-0068 18-1344-X		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales		
I:\OO\2019\Zoning\Floodplain_Maps_Phase3\ Poole_Creek_Map6				
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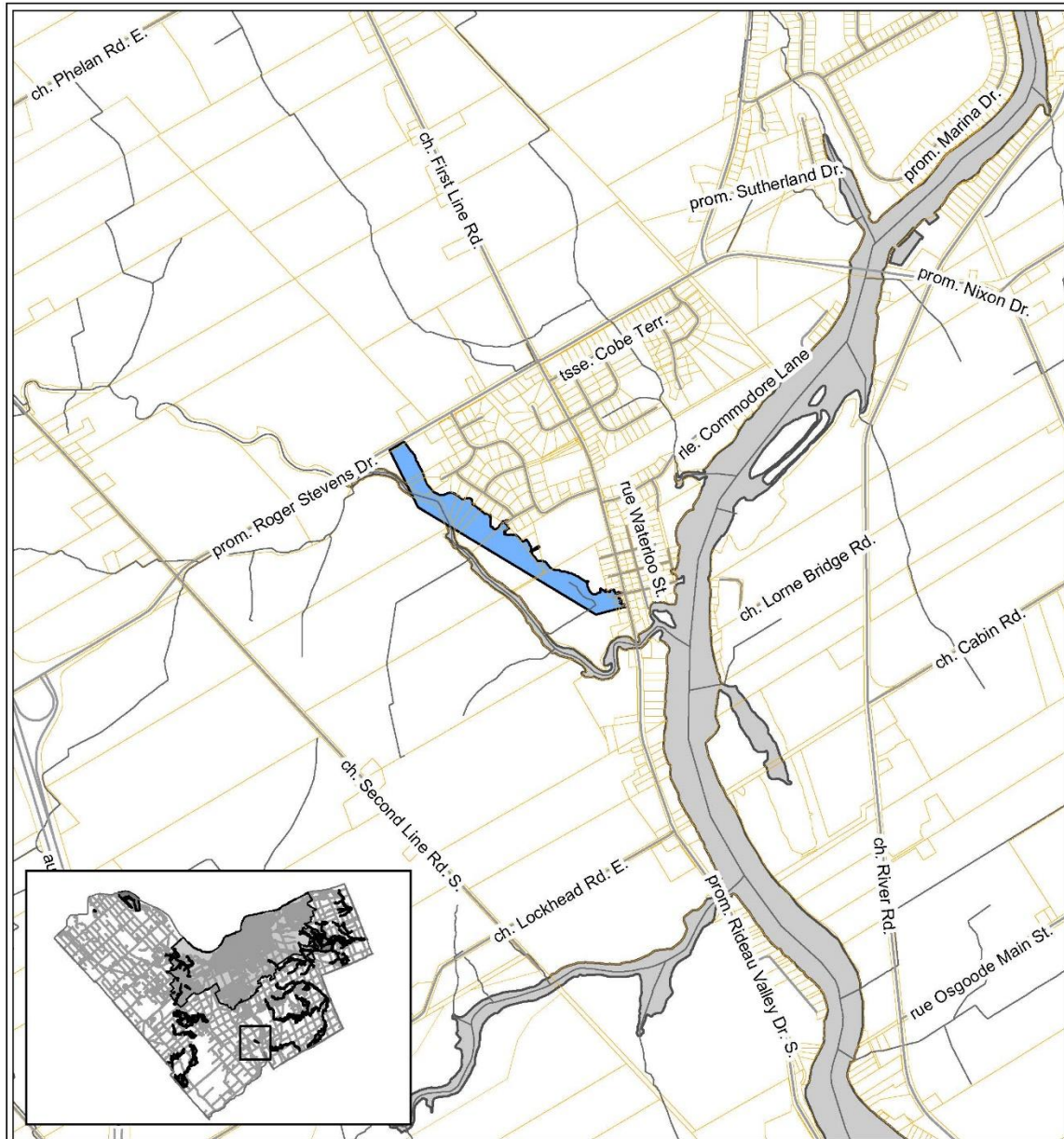
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Flowing Creek - Hobbs Drain / Ruisseau Flowing - Hobbs Drain - Map / Carte 7 RVCA / OPNVR		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></div> <p>Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales</p> </div>		
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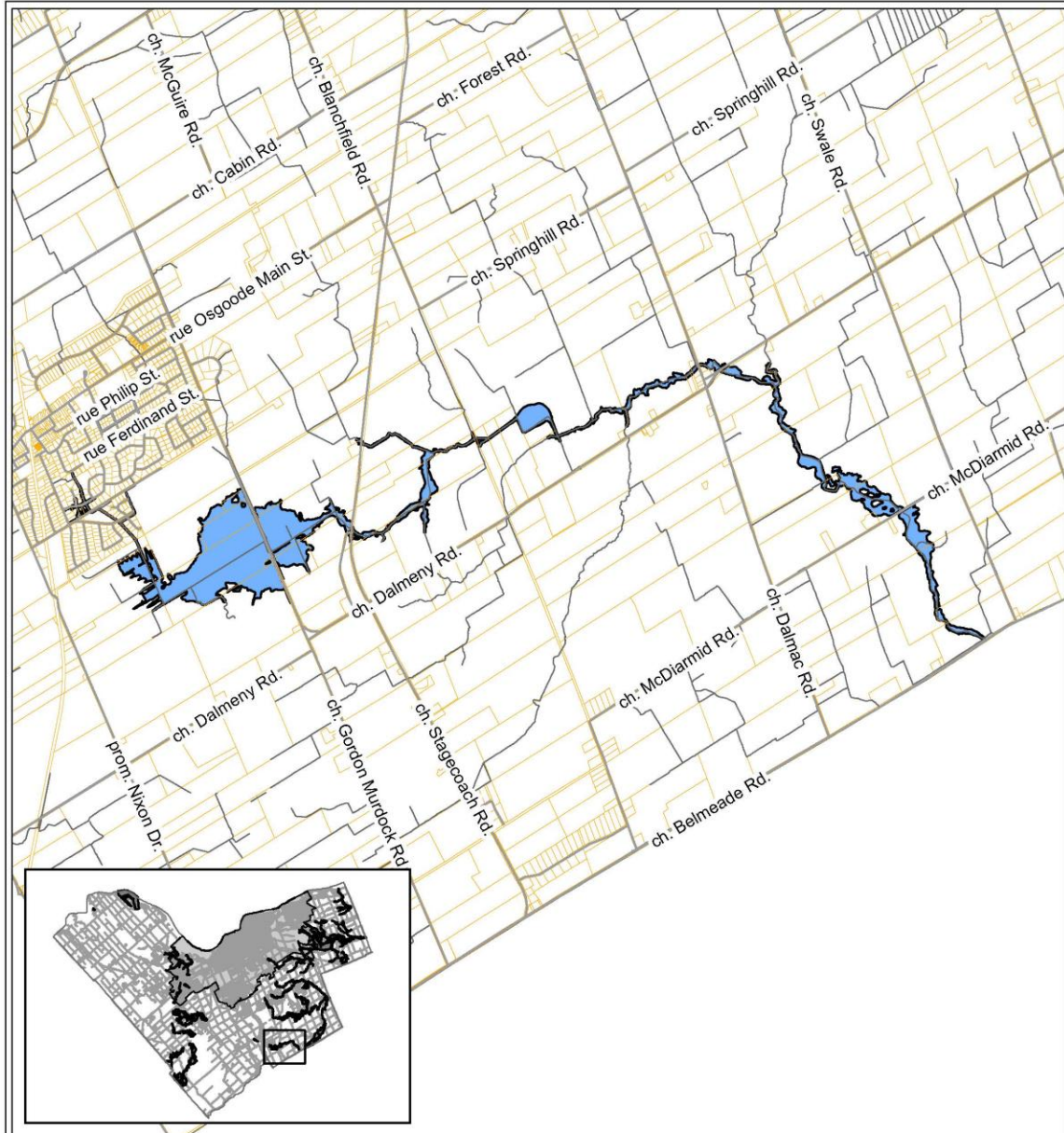
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Kings Creek - Nichols Creek / Ruisseau Kings - Ruisseau Nichols - Map / Carte 8 RVCA / OPNVR				
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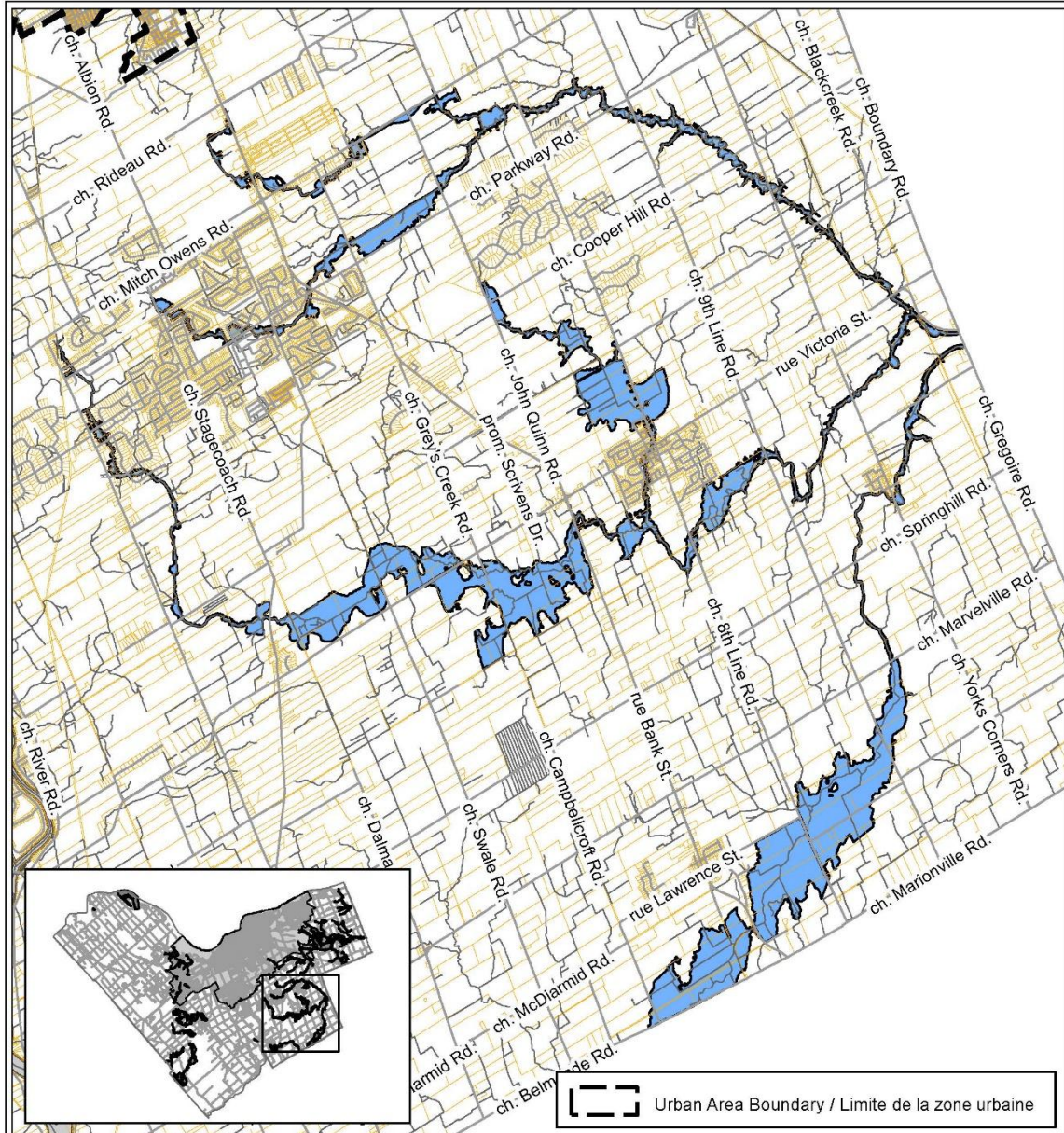
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 Agriculture and Rural Affairs Committee / Terrains visés par les modifications
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 Comité de l'agriculture et des affaires rurales






