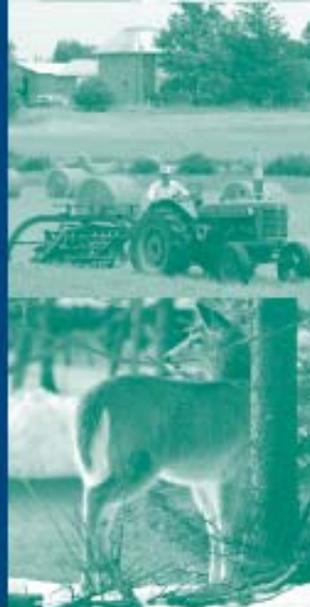


# Rural Settlement Strategy

## 2008 Official Plan Review



City of Ottawa  
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## Foreword

The City’s review of the rural policies in the Official Plan was undertaken to: fulfil a requirement of the *Planning Act* that the Plan be reviewed every five years; bring the Plan into consistency with the new Provincial Policy Statement; incorporate changes to the *Planning Act*; and address issues identified by the rural community.

The purpose of this Rural Settlement Strategy is to provide direction for the physical development of the rural area and to position policies for development in rural Ottawa within the context of the city as a whole. The most important tool for doing this, and the primary focus of this report, is the Official Plan. But not everything is appropriately delivered through an official plan. Some aspects of this Strategy are procedural – relating to how the City does business. Many more recommendations delivered by residents to support the Review are not particularly strategic, solely rural-oriented or impact the Official Plan. While not included as strategies, these recommendations have been documented along with actions that the City has taken, or will take, in regard to these matters.

The following strategic recommendations are categorised in two areas:

- those supporting changes to the Official Plan
- those that recommend other actions outside of the Official Plan

		<b>Summary of Proposed Strategies</b>
<i>Overall Strategy</i>	<i>Official Plan</i>	1) <i>Recognise that the Official Plan does not “direct” all rural growth to Villages but rather supports continued development in both Villages and outside villages in Country Lot Subdivisions</i>
<i>Villages</i>	<i>Official Plan</i>	2) <i>Recognize villages as an integral part of the city.</i> 3) <i>Manage growth in villages to ensure that the pace and amount of growth retains the rural nature of villages and can be supported by existing or planned infrastructure and community facilities.</i> 4) <i>Ensure that any major change in a village is supported by a community design plan.</i> 5) <i>Provide a process for all village plans to undergo a policy review every five years.</i> 6) <i>Promote the development of villages as complete communities.</i>
<i>Villages</i>	<i>Other Actions</i>	7) <i>Prepare Village Design Guidelines to provide guidance to new development and public works in order to conserve Village character.</i> 8) <i>Establish priorities for the preparation and review of Village Plans.</i>

	<b>Summary of Proposed Strategies</b>
<i>General Rural Areas and Rural Natural Features</i> <i>Official Plan</i>	9) <i>Encourage the development of Conservation Subdivisions in the General Rural Area as a means to maintain rural character and protect the Natural Heritage System.</i>
<i>Rural Services and Groundwater</i> <i>Official Plan</i>	10) <i>Incorporate the Groundwater Management Strategy, approved by Council in 2003, into the Official Plan and the Infrastructure Master Plan</i> 11) <i>Enhance the language in the Official Plan to commit to including innovative technologies in any assessment of public servicing alternatives.</i>
<i>Rural Services and Groundwater</i> <i>Other actions</i>	12) <i>Implement Phase 2 of the Groundwater Management Strategy</i> 13) <i>Co-operate in research, groundwater monitoring and the promotion of sustainable servicing technologies</i> 14) <i>Complete and adopt Hydrogeological and Terrain Analysis Guidelines.</i> 15) <i>Develop and disseminate information about “Best Practices” for the maintenance and operation of private water and wastewater systems.</i>
<i>Agricultural Resources</i> <i>Official Plan</i>	16) <i>Remove existing policies that are inconsistent with the Provincial Policy Statement..</i> 17) <i>Permit the consideration of variances to the Minimum Distance Separation (MDS) for expanding livestock operations.</i>
<i>Agricultural Resources</i> <i>Other actions</i>	18) <i>Undertake a review the City’s LEAR evaluation system.</i> 19) <i>Ensure that farmers are consulted when any new non-farm development is proposed adjacent to their land.</i> 20) <i>Review new municipal regulations and ensure that they do not inadvertently prejudice accepted farming practice.</i> 21) <i>Continue to actively promote local farming initiatives and products.</i>
<i>Natural Heritage System</i> <i>Official Plan</i>	22) <i>Provide made-in-Ottawa definitions of significant woodlands, wetlands, valleylands and wildlife habitat</i> 23) <i>Require Environmental Impact Statements when development is proposed within or adjacent to significant features, regardless of whether the feature is designated.</i> 24) <i>Strengthen the process for completing Environmental Impact Statements and the guidelines those apply.</i>

<b>Summary of Proposed Strategies</b>	
<i>Natural Heritage System</i> <i>Other actions</i>	25) <i>Focus the City's actions towards compensation on a stronger commitment to publicly funded stewardship initiatives that can be accessed by owners of wetlands and other environmental lands.</i>
<i>Mineral Aggregate Resources</i> <i>Official Plan</i>	<i>No Action required</i>



## **1. Introduction**

### **a. Rural Ottawa**

The City of Ottawa is unique among cities in Ontario. Soon to exceed 1 million people, it is the most highly populated urban centre outside of the Greater Golden Horseshoe. It is also among the Province's most geographically extensive areas. Fully 90% of the city's 2,760 square kilometres lies outside of the urban boundary, in the rural area.

Even after accounting for the protection of significant rural resources, there are hundreds of hectares of land generally available for development. And, the development opportunity provided in these areas is totally different from what is offered in the urban area. A market for this lifestyle continues to exist at a fairly consistent level.

In addition, the City boasts 26 villages. While rural residents generally look for the same sort of liveable community, as do urban dwellers, they value the slower pace of growth and the perceived enriched quality of life in villages.

So what sorts of tensions have driven the debate on the rural settlement strategy?

With amalgamation, some residents feel they have lost touch with City Hall. They are not consulted early enough on matters affecting them and they believe they have no information on local concerns such as proposed developments. There is a perception that Provincial and municipal land-use policy is 'urban-centric' but has a much greater impact on individual landowners in the rural area than it does in the urban area. For example, rural residents are restricted from creating a single lot in an Agricultural Resource Area but urban expansion can remove hundreds of hectares of agricultural land at a time.

