

<p>3. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 2621 DONNELLY DRIVE</p> <p>MODIFICATIONS DU PLAN OFFICIEL ET DU RÈGLEMENT MUNICIPAL DE ZONAGE – 2621, PROMENADE DONNELLY</p>
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COMMITTEE RECOMMENDATIONS

That Council:

- a. Approve the proposed amendment to the Official Plan Volume 1 Schedule A by removing the Significant Wetland designation from the southern portion of 2621 Donnelly Drive, as detailed in Document 2; and**
- b. Approve the proposed amendment to the Zoning By-law Amendment for a portion of 2621 Donnelly Drive from Environmental Protection Zone Subzone 3 (EP3) to Rural Countryside (RU), as detailed in Document 3.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- a. approuve la modification proposée du Plan officiel, volume 1, annexe A, en supprimant la désignation de terre humide d'importance de la partie sud de la propriété du 2621, promenade Donnelly, comme indiqué dans le document 2;**
- b. approuve la modification proposée du Règlement de zonage pour faire passer une partie de la propriété du 2621, promenade Donnelly de « Zone de protection de l'environnement, sous-zone 3 (EP3) » à « Zone d'espace rural », comme indiqué dans le document 3.**

Documentation/Documentation

1. Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated April 14, 2021 (ACS2021-PIE-EDP-0019)

Rapport du Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 14 avril 2021 (ACS2021-PIE-EDP-0019)

**AGRICULTURE AND RURAL
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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 21
LE 12 MAI 2021**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
6 May 2021 / 6 mai 2021**

**and Council
et au Conseil
12 May 2021 / 12 mai 2021**

**Submitted on 14 April 2021
Soumis le 14 avril 2021**

**Submitted by
Soumis par:
Don Herweyer
Director / Directeur**

**Economic Development and Long Range Planning / Développement économique
et Planification à long terme,
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person
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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2021-PIE-EDP-0019

SUBJECT: Official Plan and Zoning By-law Amendment - 2621 Donnelly Drive

**OBJET: Modifications du Plan officiel et du Règlement municipal de zonage –
2621, promenade Donnelly**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council:**
 - a. Approve the proposed amendment to the Official Plan Volume 1 Schedule A by removing the Significant Wetland designation from the southern portion of 2621 Donnelly Drive, as detailed in Document 2; and**
 - b. Approve the proposed amendment to the Zoning By-law Amendment for a portion of 2621 Donnelly Drive from Environmental Protection Zone Subzone 3 (EP3) to Rural Countryside (RU), as 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 May 12, 2021," subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil :**
 - a. d'approuver la modification proposée du Plan officiel, volume 1, annexe A, en supprimant la désignation de terre humide d'importance de la partie sud de la propriété du 2621, promenade Donnelly, comme indiqué dans le document 2;**
 - b. d'approuver la modification proposée du Règlement de zonage pour faire passer une partie de la propriété du 2621, promenade Donnelly de « Zone de protection de l'environnement, sous-zone 3 (EP3) » à « Zone d'espace rural », comme indiqué dans le document 3.**
- 2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera**

rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 12 mai 2021 », 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.

BACKGROUND

The property is located at the northwest corner of Donnelly Drive and McCordick Road, as shown on the Location Map (Document 1). The subject property is currently split designated as General Rural Area, Rural Natural Features Area, and Significant Wetlands on Schedule A of the Official Plan and split zoned General Rural Zone and Environmental Protection Zone Subzone 3.

It was brought to the City's attention, through the consent applications filed with the Committee of Adjustment, that the Significant Wetland boundary on Official Plan Schedule A and the Environmental Protection Zone Subzone 3 shown on the southern portion of this property does not accurately reflect the current Provincial mapping. This inconsistency has been flagged through the consent application process and reviewed and concurred with by staff.

The wetland boundary shown on the northern portion of the property is subject to further field assessments and ground truthing before it can be confirmed, hence it is not included as part of these applications.