		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Stevens Creek / Ruisseau Stevens - Map / Carte 10 RVCA / OPNVR				
D02-02-19-0068	18-1344-X			
I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Stevens_Creek_Map10				
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REVISION / RÉVISION - 2019 / 08 / 19				
		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></div> <p style="font-size: small;"> Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales </p> </div>		

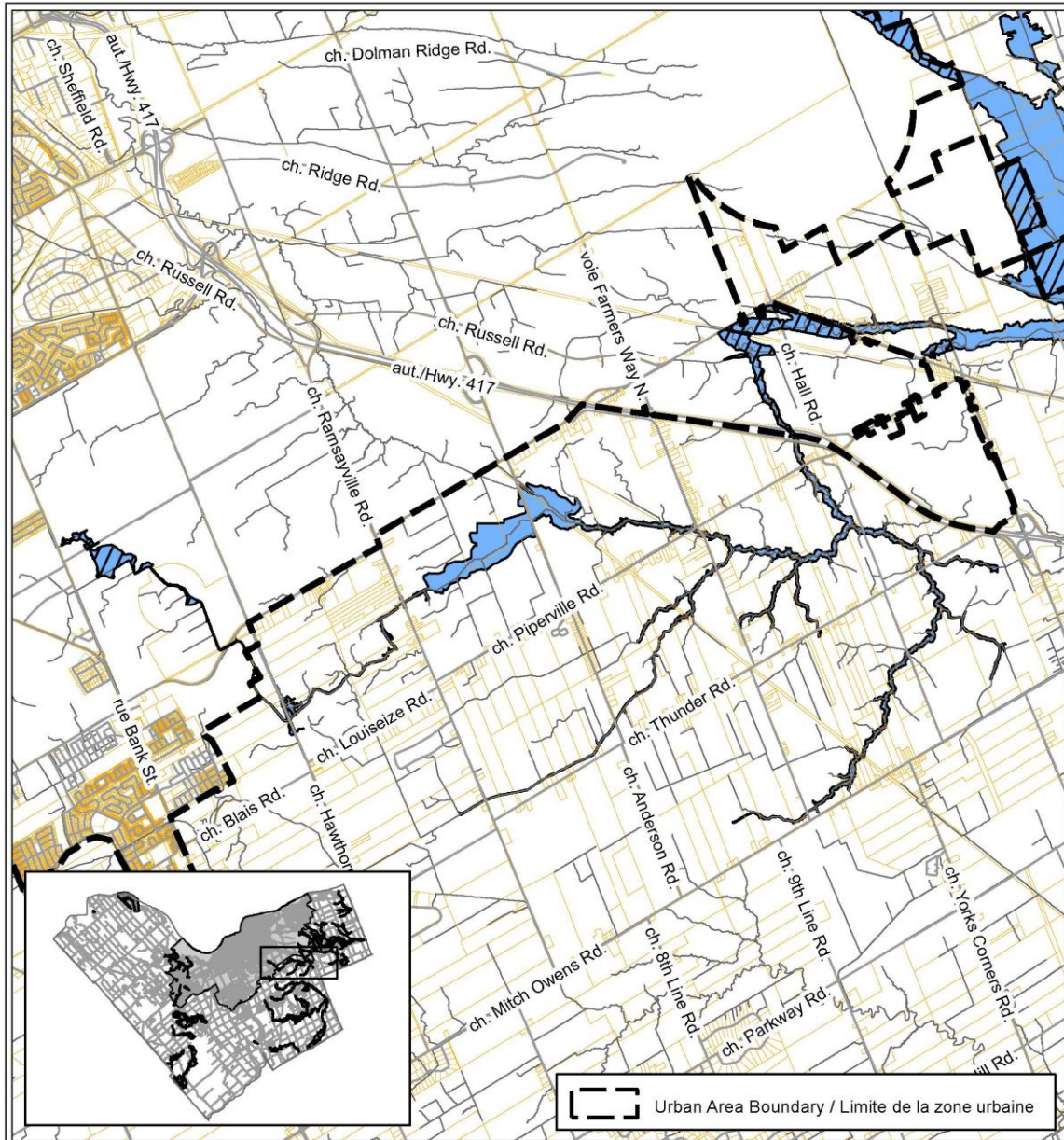






		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Buckles Creek / Ruisseau Buckles - Map / Carte 11 SNCA / CNS				
D02-02-19-0068	18-1344-X			
<small>I:\CO\2019\Zoning\Floodplain_Maps_Phase3\Buckles_Creek_Map11</small>				
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales		
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REVISION / RÉVISION - 2019 / 08 / 19				