There is a desire to have a made-in-Ottawa solution to land-use issues that arise in Ottawa. Finally, there is no consensus within the rural area on policy direction. As much variability exists within a group of rural residents as does between rural and urban residents.

Given these sentiments, the objective is to develop a rural settlement strategy that is community driven. This report delivers that strategy.

### **b. Purpose of the Rural Settlement Strategy**

The purpose of the Rural Settlement Strategy is to provide direction for the physical development of the rural area and to position these policies within the context of the city as a whole.

The most important tool for implementing the rural settlement strategy, and the primary focus of this report, is the Official Plan. The Official Plan provides a vision of the future growth of the city and a policy framework to guide its physical development for a 20-year planning period. Some of the policies in the Official Plan apply to the entire city. The citywide policies include such matters as the provision of sufficient and affordable housing, energy and air quality, the protection of the natural environment and the regulation of development on hazard lands. Some policies are exclusively rural or have a greater impact on the rural area such as the protection of agricultural resource lands, country lot development, the protection of significant wetlands, mineral resources and village policies.

But not everything is appropriately delivered through an official plan. Typically the scope of the Official Plan is as defined by the *Planning Act* and is limited to physical land use. In Ottawa a larger initiative was undertaken in 2003 to prepare a suite of growth management plans. These are being reviewed and updated on their own schedules and may provide opportunities to address some additional rural growth management issues.

Finally, some aspects of the rural settlement strategy are procedural – relating to how the City does business. Many of these are not particularly strategic or solely rural-oriented. However they are part of the package delivered by residents to support the strategy. A document outlining these recommendations is attached at Annex 1.

The proposed Strategy has the following scope:

- Building Strong Communities
  - Growth Management in the Rural Area
  - Villages (Settlement Areas)
  - General Rural Areas
  - Rural Services and Groundwater
- Wise management of Resources
  - Agricultural Resource Areas
  - Mineral Aggregate Resource Areas
  - Environmental Areas in the rural Areas

This report makes *strategic* recommendations in the following two areas:

- to support proposed changes to the Official Plan
- to recommend other actions outside of the Official Plan

The Report also collects together all of the Procedural recommendations of the rural working groups and identifies how they will be dealt with.

### **c. Public Consultation**

At the Rural Summit held in 2005, rural residents stated that they want to be consulted early and have more say in the policy directions in the Official Plan that impact the rural area. As a consequence, the City adopted an intensive public process that had the residents create working groups on specific topic areas. Each group prepared a set of recommendations to amend the Official Plan or to change the way things are done at City Hall. Annex 1 provides a comprehensive list of all recommendations and the staff response to each. Of the 71 land-use recommendations made by the working groups, 62 are recommended for inclusion or are already found in the Official plan. Of 116 procedural recommendations, 110 have already been implemented or staff are pursuing means to implement these.

Table 1 following, identifies key milestones during the preparation of the rural settlement strategy.

**Table 1- Public Consultation for the Rural Settlement Strategy**

Date	Event	Outcome
March 2007	Rural Workshop 1	Issue identification and establishment of working groups: <ul style="list-style-type: none"> <li>▪ Development in Villages</li> <li>▪ Development outside of Villages</li> <li>▪ Rural Servicing</li> <li>▪ Agriculture</li> <li>▪ Process</li> </ul>
May - Sept 2007	4 of the Rural working groups met regularly to discuss issues.	Working groups publish discussion papers with recommendations.
Nov 2007	Rural Café -Rural Workshop 2	Working Group presentation of reports and public feedback on Group recommendations. Staff presentation of recommendations on compensation
Oct -Dec 2007	"Ottawa Talks" - Online consultation	Public feedback on the working group recommendations via online chat rooms
Sept 08 - Jan 07	Agricultural Working group meets	Issue consolidation and working group report containing recommendations published in January 2008.
April 2008	Staff Preliminary Proposals released	Presented to Committee and published on the Web
May 2008	Rural Workshop 3	Staff response to Rural Working Group recommendations and public comments presented and staff preliminary proposals for Official Plan review released for public comment
May -June 2008	Information meetings	Explanation of Staff Preliminary Proposals to community and special interest groups. This included meetings organized by Ward Councillors.
July 2008	Consultation on staff Preliminary Proposals closed	Public comments received and reviewed

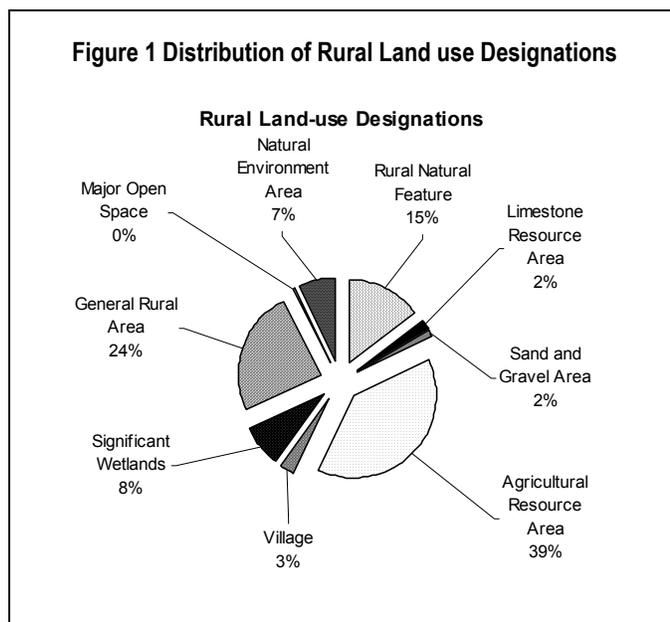
## 2. Profile of the Rural Area

### a. Landscape

The City of Ottawa is 2,760 square km in area and despite the fact that 90% of the total population of 870,000 lives in the urban area, the city is overwhelmingly rural when it comes to land area.

Figure 1 shows the distribution of Official Plan land-use designations, which roughly reflect the landscape characteristics of rural Ottawa.

Close to 40% of the land is within an Agricultural Resource Area designation. Another 40% is marginal and forested lands in a General Rural Area or Rural Natural Feature designation, which permit residential and non-residential development. Significant Wetlands and Natural Environment Areas comprise 15% and the remaining designations, which include 26 villages, together comprise the balance of the rural area.



## b. Population

The rural area has consistently attracted approximately 10% of the total city population growth and approximately 9% of the total household growth.