DISCUSSION

The City recognizes the importance of wetlands, and supports the conservation of wetlands and their functions, through the policies in the Official Plan. Wetlands that have been identified by the Ministry of Natural Resources and Forestry (MNRF) as being provincially significant (under the Ontario Wetland Evaluation System) are designated in the Official Plan as Significant Wetlands and are subject to land use restrictions.

The provincially significant wetland mapping is subject to changes over time as technologies advance, site conditions change, and other information becomes available

through site-specific studies and re-evaluations. It is important to note that all wetland evaluations must be reviewed and approved by MNRF staff before the provincial mapping is updated.

The City receives updated provincial significant wetland mapping periodically and, depending on the magnitude of changes and available resources, updates Official Plan mapping accordingly through City-initiated Official Plan amendments or Zoning By-law amendments. Similar to other planning applications, these City-initiated applications will be subject to Public Notification policies and statutory requirements; affected property owner(s) will be notified of the proposed change, and public notices will be posted as part of the amendment process.

In this case, the mapping inconsistency for the southern portion of the property was identified and confirmed through the review of a consent application filed by the landowner. Staff have reviewed the consent proposal and concur with the owner that the significant wetland designation should be removed for the southern portion of the subject property (2621 Donnelly Drive) to reflect the MNRF's wetland mapping, as shown in Document 1.

The wetland boundary for the northern portion of the property requires further investigations and is therefore not part of these applications.

Given that the City is currently in the process of drafting a new Official Plan, typically these types of update would be addressed through the comprehensive Official Plan Review process. In this case, staff understand through conversations with the landowners that the matter is time sensitive. At the landowners' request, the City has therefore initiated these applications to update the significant wetland boundary, as shown in Document 1.

These applications were subject to the standard consultation process and notice of applications were shared with the members of the public and stakeholders. No concerns and objections were received.

Provincial Policy Statement

The proposal is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

As the nature of these applications is to update the City's Official Plan and Zoning By-law to reflect the MNRF's wetland mapping, no negative rural implication is anticipated.

CONSULTATION

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council. No concerns were identified.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in this report.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

Given the proposed amendments are to reflect the Provincial wetland mapping and have been verified in the field, there are no environmental implications anticipated.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Environmental Stewardship

APPLICATION PROCESS TIMELINE STATUS

These applications (Development Application Number: D01-01-21-0001/ D02-02-21-0017) were processed by the "On Time Decision Date" established for the processing of Official Plan amendment and Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Official Plan Amendment