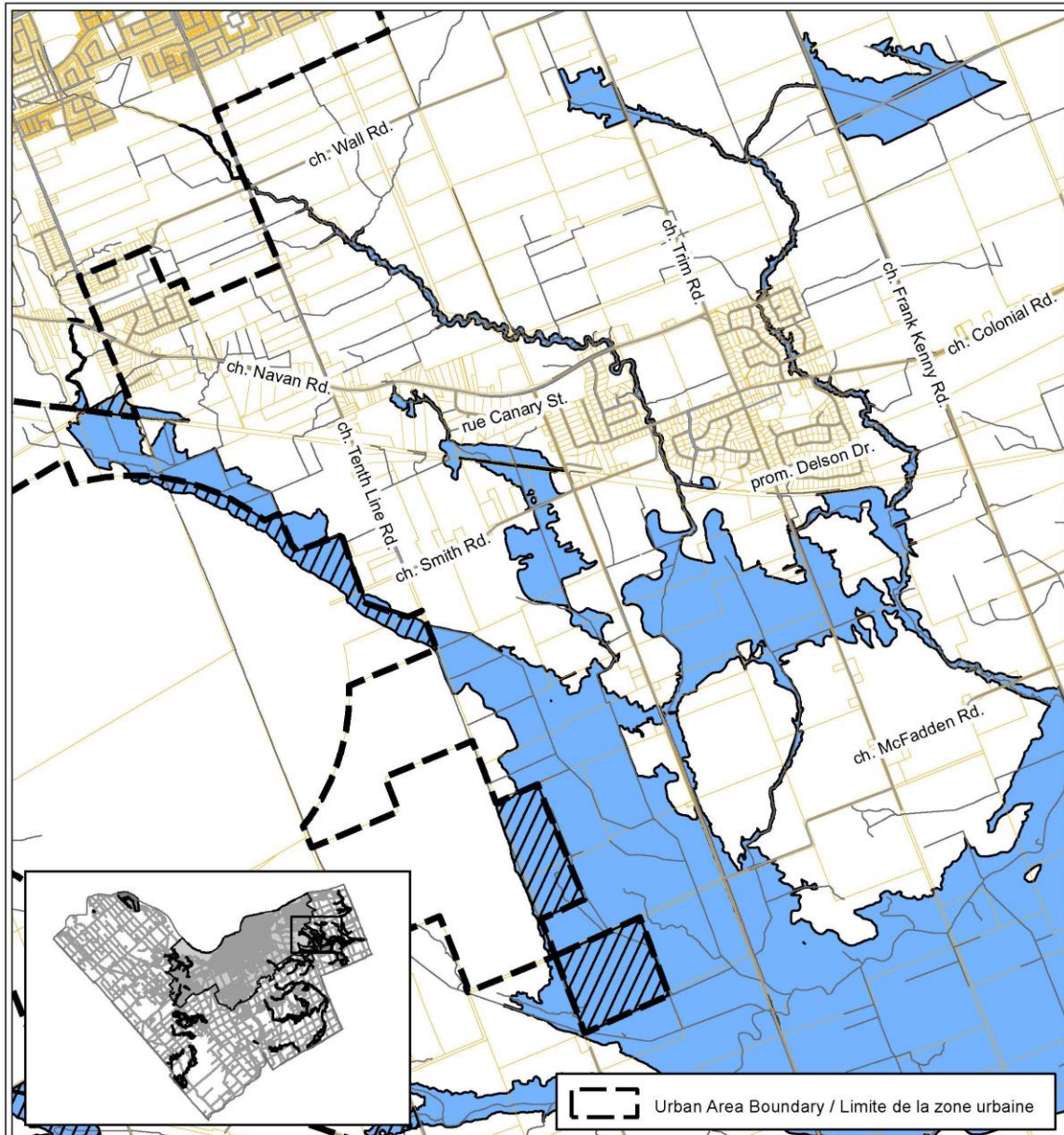


Urban Area Boundary / Limite de la zone urbaine

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		
Middle Castor River / Rivière Middle Castor - Ebbers Creek / Ruisseau Ebbers Map / Carte 12 SNCA / CNS				
D02-02-19-0068	18-1344-X			
I:\COV\2019\Zoning\Floodplain_Maps_Phase3\ Middle_Castor_River_Map12				
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REVISION / RÉVISION - 2019 / 08 / 19				

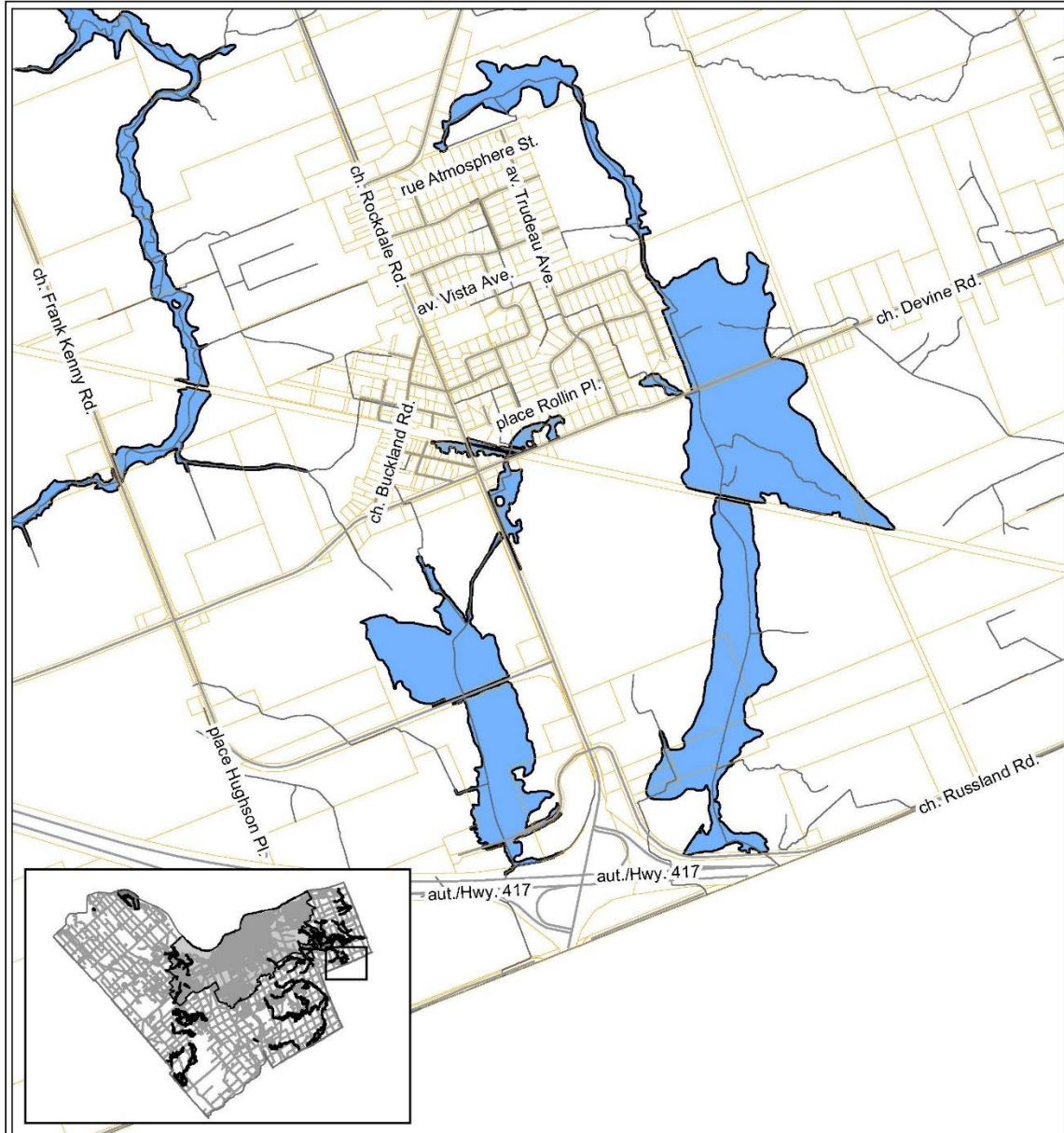




		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 NOT TO SCALE
Bear Brook River / Rivière Bear Brook - Map / Carte 13 SNCA / CNS				
D02-02-19-0068	18-1344-X			
I:\CO\2019\Zoning\Floodplain_Maps_Phase3\Bear_Brook_River_Map13		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales		
©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		 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
REVISION / RÉVISION - 2019 / 08 / 19				