**Table 2 - Populations and Households**

	1976	1986	1996	2006
Urban Population	473,040	547,605	650,405	785,108
Rural Population	47,435	59,035	70,695	85,654
Total Population	520,475	606,640	721,100	870,762
Urban Households	160,735	209,765	253,285	321,417
Rural Households	13,580	18,375	23,265	29,796
Total Households	174,315	228,140	276,550	351,213

Source: Statistics Canada

The relationships between the rural and urban populations and the total population of the city are shown in Table 2.

Historically a little over 40% of the rural population has been accommodated in the 26 designated Villages with the balance living in rural estate lots, scattered country lots or on farms. This is discussed in more detail in Section 4.

## c. Employment

The Rural area accounts for about 4 % of Ottawa's Jobs. The largest sector assigned to the rural area is the construction sector.

Of the total 22,000 jobs, one quarter are found in villages, one quarter in rural industrial/business parks and half are scattered throughout the rural area.

The majority of the rural workforce commutes to urban locations to work. Based on the 2005 origin/destination survey, six out of every 10 people in the rural workforce commute to urban Ottawa, one out of 10 commutes outside of the City and three out of 10 work in rural Ottawa.

**Table 3 - Employment by Sector in the Rural Area**

Employment by Major Sectors	Rural Employment 2006	
	Employment	Locations
Primary	1134	62
Utilities	57	8
Construction	4085	433
Manufacturing	1571	123
Wholesale	885	94
Retail	1677	262
Transportation and Warehousing	1367	79
Information and Cultural	136	32
Finance and Insurance	224	41
Real Estate and Rental Leasing	325	77
Professional, Scientific and Technical Services	1047	257
Management of Companies and Enterprises	337	8
Administrative & Support, Waste Management & Remediation Services	1814	151
Education Services	1235	68
Health Care and Social Assistance	870	97
Arts, Entertainment and Recreation	2409	102
Accommodation and Food Services	648	92
Other Services	1499	370
Federal Public Administration	0	0
Provincial Public Administration	15	1
Local Public Administration	440	13
Other Government	0	0
<b>Total</b>	<b>21775</b>	<b>2370</b>

Source: City of Ottawa Employment Survey

### 3. **Current Rural Land-Use Policies**

#### a. **Strategic Directions Related to Rural Development**

The Official Plan currently is driven by a set of strategic directions, most of which apply to the City as a whole. Figure 2 includes those current directions that have a rural application. The consultation to date raises questions about the relevance of that direction that says “rural development will be directed to Villages”. This is discussed in section 4 of this report where it is recommended that this direction be changed.

**Figure 2 - Official Plan Directions with Rural Application**

<u>Strategic Directions</u>	
<u>Managing Growth</u>	<ul style="list-style-type: none"><li>▪ The City will manage growth by directing it to the urban area where services already exist or where they can be provided efficiently.</li><li>▪ Rural development will be directed to Villages to enhance their vitality, with provision for Village expansion where it is economically feasible and environmentally sound.</li></ul>
<u>Providing Infrastructure</u>	<ul style="list-style-type: none"><li>▪ A transportation system that emphasizes transit, walking and cycling will be built.</li><li>▪ Development in the rural area will be primarily on the basis of private individual services where they are safe and environmentally sound.</li></ul>
<u>Maintaining Environmental Integrity</u>	<ul style="list-style-type: none"><li>▪ Air quality will be supported by a transportation system that emphasizes transit, walking and cycling, and by policies that protect forests, wetlands and other natural environment areas.</li><li>▪ Provincially and locally significant wetlands and forests will be conserved.</li><li>▪ The City will preserve natural features and the integrity of natural systems by directing land use and development in a way and to locations that maintain ecosystem functions over time.</li><li>▪ Greenspaces will be valued and protected for their environmental, cultural heritage, recreational, educational and aesthetic qualities.</li></ul>
<u>Creating Liveable Communities</u>	<ul style="list-style-type: none"><li>▪ The City will provide opportunities to increase the supply of affordable housing throughout the rural and urban areas.</li><li>▪ Growth will be managed in ways that create complete communities with a good balance of facilities and services to meet people’s everyday needs, including schools, community facilities, parks, a variety of housing, and places to work and shop.</li><li>▪ The City will provide for a wide range of rural and urban economic activities in suitable locations.</li><li>▪ The design of the city, the maintenance of greenspace and the high quality of life will enhance the attractiveness of the city for business development.</li><li>▪ Familiar landscapes and heritage buildings will be maintained despite on-going change.</li><li>▪ Rural communities will continue to be valued for their distinct economies and lifestyles.</li><li>▪ Attention to design will help create attractive communities where buildings, open space and transportation work well together.</li><li>▪ The process of community building in the urban and rural area will be open and inclusive.</li><li>▪ Agricultural lands will be preserved for future generations and mineral resources will be protected for extraction.</li></ul>

#### b. **Village policies**

Villages are identified on Schedule A of the Official Plan. The boundary of each village is fixed and an Official Plan Amendment is required to change it, based on a demonstrated need for additional land and the appropriateness of the location. The expansion of a designated Village requires the completion of a community design plan to translate the policies of the Official Plan

into detailed policies for the community and to carry forward the community vision and character.

Official Plan policies for villages currently permit the range of uses that are permitted in the urban area but obviously at a smaller scale. Retail/commercial service facilities are limited to 10,000 square metres of gross leasable area. Also, the scale of all development is often limited by the reliance on private individual wells and septic systems.

#### **c. Policies for Development Outside of Villages**

The rural area outside of villages is identified in the Official Plan by a number of land-use designations. Of these the majority of new growth will occur in the General Rural Area and the Rural Natural Features Area and the Carp Road Corridor Employment Area designations on Schedule A.

The General Rural Area provides opportunities for a variety of non-residential land uses that are appropriate for a rural location and residential development that does not interfere with the planned expansion of the urban area or villages.

Within the General Rural Area and Rural Natural Features designation, residential development is permitted as estate lot subdivisions and severed country lots. New residential lots must have a minimum area of 0.8 ha and only one lot can be created by severance from a lot of record that exceeds a specified size. Lots can also be created by plan of subdivision. Rural development in excess of 40 lots will not be considered unless the servicing capacity and water quality is confirmed in existing development.