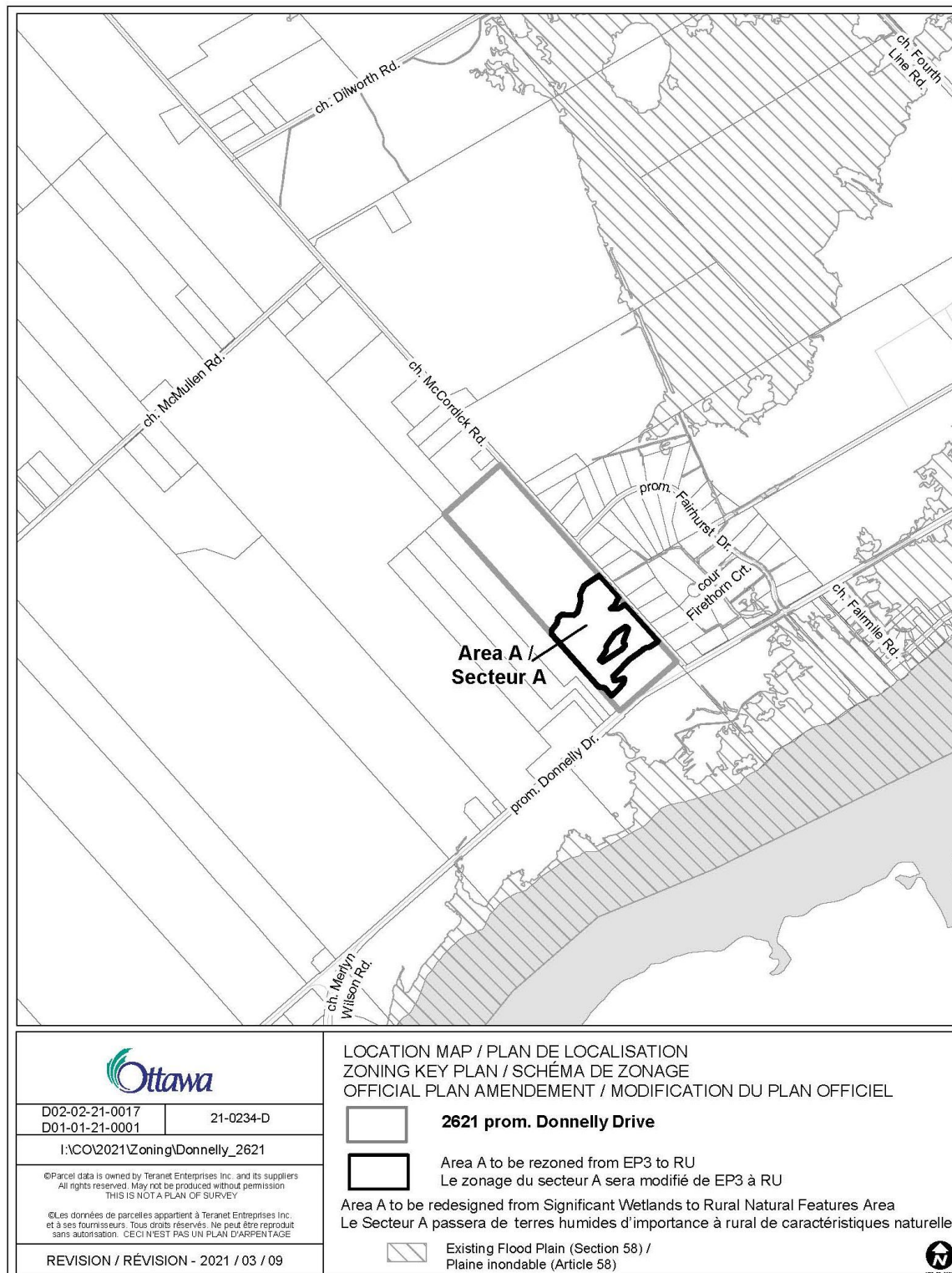
Document 3 Details of Recommended Zoning By-law Amendment

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (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, Innovative Client Services Department to forward the implementing By-law to City Council. Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map



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Document 2 – Detail of the Recommended Official Plan Amendment

**Official Plan Amendment XX to the
Official Plan for the
City of Ottawa**

INDEX

THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of amendment No. 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

PART B – THE AMENDMENT

INTRODUCTION

DETAILS OF THE AMENDMENT

IMPLEMENTATION AND INTERPRETATION

SCHEDULE 1 OF AMENDMENT XX – OFFICIAL PLAN FOR THE CITY OF OTTAWA

PART A – THE PREAMBLE

1. Purpose

The City of Ottawa has initiated the Official Plan Amendment and Zoning By-law Amendment applications for the subject property to reflect the latest Provincially Significant Wetlands (PSW) mapping from the Provincial database.

2. Location

This amendment applies to a portion of 2621 Donnelly Drive, located at the north-western corner of McCordick Road and Donnelly Drive.

3. Basis

It was brought to the City's attention, through the consent applications filed with the Committee of Adjustment, that the Significant Wetland boundary on Official Plan Schedule A and the Environmental Protection Zone Subzone 3 shown on the southern portion of this property does not accurately reflect the current Provincial mapping. This inconsistency has been flagged through the consent application process and reviewed and concurred with by staff.