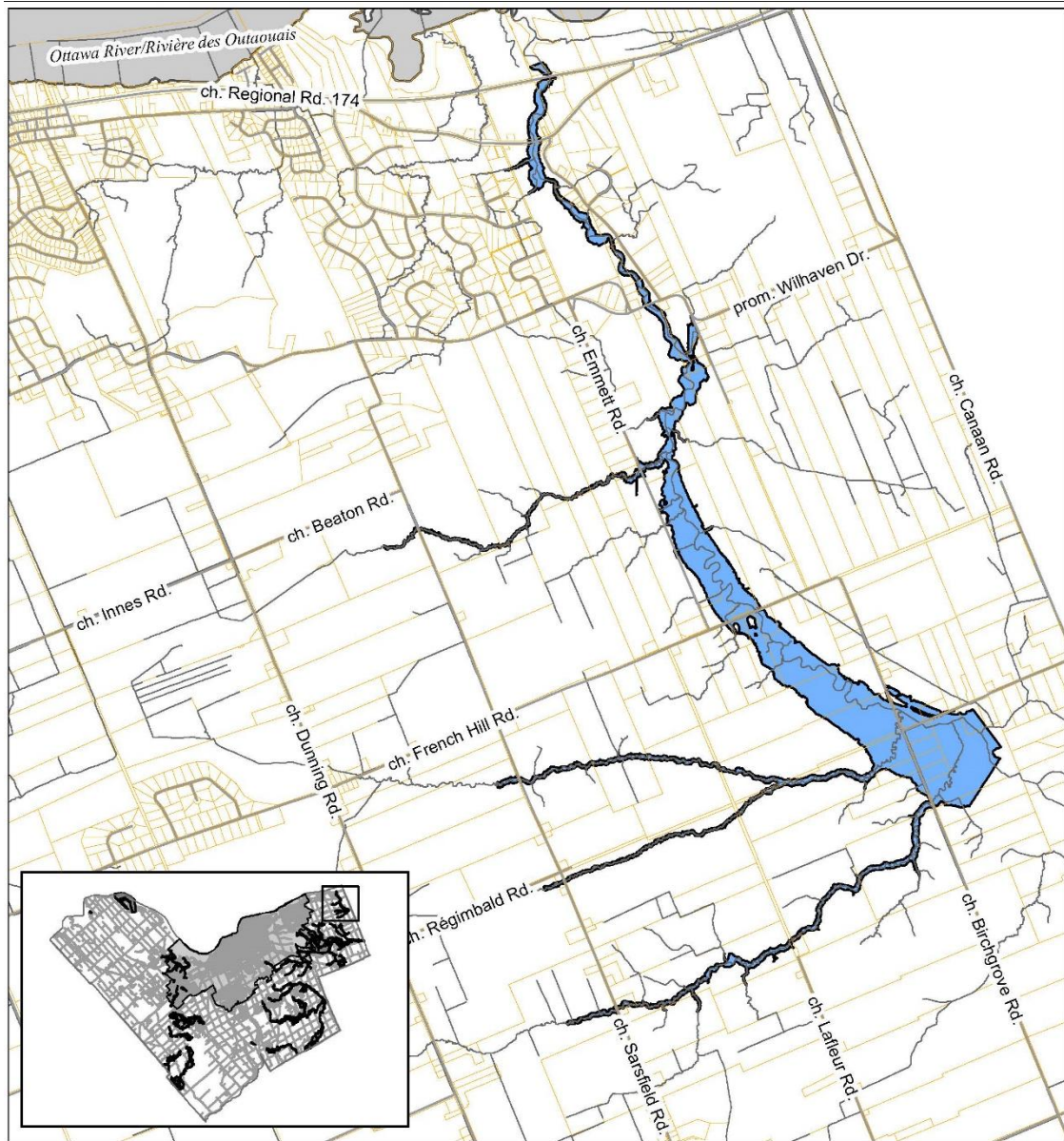
Urban Area Boundary / Limite de la zone urbaine




		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		NOT TO SCALE
East Savage Creek, McFadden Creek, McKinnons Creek / Ruisseau East Savage, Ruisseau McFadden, Ruisseau McKinnons Map / Carte 14 - SNCA / CNS		<p> Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales</p> <p> Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme</p>		
D02-02-19-0068	18-1344-X			
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REVISION / RÉVISION - 2019 / 08 / 19				



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Devine Creek, Marshall Seguin Creek / Ruisseau Devine, Ruisseau Marshall Seguin - Map / Carte 15 SNCA / CNS				
D02-02-19-0068	18-1344-X			
I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Devine_and_Marshall_Creek_Map15				
©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		<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></div> <p style="font-size: x-small; margin: 0;"> Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales </p> </div>		
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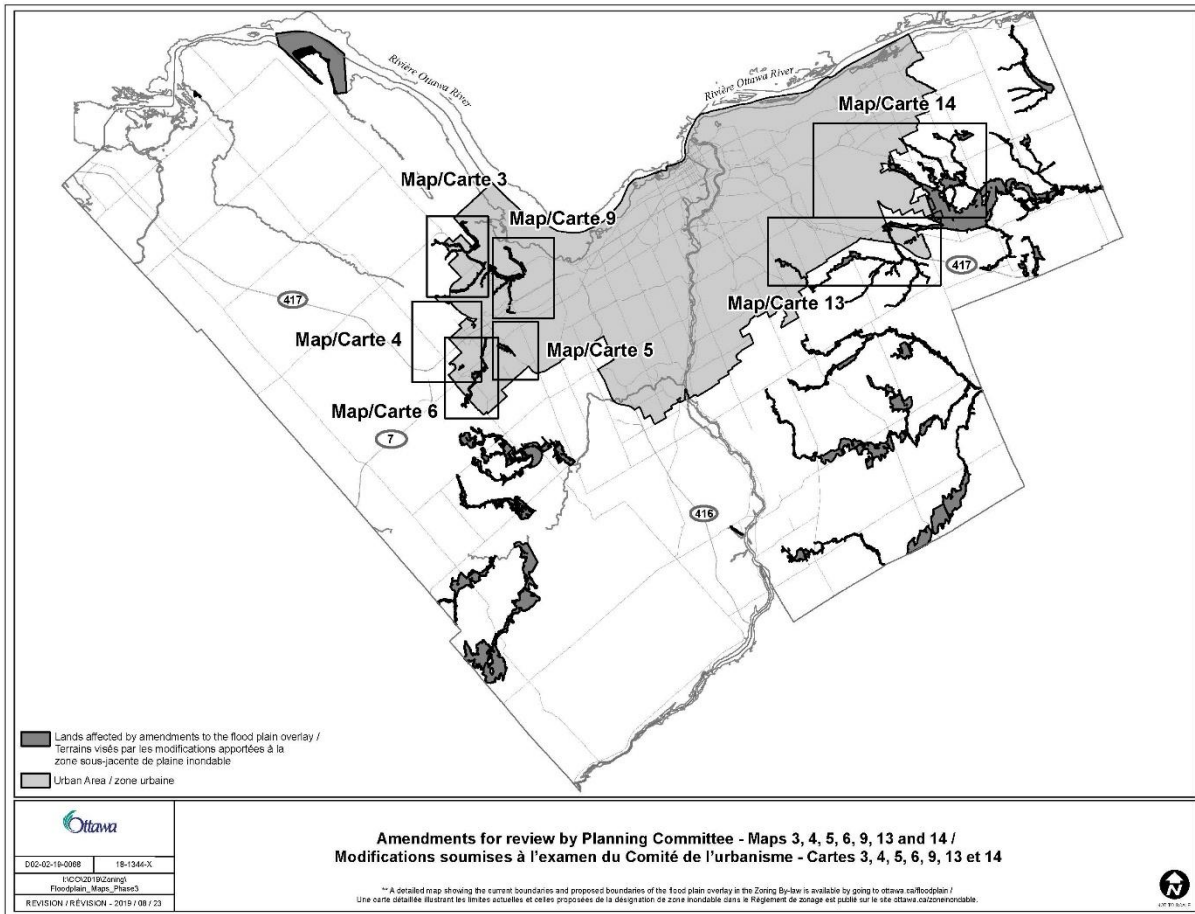
This is a map showing the lands along the following watercourses that are affected by amendments to the flood plain overlay: Becketts Creek