The Plan permits commercial, industrial and recreational uses, subject to a zoning change. These uses must locate in the rural area because they have large land area requirements or present compatibility issues with urban or village locations. While existing zoned rural industrial parks are the preferred location for new uses, the policies are flexible to encourage local business. Commercial uses and retail (up to 1,000 sq metres) that provide a local service function are encouraged to locate in villages but are also permitted where they provide local service needs and the needs of the travelling public.

The Carp Road Corridor Employment Area provides for a more intense mix of employment and industrial uses that include aggregate resource and associated fabrication industries, high technology businesses, wood and metal fabrications, environmental services and other similar uses. This area also incorporates the Carp Airport, which will provide a range of employment, residential and economic development opportunities.

The Rural Natural Features Area designation includes the same development policies as the General Rural Area designation. However, as these lands include elements of the Natural Heritage System, development is only permitted in these areas where an Environmental Impact Statement demonstrates that any significant features and functions will not be impacted.

#### **d. Agricultural Policies**

The *Prime Agricultural Land* is identified on Schedule A of the City's Official Plan as the Agricultural Resource Area designation. The policy framework of the City's Official Plan has two objectives:

- 1) protecting the lands identified as Agricultural Resource land from loss to other uses and
- 2) ensuring that land uses that would result in conflicts with agricultural operations are not established in or adjacent to these lands.

For the most part the land-use policies in the Official Plan support these objectives by restricting the use and development of these lands to agriculture and agriculturally-related uses.

**e. Mineral Aggregate Resource Policies**

The Official Plan designates both Sand and Gravel and Limestone Resources Areas. These resources were identified through a comprehensive study undertaken for the 1997 Regional Official Plan. Permitted non-extraction uses include farming, forestry and other non residential uses provided they do not prevent the opening of new, or the extension of existing, pit or quarry operations on land within these designations. Current policies restrict residential development on land abutting the aggregate resource designations and require a separation distance for new development of 500m in the case of Limestone Resources Areas and 300 m for Sand and Gravel Resources.

**f. Rural Servicing and Groundwater Resource Policies**

The City's policies for rural servicing and for the protection of groundwater resources are found in both the Official Plan and the Infrastructure Master Plan. Watershed and subwatershed planning is the ecological basis for land-use planning and these plans are to be a precursor to growth and development in many parts of the City. The intention is that most rural development will be on the basis of private individual wells and septic systems. However, public services (communal or central) will be considered in the rural area:

- To support growth in a village by a boundary change or intensification of uses
- To remedy a public health situation, or
- To support a unique economic development opportunity

In any of these cases a full range of servicing options will be examined and evaluated as part of the Environmental Assessment.

Development may be restricted in areas where the City's monitoring and characterization of the groundwater resource has indicated that a significant resource function exists or where degradation of the resource function may occur. Where wellhead protection areas have been identified on Schedule K, the Plan outlines the requirements for servicing studies and the possibility of zoning restrictions being applied within these areas. The Plan provides guidance to the study requirements for the wells and septic systems in subdivisions, and severances. It also explains where the City will consider small water and wastewater works.

The Infrastructure Master Plan addresses in more detail, municipal well systems, rural development on private water and wastewater systems, groundwater monitoring, public education and stewardship programs.

**g. Natural Environment including Wetlands**

The City protects woodlands, wetlands and other natural heritage features in its Official Plan in several ways. The Plan designates features on Schedules A and B in the Plan and attaches policies to each type of land about how it can be used. The natural environment designations in the Plan are;

- Natural Environment Areas and Provincially Significant Wetlands, where no development is permitted;
- Rural Natural Features, where an Environmental Impact Statement (EIS) is required to support development; and
- Urban Natural Features, which are owned by the City.

In addition, Flood Plains, areas of Organic Soils and Unstable Slopes are identified on Schedule K. Citywide policies in the Plan guide development in terms of the kinds of studies that are required and the measures to be taken to protect surface and groundwater, fish habitat, and the habitat of endangered and threatened species within the identified natural areas and on adjacent lands.

## 4. Managing Growth in the Rural Area

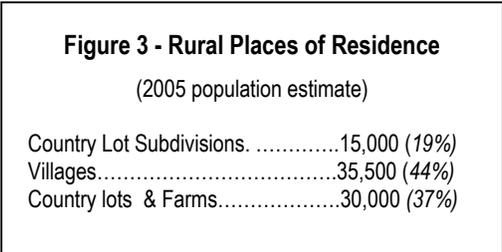
### a. Background

Projections prepared by the City show an overall demand for 146,200 dwelling units by 2031. It is estimated that approximately 9% of these, or 13,300 units will be in the rural area. As will be described in later sections, it appears that there is potential for approximately 7,500 additional units within existing village boundaries and approximately 15,700 units in the General Rural Area. On top of this is a great deal of potential in the Rural Natural Feature designation and on vacant lots of record (estimated to be in the thousands).

The largest challenge is building consensus around the differing philosophies for managing growth in the rural area. A number of potentially contradictory views exist.

First, the Official Plan states “rural development will be directed to Villages to enhance their vitality, with provision for Village expansion where it is economically feasible and environmentally sound.” However, more rural development actually occurs outside of villages and no policies exist to direct development to villages. In 2003 the staff-recommended policies for the rural area did not permit country lot subdivisions. A decision was made by Council to insert the provision for subdivisions but no associated change was made to the statement of village focus. So the inconsistency was introduced.

Second, the Provincial Policy Statement (PPS) directs municipalities to permit “limited residential development” in the rural area outside of villages. However, no indication is given as to what is meant by “limited”. The City of Ottawa currently directs country lot subdivisions to only two land-use designations: General Rural Area and Rural Natural Features (with conditions). The priority at the City, consistent with the PPS, is to protect rural resources in which little development is permitted. Based on our best estimates, the rural population is distributed as shown in Figure 3. About 56% of the rural population lives outside villages on severed lots, in hamlets and in country lot subdivisions and about 44 % live in Villages. So a snap shot of the rural area shows 19% of the rural population or less than 2% of the City’s total population lives in Country lots subdivisions. should not be characterized as “limited”?



Third, the community, although voicing all views, predominantly felt that there would not be capacity in the villages to support the demand for rural lifestyles. This was mainly in response to an overwhelming view that village growth should be slow-paced and limited so as not to overwhelm the village way of life. With that in mind the working group made various calculations as to the capacity of the General Rural Area for development at different development densities.

Finally, to make matters more complex, the Terms of Settlement, accepted by the Ontario Municipal Board for an appeal to the 2003 Official Plan requires the City of Ottawa to consider the ‘no country lot subdivision option’ in this Official Plan review.