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 Schedule 1 constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

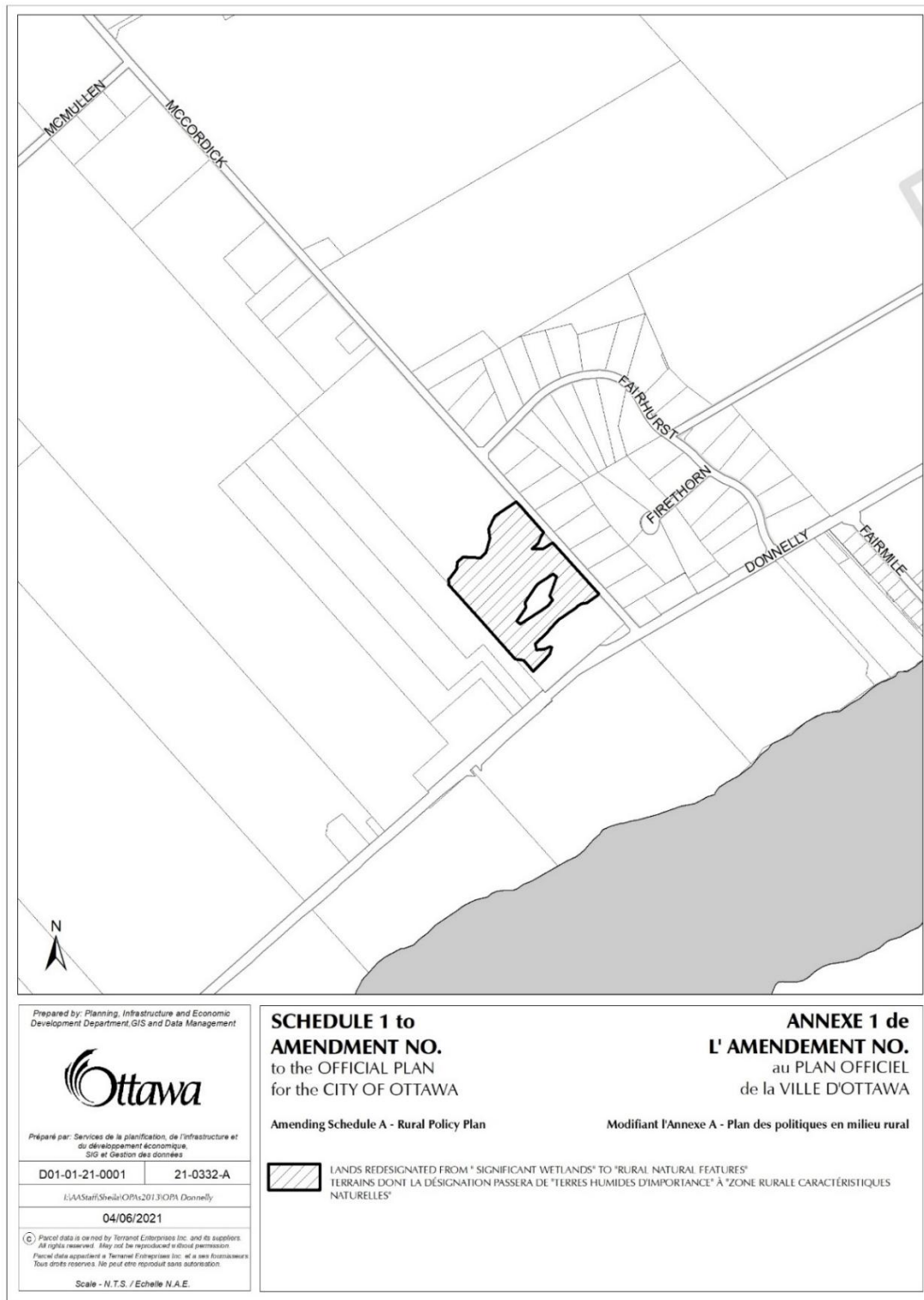
The following changes are hereby made to the Official Plan for the City of Ottawa:

2.1 Schedule A of the Official Plan is amended as shown in the Schedule 1.

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 1



Document 3 – Details of the Recommended Zoning By-law Amendment

The proposed change to the City of Ottawa Zoning By-law 2008-250 for a portion of 2621 Donnelly Drive:

1. Rezone the lands identified as “Area A” in Document 1 from EP3 to RU.