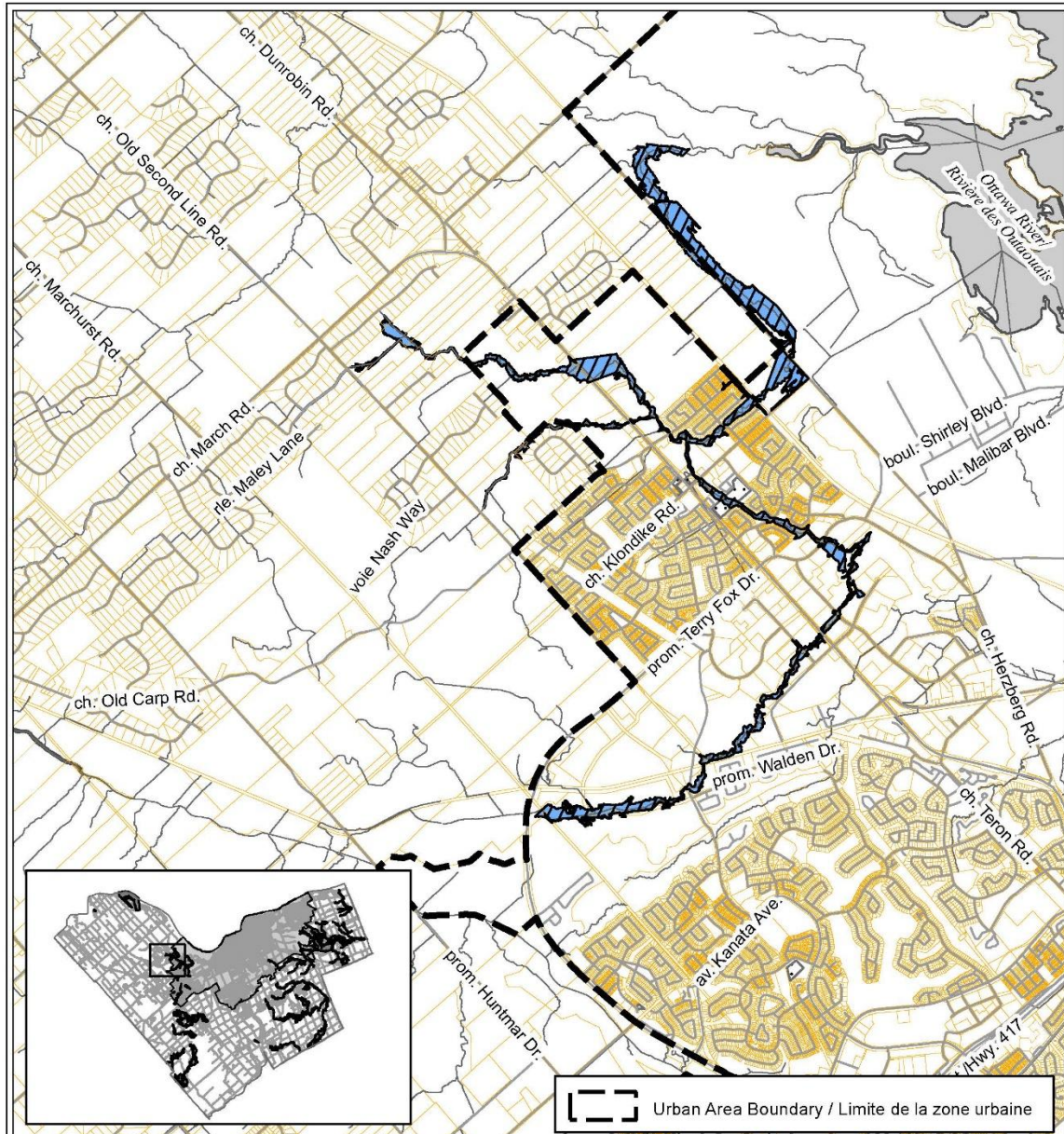


		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE Becketts Creek/ Ruisseau Becketts - Map / Carte 16 SNCA / CNS	 <small>NOT TO SCALE</small>
D02-02-19-0068	18-1344-X		
<small>I:\CO\2019\Zoning\Floodplain_Maps_Phase3\Becketts_Creek_Map16</small>			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales	
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Document 2 – Zoning Maps for review by Planning Committee

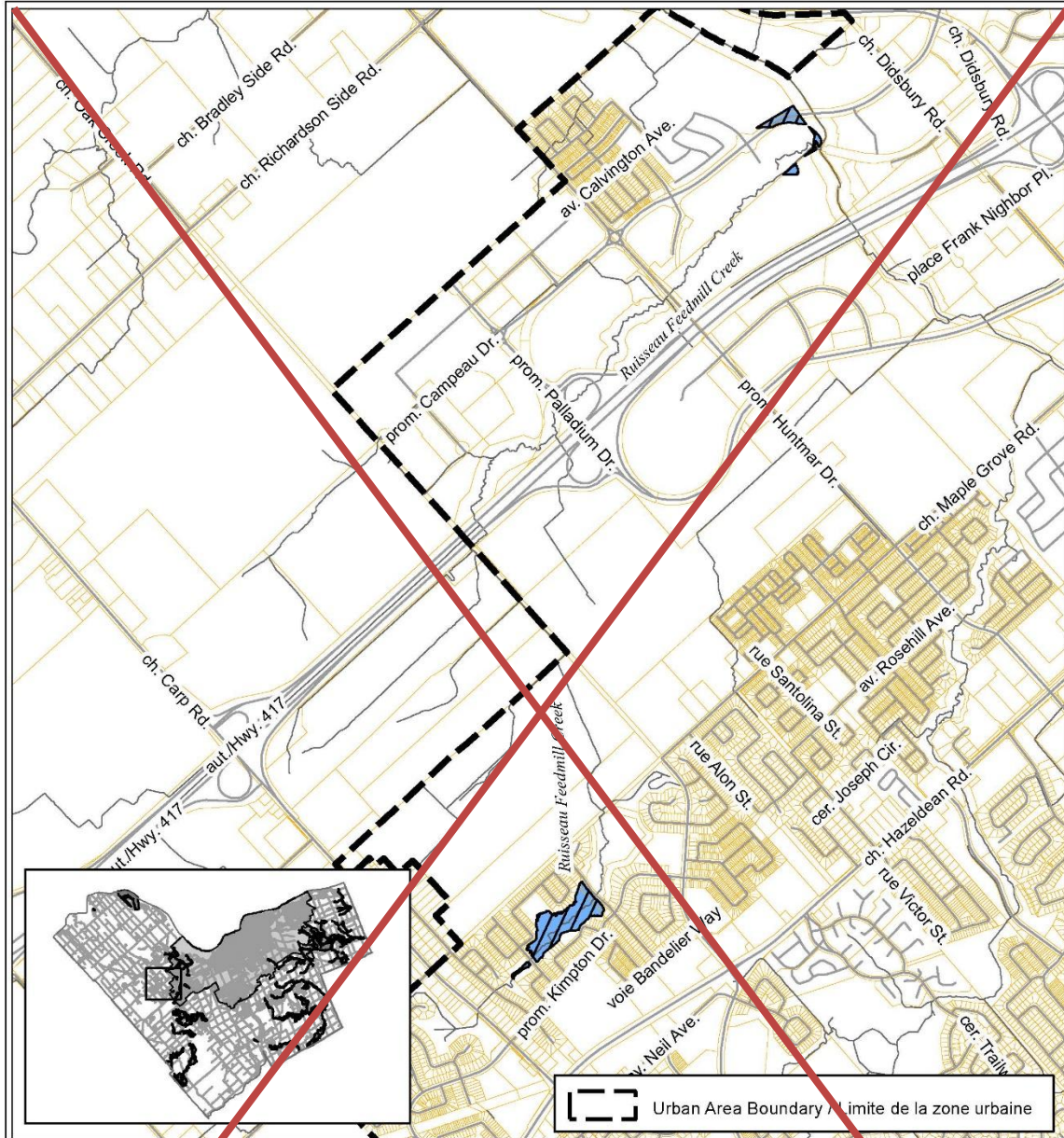
Key Map – Urban Area







Urban Area Boundary / Limite de la zone urbaine

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		
Shirley's Brook / Ruisseau Shirley's - Map / Carte 3 MVCA / OPNVM				
D02-02-19-0068	18-1344-X			
I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Shirley's Brook_Map3				
<small>©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.</small>		(Blue hatched box) Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
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REVISION / RÉVISION - 2019 / 08 / 19				