## **b. Recommended Direction**

Growth management is discussed in more detail within the Village section and the General Rural Area section below. However, some key conclusions are included here and culminate in a recommendation to continue with current development policies.

The development of a Rural Settlement Strategy was a community-based process. The emphasis was on workshops, intensive working group meetings and proposals written by the residents. Staff took the position that if the residents' recommendations were consistent with the PPS, staff would likely support them. The residents said that they do not want to prohibit country lot subdivisions but that they had some specific concerns. In particular, concern was expressed about the potential cumulative effect on groundwater and the loss of wooded areas. These are addressed later in the report.

Taken as a package, it is felt that the proposed rural policies are consistent with the PPS. They allow country lot subdivisions to continue to locate in General Rural Areas and in Rural Natural Features provided an Environmental Impact Statement is provided. Policies are proposed to support community-based planning in villages and mechanisms to support a slower, more rural pace of growth as well.

What about the direction to consider the "no country lot development option"? In the end, the following factors contributed to its rejection:

- Less than 2% of people are demanding or choosing this lifestyle option
- There is no documentation of issues that are peculiar to country lot subdivisions. Some participants identified them as unsustainable. But, the same issues exist for most villages. These are :
  - potential cumulative effect on groundwater;
  - contribution to climate change through the high level of commuting by private automobile to the urban area for work and shopping and other activities;
  - loss of rural landscape
  - negative impact on resource-based activities such as agriculture
- Policies exist or will be introduced to address the largest concerns:
  - Existing policies
    - All important resource areas are protected from development including agriculture, mineral aggregate, natural resource areas
    - Separation distance from villages and urban areas
    - Separation distance from natural environment areas
    - Large lots to assist in the safe operation of wells and septic systems
    - Minimum distance separation from agricultural operations
  - Proposed policies
    - Proposed conservation subdivision to address the protection of wooded areas
    - Improved groundwater monitoring and hydrogeology studies
- No appetite exists to launch a battle with rural residents on this matter unless clear evidence exists of negative impacts of country lot subdivisions as compared with villages.

## **c. Proposed Overall Strategy**

### Policies Impacting the Official Plan

*STRATEGY 1. Recognise that the Official Plan does not "direct" all rural growth to Villages but rather supports continued development in both Villages and outside villages in country Lot subdivisions*

## 5. Villages

### a. Description

The Official Plan designates 26 Villages, which accommodate approximately 4% of the City's population and 44% of the rural population. These communities will continue to vary in size and character. Villages play a significant historical role and typically developed at the junctions of major roads and railways, where they could efficiently provide retail, educational and other services to the surrounding rural communities. Development traditionally occurred on smaller lots serviced by private wells and septic systems. These historical settlements provide opportunities for a less urban lifestyle and play an important role in defining the character and diversity of the City.

Table 4 identifies the villages in order of size. Today all but the eight Villages of; Vars, Manotick, Richmond, Carp, Marionville, Notre Dame-des-Champs, Carlsbad Springs and Munster, are developed solely on private wells and septic systems.

### b. Growth Potential in Villages

There were approximately 11,800 dwelling units in villages in 2006. Based on the amount of vacant land and information on proposed residential lot creation, it is estimated that there is a theoretical potential for 7,561 additional units without any change in current village boundaries, as shown in Table 4. This estimate assumes that all vacant land will be developed for residential purposes. Many factors may affect the actual lot potential including the density of future development and the willingness of the landowner to proceed with development. However, these data imply a village residential land supply that exceeds 30 years. The planning period of the Official Plan is 20 years, so there is no requirement today for village boundary expansion.

### c. Public Consultation

The community was very vocal about the future development of Villages throughout the public consultation. This was stimulated in

**Table 4 - Potential Growth Capacity in Ottawa's Rural Villages (2006 estimates)**

Village	Village Area (Hectares)	Population (est.)	Dwellings (est.)	Potential Vacant Land Capacity (dwellings)	Total Dwelling Unit Potential (est)
Marionville	33	48	16	82	98
Burritts' Rapids	14	69	23	3	26
Ashton	15	108	36	7	43
Galetta	35	177	59	25	84
Carlsbad Springs	31	240	80	2	82
Kinburn	68	288	96	102	198
Dunrobin	50	294	98	26	124
Kenmore	73	324	108	114	222
Fallowfield	72	372	124	21	145
Sarsfield	56	447	149	27	176
N-D-des-Champs	59	489	163	27	190
Vernon	154	612	204	182	386
Kars	188	648	216	97	313
Fitzroy Harbour	150	657	219	214	433
Vars	216	1035	345	283	628
Munster	104	1320	440	0	440
Navan	282	1443	481	115	596
Carp	264	1452	484	700	1184
North Gower	638	1791	597	520	1117
Cumberland	432	1812	604	140	744
Metcalfe	425	2136	712	419	1131
Constance Bay	679	2652	884	190	1074
Osgoode	382	2793	931	298	1229
Richmond	830	4308	1436	1848	3284
Greely	1212	4683	1561	1659	3220
Manotick	841	5250	1750	460	2210
<b>Total</b>	<b>7303</b>	<b>35448</b>	<b>11816</b>	<b>7561</b>	<b>19377</b>

Source: Rural Residential Land Survey - 2006 update - City of Ottawa

large part by the proposed development of part of the Village of Manotick and the concern, among others, that the proposed pace of growth could overwhelm the village. The working group supported many of the current Official Plan policies but sought:

- More emphasis on the contribution of villages in defining the character of the city;
- More emphasis on integrated planning for growth and the provision of infrastructure to support growth; and
- Mechanisms to ensure that communities have a greater say in the planning for their future;
- Mechanisms to ensure that Villages continue to grow at a slower pace and at lower densities than the suburban communities.

The rural community was supportive of the Community Design Plan process as the means of achieving their objectives.

#### **d. Policy Challenges**

The current Official Plan is generally consistent with the PPS with respect to villages. One matter that could be clarified is the point at which expansions to villages will be considered. Typically the boundary is considered in the context of a comprehensive review of the village through the preparation of a community design plan. It should be made more specific that the evaluation of the need for expansion should consider all village lands within the City and not just those in the village in question.

There is an overwhelming desire to see villages develop as complete communities with the necessary community facilities, retail and service functions and range in housing types. The Official Plan cannot cause this to happen. So many rural residents work in the urban area and pass by extensive facilities in the urban area on their way home. Also, certain population thresholds need to be met to justify a community centre or arena. Typically these will be in more accessible locations. What the Official Plan can do is engage the residents in planning for their communities through the community design plan process. Also, the Plan provides the opportunity for a wide range of uses even if it cannot cause them to happen.