 Urban Area Boundary / limite de la zone urbaine



D02-02-19-0063 | 18-1344-X

I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Floodplain_Map4

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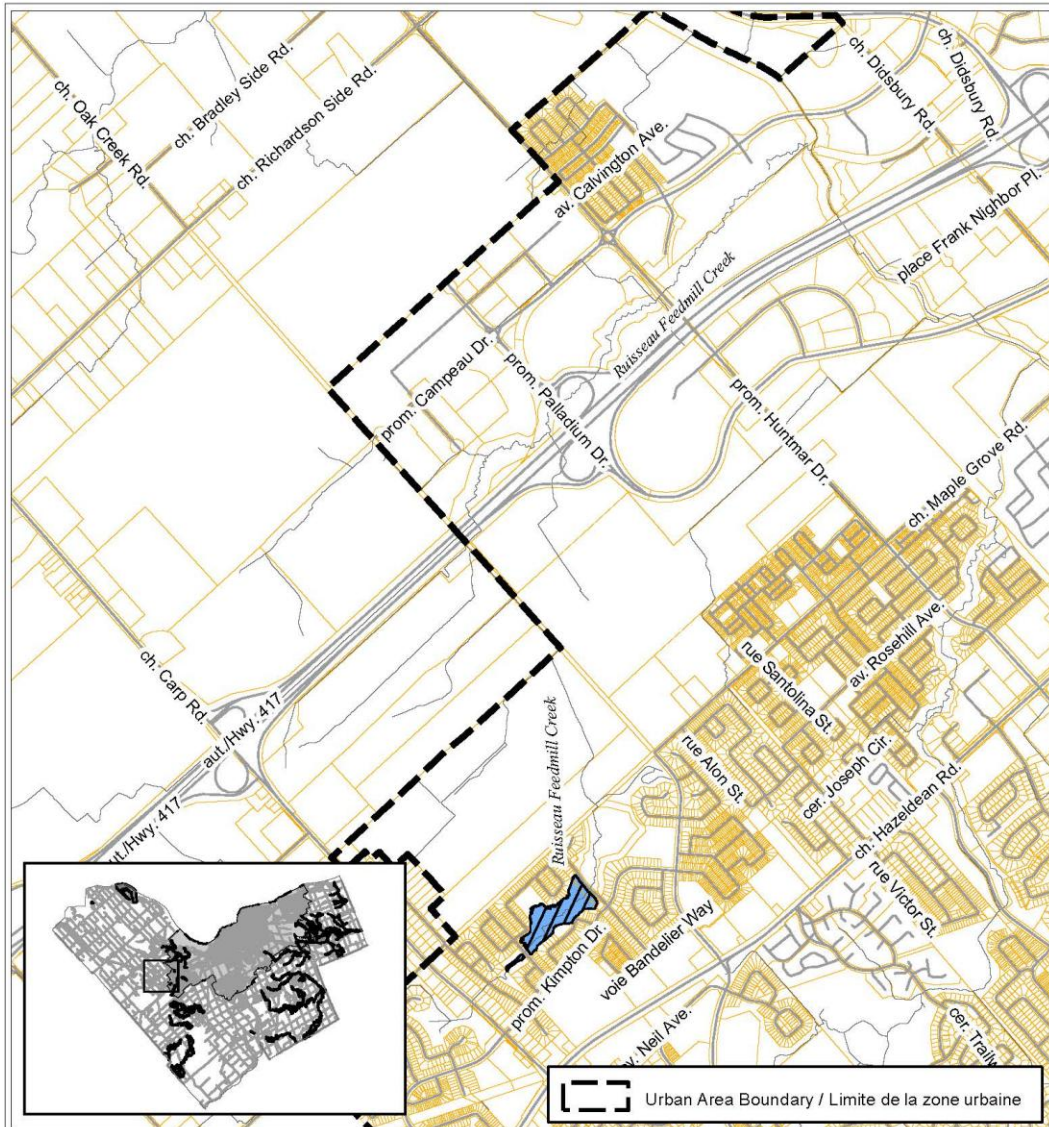
LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

**Feedmill Creek / Ruisseau Feedmill - Map / Carte 4
 MVCA / OPNVM**




 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme




Revised Map 4 (per Motion N° PLC 2019 14/1)



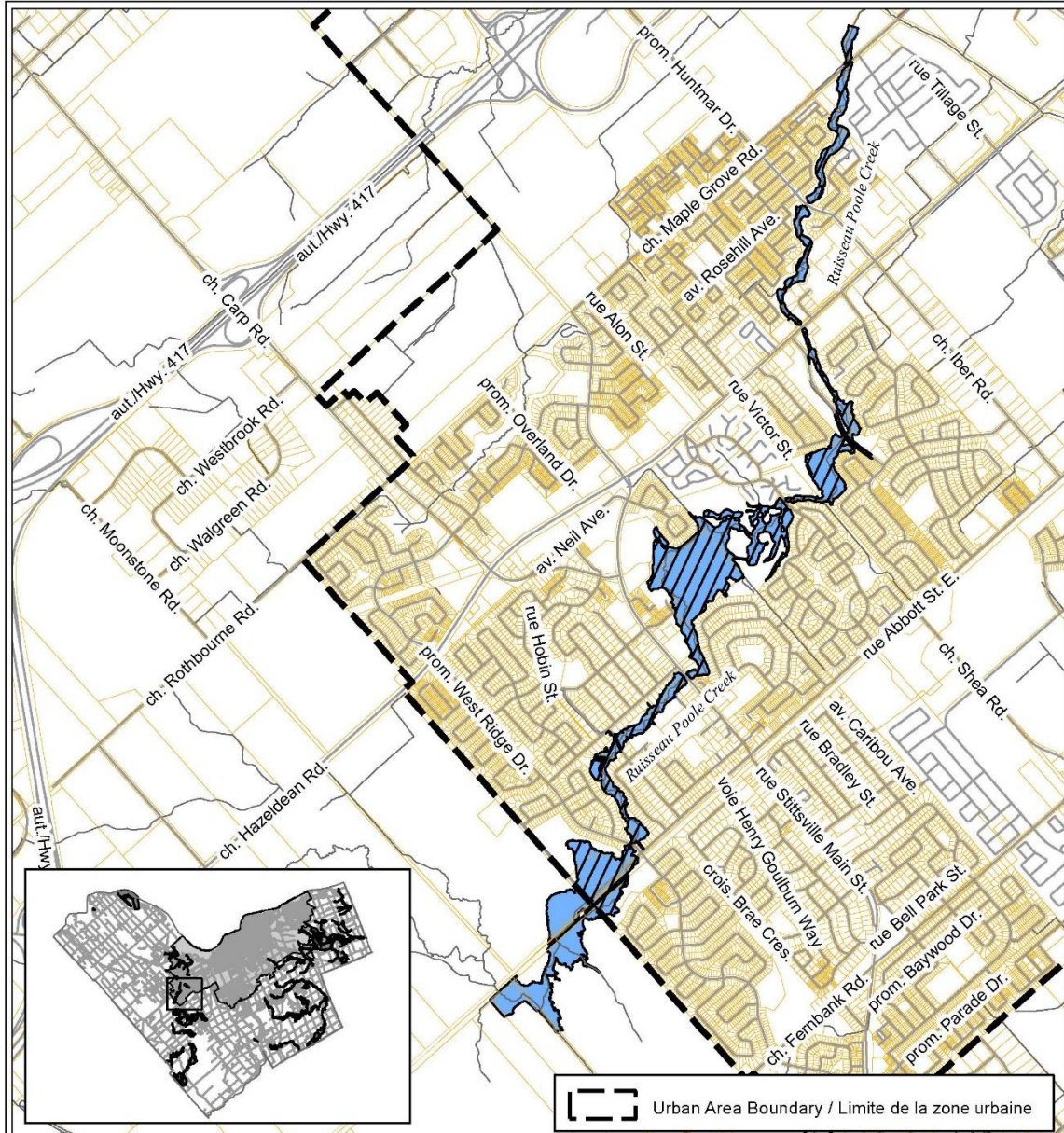
Urban Area Boundary / Limite de la zone urbaine





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Feedmill Creek / Ruisseau Feedmill - Map / Carte 4 MVCA / OPNVM		 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
D02-02-19-0068 18-1344-X		<small>Parcel data is owned by Teranel Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>		
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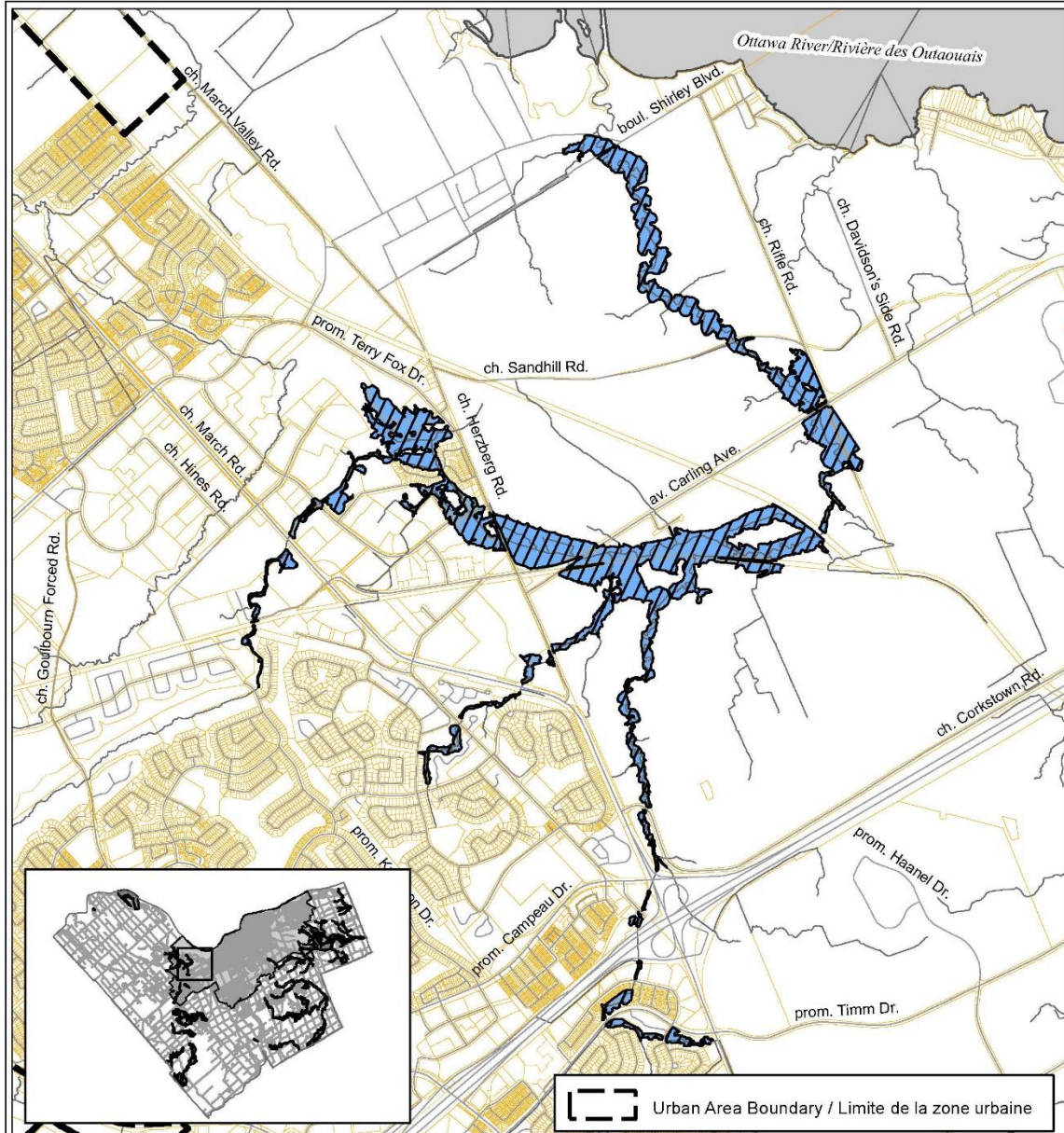





 Urban Area Boundary / Limite de la zone urbaine

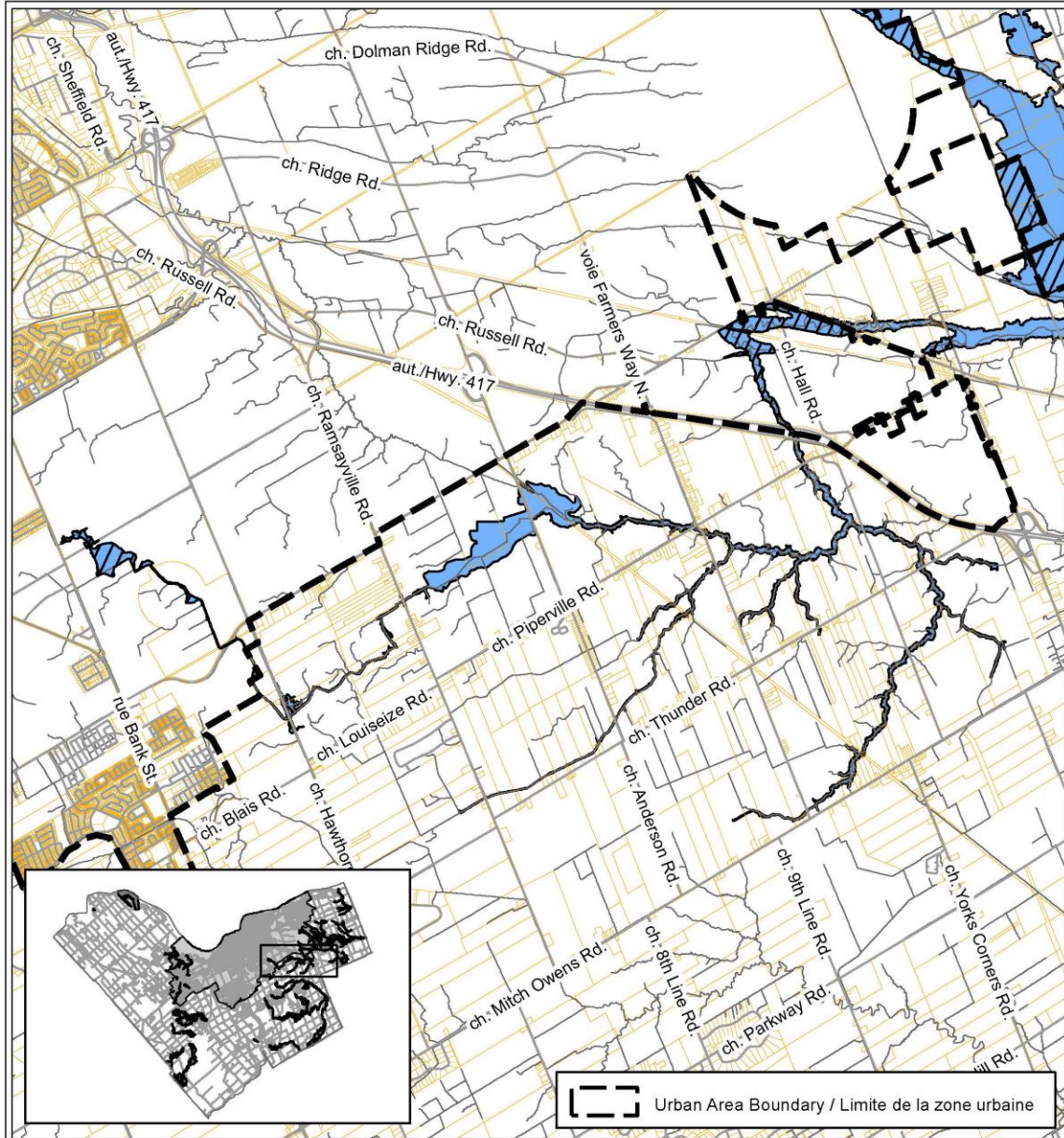
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Carp_River / Rivière Carp - Map / Carte 5 MVCA / OPNVM		 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
D02-02-19-0068 18-1344-X		<small>©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</small>		
<small>I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Carp_River_Map5</small>		<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		
REVISION / RÉVISION - 2019 / 08 / 19				