Challenges around rural servicing are discussed in Section 7.

#### **e. Proposed Village Strategy**

The overall land-use strategy for villages follows.

##### Policies Impacting the Official Plan

*STRATEGY 2. Recognize villages as an integral part of the city.*

The preamble to the Section on managing growth in the city has been expanded to incorporate statements in support of villages as part of the defining character of the city as a whole.

*STRATEGY 3. Manage growth in villages to ensure that the pace and amount of growth retains the rural nature of villages and can be supported by existing or planned infrastructure and community facilities.*

The section of the Plan on urban and village boundaries has been revised and contains policies on:

- a. Limiting the planning period to 10-years for villages so that no village has large tracts of vacant land within its boundary;
- b. Obligating the City to undertake a review of village plans every five years to determine the need for additional village land;
- c. Permitting an assessment of village land requirements to be done at the time of a community design plan for a specific village but only if all villages are considered in the analysis;
- d. Requiring all boundary expansions to be supported by a community design plan.

The section of the Plan on community design plans will be revised to emphasize the need to assess the community facility requirements, infrastructure requirements and the impact on the character of the village.

*STRATEGY 4. Ensure that any major change in a village is supported by a community design plan. Village policies have been changed to ensure that not only is a community design plan completed when a boundary expands, but also if public services are contemplated for a village or if large tracts of vacant land within the village are being developed.*

*STRATEGY 5. Provide a process for all village plans to undergo a policy review every five years. All villages have a secondary plan and/or a community design plan. Many have not been addressed for a number of years. Revised policies recognize the differences in sizes and growth rates of villages and provide for a simplified review process, every five-years, for villages experiencing little change.*

*STRATEGY 6. Promote the development of villages as complete communities. Policies have been re-organized so that a package of policies falls under the heading of Building Liveable Communities. In addition, cross-references to policies on affordable housing, compatibility and greenspace targets have been included.*

#### Actions outside of the Official Plan

*STRATEGY 7. Prepare Village Design Guidelines to provide guidance to new development and public works in order to conserve Village character.*

The policies commit the City to preparing guidelines to deal with such matters as village mainstreets, heritage and village residential styles. These will be completed before the revised Official Plan is approved.

*STRATEGY 8. Establish priorities for the preparation and review of Village Plans.*

Since they cannot all be completed in the same year, the work program should identify the order of priority. The process used to review each Village Plan would be governed by the complexity of the land-use issues.

## 6. General Rural Areas and Rural Natural Features

### a. Description

The intent of the General Rural Area designation is to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses. The Rural Natural Features designation contains woodlands, wetlands, and wildlife habitat that are identified as significant within the context of the City of Ottawa. Any development within or adjacent to these lands must be assessed in terms of its impact. Together, these comprise about 39% of Ottawa's Rural Area and provide for residential, commercial and industrial development. The balance of the rural area comprises resource lands such as Prime Agricultural Areas, Wetland and Significant Forests, which are discussed in more detail in Section 9.

There are approximately 50,000 people and 20,000 dwelling units in the rural area outside of villages in the General Rural Area, Rural Natural Features, Agricultural Resource Areas, Mineral Aggregate Areas. These include farms, hamlets, scattered rural lots and country lot subdivisions. Rural lots are an alternative to urban and village housing in a more rural setting, with access to larger and sometimes cheaper lots, and providing more opportunities for owners to build their own homes. Rural residential development is totally reliant on private water and sewerage services. The rural area outside of villages provides opportunities for a wide range of employment opportunities in the form of industrial and commercial use that service the farming industry, the travelling public or require an extensive land area or isolation from other uses. The rural area also provides many of the City's tourist and recreational facilities.

### b. Growth Potential outside of Villages

Table 5 shows the total rural population and dwellings outside of villages (i.e. includes farms and hamlets etc.). It also shows the estimated additional unit capacity in General Rural Areas if the land is developed for country lot subdivisions.

The 2006 update of the Rural Residential Land Survey estimated that there were over 13,000 hectares of land with potential for development in the General Rural designation alone. Other forested lands designated Rural Natural Features (RNF) also permit residential development. Since the intent of the RNF lands is to preserve the natural features and functions, it is impossible to estimate the potential future residential capacity of these lands. As in the Villages many factors may affect the amount of future growth including factors such as accessibility, groundwater capacity or the willingness of the landowner to proceed with development. Rural development is also more random and less predictable than urban or village development. However, these data imply a substantial land supply.

Table 5 - Development Capacity Outside Villages

Rural Area	Population (2006 Census)	Dwellings (2006 est.)	Est. Capacity in General Rural Lands (Dwellings)
North east	5,854	2,256	1,385
South East	14,125	5,099	3,275
South West	12,271	4,497	4,450
North West	17,994	6,381	6,589
<b>Total</b>	<b>52,250</b>	<b>20,239</b>	<b>15,699</b>

Source: Rural Residential Land Survey - 2006 update - City of Ottawa

### **c. Public Consultation**

The public consultation held throughout 2007 highlighted a diversity of opinion on the current City approach to development in the rural area. Some expressed concern that there is too much residential development while others felt that more was needed particularly in the form of residential severances and smaller lot sizes. Public consultation also revealed a huge dichotomy in the amount of development and planning control residents were comfortable with. Generally there was support for the protection of significant natural areas, agricultural and other resource areas but there were also a strongly held views related to land owners rights where land is protected for the public good. A more detailed discussion on the issue of Landowner Compensation is included at Annex 2

While there was no consensus on how much rural growth is acceptable the participants were clear in their desire to have policies that continue to allow development in the rural area while at the same time:

- Protecting rural character by managing growth in an orderly manner that preserves the natural landscape
- Managing and addressing the cumulative impact of development on groundwater and other resources.
- Maintaining choice of where people can live.
- Encouraging complete and sustainable communities that include rural services and employment and allow for development of the rural economy.

Detailed records of the public input are contained in the Rural Working Group Papers and a summary of feedback is included in the Staff response to the background papers at Annex 1 to this Document.

### **d. Policy Challenges**

The Provincial Policy Statement directs growth to the urban area and villages and allows “limited residential development”. This challenge is addressed in Section 7 below.

The Provincial Policy Statement seeks to ensure that rural development is compatible with the rural landscape and can be sustained by rural service levels. These are the two areas that the public raised as concerns as well.

In order to address the compatibility with the rural landscape, it is proposed that the policies be revised to support *Conservation Subdivisions*. These are subdivisions supporting a density of 0.8 ha per lot averaged over the whole site. Actual lot sizes may be smaller but a portion of the property that contributes to the natural heritage system in some manner will be held in common ownership and protected in perpetuity. Existing policies in the rural area already protect Agricultural Resources, Mineral Aggregate Resources and Natural Environment Resources as a priority over rural development.

While the community was divided over the merits of rural subdivisions, residents felt that they were entitled to provide building lots for family members, or as a means of providing income to assist in their retirement. Most of the residential development outside of villages has been accommodate on existing and severed lots. The Official Plan introduced controls on lot creation by severance as a means to limit rural development outside villages. In some cases this control permitted severances where previously they were not permitted or landowners had maximised their severance potential and in other areas this policy restricted lot creation. The current policies

place a limit of one lot by severance and only where the property has sufficient area to provide a retained parcel of 10 ha (25 acres) or more. This limitation minimises strip development along rural roads and reduces the fragmentation of rural land that resulted from historical severance practices. Where a number of lots are to be created, the subdivision process is preferred since it is supported by hydrogeological and geotechnical studies. Applications for a severance do not require these studies and hence the minimum lot size of 0.8 ha provides a reasonable safeguard in a variety of development scenarios that both water supply and sewerage system requirements can be met on the new lot. No changes are proposed to the severance policies.

With respect to the City's role in ensuring the sustainability of rural services, legal responsibility is fragmented among a number of agencies, which limits the actions that the City can take. The proposed directions are to improve the monitoring of groundwater resources and enhance the terms of reference for hydrogeology studies. This is discussed in Section 7 that follows.

**e. Proposed General Rural Areas and Rural Natural Features Strategy**

Policies Impacting the Official Plan

*STRATEGY 9. Encourage the development of Conservation Subdivisions in the General Rural Area as a means to maintain rural character and protect the Natural Heritage System.*  
Policies are to be added to Section 3.7.2 of the Official Plan to define the requirements associated with these subdivisions.

## **7. Rural Services and Groundwater**

**a. Description**

Outside of the City's Public Service Areas, all development in the rural area is serviced by private individual well and wastewater systems. Public service areas are found in the urban area and in some of the Villages where public water and/or public wastewater services have been provided. New public service areas, which include communal systems, are only permitted:

- To support growth strategies for the urban area
- To support growth in a village by a boundary change or intensification of uses
- To remedy a public health situation, or
- To support a unique economic development opportunity

Ottawa is blessed by a relatively good supply of groundwater but quality varies considerably throughout the rural area and can place limitations on the ability to accommodate development. Protecting the quality and quantity of groundwater is an environmental as well as a public health issue. Because wells and wastewater disposal systems are privately owned, the ongoing viability of rural groundwater supplies relies on private owners understanding the proper operation of their systems in order to protect their own health and that of their neighbours. It also requires the due diligence of developers and the City when designing and approving new development and when installing wells and septic systems.

**b. Public Comments**

The proliferation of agencies involved in the management of groundwater resources has led to some public confusion about individual responsibilities and, as a result, 'who to turn to with a

problem'. In their discussion of major issues, the Groundwater Resources Working Group touched on a number of areas related to the City's role in groundwater management including its role in: coordinating its own work and the work of others; identifying organizational responsibilities and where to obtain information; and collecting data and monitoring the impact of development on aquifers and on existing wells. The Working Group's concerns appeared to relate more to the effective and efficient implementation of current Official Plan and Infrastructure Master Plan policy rather than moving in a different direction.

There was also considerable concern in the rural area about the impact of development on existing wells and the cumulative impact of development over time. Therefore the main objectives was to improve the City's understanding of groundwater resources by monitoring, data collection and analysis of aquifers and to ensure private owners protect the aquifers by ensuring quality installation and maintenance of individual wells and septic systems. Some citizens wanted the City to take a more proactive regulatory role others preferred better public education and communications.

With respect to communal services, concerns were raised in a number of groups. There is a perception that the city is biased towards the "big pipe" solution when public services are required to support development in a village. Secondly, some participants expressed a desire to allow country lot subdivisions to proceed on private communal systems that are not currently permitted. Staff does not support this because the cost would be prohibitive and the City would ultimately be responsible for these systems.

#### **c. Policy Challenges**

Groundwater management is a shared responsibility in Ontario. Groundwater is considered a resource by the Province and there are a number of Ministries with interests and responsibilities including: the Ministry of the Environment, the Ministry of Natural Resources, the Ministry of Agriculture, Food and Rural Affairs and the Ministry of Municipal Affairs and Housing. The local Conservation Authorities (CA) are concerned about groundwater as a resource within their watershed areas and recently CAs are leading the development of Source Water Protection Plans under the *Clean Water Act*. The City regulates land use and development that impacts groundwater resources; it operates public drinking water systems including public communal wells and other utilities; and it organizes and delivers public health programs and educational materials. The proliferation of agencies involved in the management of groundwater resources leads to some confusion about the City's responsibilities and authority to regulate and manage groundwater resources. Most city actions will lie outside of land use policy in the Official plan.

#### **d. Proposed Rural Services and Groundwater Strategy**

##### Policies Impacting the Official Plan

*STRATEGY 10. Incorporate the Groundwater Management Strategy, approved by Council in 2003, into the Official Plan and the Infrastructure Master Plan*

*STRATEGY 11. Enhance the language in the Official Plan to commit to including innovative technologies in any assessment of public servicing alternatives.*

##### Actions outside of the Official Plan

*STRATEGY 12. Implement Phase 2 of the Groundwater Management Strategy.*

This will develop a framework to identify, prioritize and complete the activities in the strategy.

*STRATEGY 13. Co-operate in research, groundwater monitoring and the promotion of sustainable servicing technologies.*

These actions will inform City design guidelines, materials specifications, operation and maintenance practices and procedures, construction specifications and life-cycle cost recovery models

*STRATEGY 14. Complete and adopt Hydrogeological and Terrain Analysis Guidelines.*

These will provide consistent technical requirements for the conduct of hydrogeological studies and terrain analysis for developments utilising private services

*STRATEGY 15. Develop and disseminate information about "Best Practices" for the maintenance and operation of private water and wastewater systems.*

This will build upon information currently available and will include and community stewardship of groundwater resources

## 8. ***Agricultural Resources***

### a. **Description**

Once accommodating a diverse set of farming activities, producing a wide range of food products, today Ottawa's agricultural sector mainly produces beef cattle, cash crops and dairy products. Similar to other areas, farming operations are under increasing pressure to expand and diversify in order to remain economically viable. Bigger farms and greater mechanisation provides fewer job opportunities for young people to break into this industry. Local consumer interests in locally grown and organic food products are increasing and if promoted will provide an opportunity for greater diversity in Ottawa's farming sector.