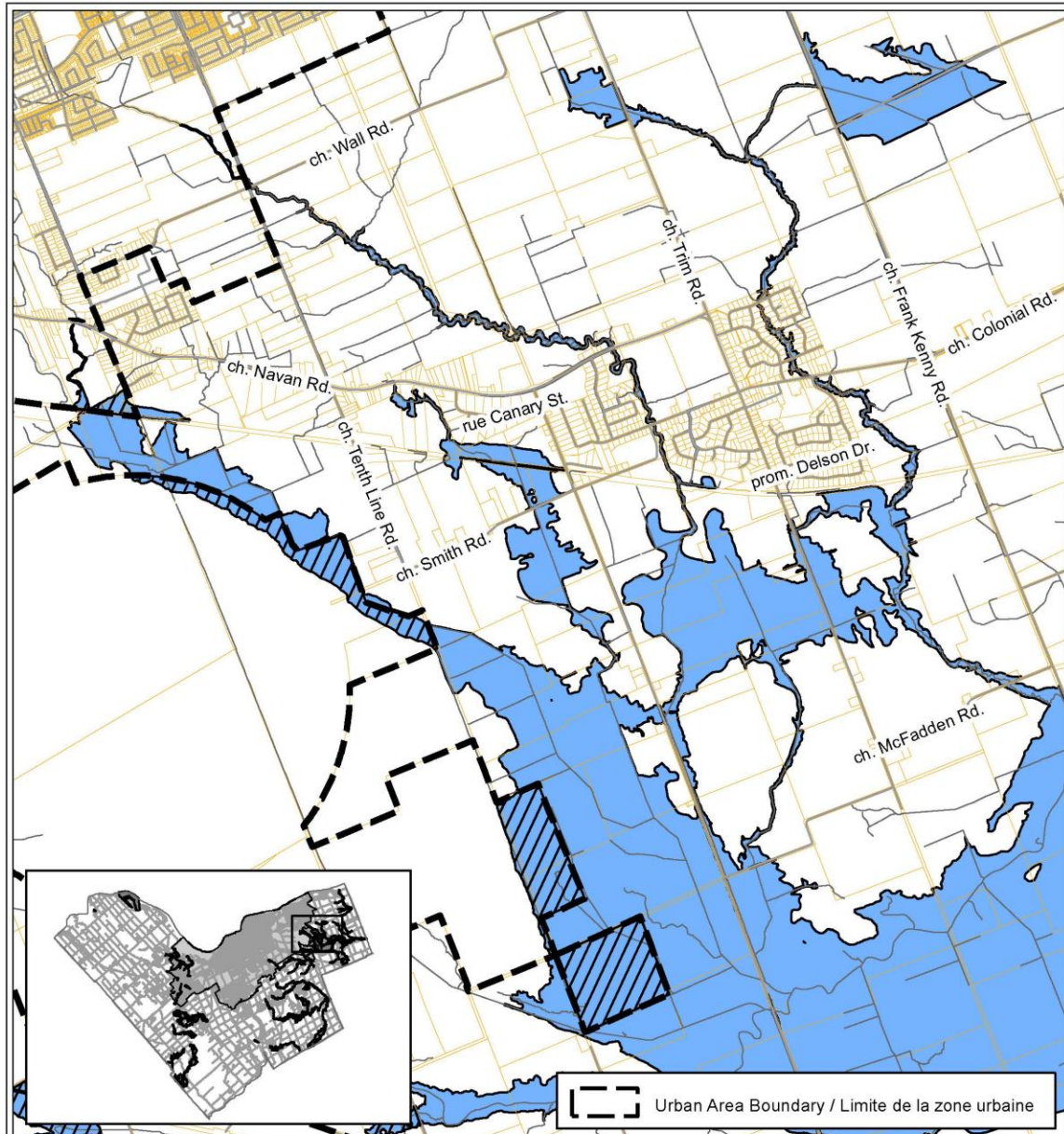
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Poole Creek / Ruisseau Poole - Map / Carte 6 MVCA / OPNVM		 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
D02-02-19-0068 18-1344-X		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales		
I:\OO\2019\Zoning\Floodplain_Maps_Phase3\ Poole_Creek_Map6		©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		
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REVISION / RÉVISION - 2019 / 08 / 19				







		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 <small>NOT TO SCALE</small>
Watt's Creek - Kizell Drain / Ruisseau Watt's - Kizell Drain - Map / Carte 9 MVCA / OPNVM		 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
D02-02-19-0068 18-1344-X		I:\OO\2019\Zoning\Floodplain_Maps_Phase3\Watts_Creek_Kizell_Drain_Map9		
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REVISION / RÉVISION - 2019 / 08 / 19				



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 NOT TO SCALE
Bear Brook River / Rivière Bear Brook - Map / Carte 13 SNCA / CNS		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales		
D02-02-19-0068	18-1344-X	 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
I:\CO\2019\Zoning\Floodplain_Maps_Phase3\ Bear_Brook_River_Map13		©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.		
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Urban Area Boundary / Limite de la zone urbaine

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE		 NOT TO SCALE
D02-02-19-0068	18-1344-X	East Savage Creek, McFadden Creek, McKinnons Creek / Ruisseau East Savage, Ruisseau McFadden, Ruisseau McKinnons Map / Carte 14 - SNCA / CNS		
I:\COV2019\Zoning\Floodplain_Maps_Phase3\East_Savage_Creek_Map14		 Lands affected by amendments to the flood plain overlay for review by Agriculture and Rural Affairs Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'agriculture et des affaires rurales		
<small>©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.</small>		 Lands affected by amendments to the flood plain overlay for review by Planning Committee / Terrains visés par les modifications apportées à la zone sous-jacente de plaine inondable soumises à l'examen du Comité de l'urbanisme		
REVISION / RÉVISION - 2019 / 08 / 19				

**Document 3 – Zoning Details for review by Agriculture and Rural Affairs
Committee**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 is to amend the Flood Plain Overlay on the Zoning Map according to the lands affected shown in Document 1 and as shown in detail at ottawa.ca/floodplain;

Document 4 – Zoning Details for review by Planning Committee

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 is to amend the Flood Plain Overlay on the Zoning Map according to the lands affected shown in Document 2 and as shown in detail at ottawa.ca/floodplain;

Document 5 – 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 Zoning By-law amendments.

Public Comments and Responses and Community Organization Comments and Responses

Public Comments and Responses

Comment:

1. The Hobbs Drain has insufficient outlet per the *Drainage Act*, and as such is causing these flood events.

Response:

Drainage as per the *Drainage Act*, is not designed in relation to 1:100 event. Urban drainage systems (storm sewers) are typically designed to have capacity for a 1:5 event however, some older areas of the City were designed to different standards and sometimes only have 1:2-year level of service or somewhere in-between. Floodplain for the Ottawa and surrounding areas is always based on the 1:100 event as established by the Ministry of Natural Resources and Forestry.

Comment:

2. The RVCA Report is inaccurate as it does not take into account the actual watershed boundary.

Response:

The Conservation Authorities regulate the floodplain and development within it. By adopting the floodplain mapping provided by the Conservation Authorities, the City ensures that our mapping is consistent with theirs. If it is determined that the floodplain mapping is incorrect, processes are in place for the mapping to be

corrected and for that revised mapping to come to the City to be implemented in the City's floodplain layer.

Comment:

3. Work is being proposed to the Hobbs Drain that will eliminate the flooding.

Response:

It is anticipated that any work on the Hobbs drain would have very little impact on any floodplain changes. Municipal drains, especially constructed drains, are not typically sized for conveyance of large rainfall events such as the 1:100 event. They are primarily intended to provide drainage of lands through creation and maintenance of a drainage channel to an existing outlet. However, Council has appointed a Drainage Engineer and a report is expected to be tabled at ARAC on October 3, 2019.

Comment:

4. The rezoning should be delayed until work is completed under the *Drainage Act*.

Response:

The proposed floodplain mapping reflects the situation today. If changes are made to the watercourse/municipal drain or if there are land use changes (new areas of future development proposed etc.) then the mapping would be updated through the appropriate processes.

Comment:

5. Were property owners required to be notified directly, that the zoning was being proposed to be changed.

Response:

Notice was provided as per requirements of the *Planning Act*. In this case, because it is a city-wide amendment, notice was placed in the Ottawa Citizen and Le Droit newspapers. Notice was also provided directly to all community associations and all Ward Councillors.

In addition to the notice provided for this Zoning By-law amendment, the Conservation Authorities held various public open houses to give the public opportunities to discuss the proposed mapping changes for their properties.

The Mississippi Valley and South Nation Conservation Authorities send invitations to their open houses to each property owner within the regulated area. The Rideau Valley Conservation Authority has sent invitations to their open houses to each property owner for some of their open houses, and are currently considering a change to their processes, such that invitations be sent to property owners for all open houses. In addition, the three Conservation Authorities provide notices in newspapers, on their webpages, on Facebook and through Twitter. Other stakeholders are also sent invitations (such as all municipalities in the watershed, other conservation authorities, MNRF, Hydro One and Bell).

Comment:

6. If the result of the floodplain mapping reduces the value of a property, will taxes be reduced?

Response:

The Municipal Property Assessment Corporation (MPAC) provides assessment of properties. The City relies on this information to determine taxation. A taxpayer can "Request for Reconsideration", of an assessment, to MPAC if they believe the value is inaccurate.

Comment:

7. If the result of the floodplain mapping reduces the value of a property, will the City provide property owners with any compensation?

Response:

The City does not provide compensation for changes in value of property.

Comment:

8. How long will the new floodplain mapping be enforced?

Response:

It is not anticipated that the floodplain will change, in the near future, although mapping is updated on a regular basis.

Comment:

9. Should we sell the land? If the proposal goes through can we sell the land in the future?

Response:

The Zoning By-law amendment does not impact the ability for a property to change ownership.

Comment:

10. Clarification was requested on whether lands not showing proposed changes were going to be removed from the floodplain.

Response:

The mapping on Ottawa.ca/floodplain, showed a layer of existing flood plain, shown with blue hatching. Unless the layer for Proposed Floodplain, shown with brown hatching, overlapped the blue hatching, no change in floodplain is being implemented.