Approximately 88,900 hectares or almost 40% of rural Ottawa is currently set-aside for agricultural purposes. There are no specialty crop areas identified in Ottawa so this agricultural area represents land where the higher quality soils and ongoing farm operations predominate. These areas were identified for the 1997 Regional Official Plan by the "Land Evaluation and Area Review for Agriculture (LEAR)" process developed by the Ministry of Agriculture, Food and Rural Affairs. The Ministry's LEAR evaluation was tailored to suite Ottawa by a local Agricultural Advisory Committee comprised of local farmers, farming organizations and former municipal staff. Unlike earlier systems that relied solely on soil capability, LEAR acknowledged other factors that affect viability for agricultural use. It also recognizes viable farm operations on poorer quality soils.

### b. **Public Comments**

The public consultation process for the Official Plan review revealed that the rural community has similar objectives as the City's Official Plan to support the protection of Agricultural Resource land. Of major concern was the potential future loss of Agricultural land to urban expansion. They did not identify any problems with the current land use policies for the Agricultural Resource Area but did point out that the protection of a land resource alone will not protect or encourage a strong farming industry. They identified mechanisms other than land use policy to assist in supporting the industry.

The community's recommendations include:

1. *Review of the LEAR criteria* used to identify Agricultural resource areas in order to reflect modern agricultural practices and to make it more difficult to redesignate Agricultural Resource land to other uses.
2. *Review the Minimum Distance Separation MDS formula* or impose greater separation distances between new developments and existing farm operations and give greater flexibility for expanding farm operations.
3. *Pre-consult with farmers* where urban or village expansions or other development is proposed next to their farm operations.
4. *Review Municipal regulations* and ensure that they do not inadvertently prejudice accepted farming practice.
5. *Actively promote local farming initiatives and products* in the community and support efforts of local farm organisations to lobby for farm and food industry reforms, provincially and Federally.

Additional recommendations suggested that the Official Plan should be amended to:

- Give ‘Farmers’ additional rights to severances outside the Agricultural Resource Area that would not given to other landowners in those areas and
- Deal with landowner compensation and give individual landowners rights veto planning decisions by the City.

**c. Policy Challenges**

The current approach to the protection of Prime Agricultural Areas in the Official Plan is consistent with the Provincial Policy. However, changes are required to remove policies that permit development at Highway interchanges and within existing hamlets situated in agricultural resource areas. The harmonisation of terms and removal of the conflicting policies is proposed as part of this review.

Addressing the competing objectives of protecting agricultural land and addressing the land needs of expanding urban and village communities onto contiguous land is being addressed in part by intensification in the urban area and by directing any expansion of the urban boundary to General Rural land wherever possible.

Reviewing the LEAR evaluations system that is used to identify the Prime Agricultural Areas may lead to changes in land-use designations but does not directly influence policy or form part of the Official Plan. Similarly Minimum Distance Separation (MDS) impacts development but resides outside of the Official Plan and is a provincial guideline. Reviewing LEAR requires considerable work and co-operation with the Province and the farming industry and cannot be completed as part of the current review. The City will take whatever opportunities arise to provide input into the MDS when the province again revises it.

Many of the other recommendations are not addressed through land use policy and some factors influencing the Farming Industry are related to provincial, federal and international trade legislation.

Providing farmers severance opportunities not afforded to other landowners cannot be justified and is not recommended. The issue of compensation is of interest to many landowners and there are many opinions and approaches on how this matter should be handled by the City. Compensation is addressed in more detail in Annex 2.

**d. Proposed Agricultural Resources Strategies**

Policies Impacting the Official Plan

*STRATEGY 16. Remove existing policies that are inconsistent with the Provincial Policy Statement.*

This will remove policies that a permit development in the Agricultural Resource Designation at Highway Interchanges and as infill within Hamlets.

*STRATEGY 17. Permit the consideration of variances to the Minimum Distance Separation (MDS) for expanding livestock operations.*

This may provide relief for expanding livestock operations adjacent to village and urban areas or other non-farm land uses.

## Actions outside of the Official Plan

**STRATEGY 18.** *Undertake a review the City's LEAR evaluation system.*

The review will use the revised LEAR criteria developed by the Ministry of Agriculture Food and Rural Affairs.

**STRATEGY 19.** *Ensure farmers are consulted when any new non-farm development is proposed adjacent to their land.*

This provides an opportunity to take into consideration potential plans for expansion of existing farm operations.

**STRATEGY 20.** *Review new municipal regulations and ensure that they do not inadvertently prejudice accepted farming practice.*

**STRATEGY 21.** *Continue to actively promote local farming initiatives and products in the community and elsewhere.*

This may include support for the efforts of local farm organisations to lobby for farm and food industry reforms, provincially and federally.

## **9. Environmental Areas (Natural Heritage System)**

### **a. Description**

Successive municipal governments have adopted policies to protect the city's environmental lands, including its rivers and streams, significant wetlands, and woodlands. Since the mid-1970s, the features that are the most visible on the ground, such as the South March Highlands, the Richmond Fen, and Mer Bleue, have been identified in the Official Plan or have had policies put in place to conserve or enhance the feature. In the mid-1990s, natural areas were reviewed and ranked citywide to identify those that were the most valuable. More than one-quarter of the urban and rural area of the City (27%) is now included in an environmental designation that either prohibits development or requires an environmental study to ensure that development does not impact the features and functions for which the land was identified.

As part of the 2003 Official Plan Review, the current suite of policies was reviewed to see whether the Official Plan designations and policies met the requirements of the Provincial Policy Statement. In 2007 the White Paper, titled "Ottawa's Natural Environment System – How Well Is It Working?" described the gaps between Ottawa's Official Plan and the Provincial Policy Statement. It compared a draft natural heritage system for the city, based on the best available information about forests, valleylands, and other features, with the land included in natural environment designations in the Official Plan. The paper found that 16% of the system mapped then was not included within a designation that protected significant natural features, and proposed that an environmental impact statement be required in such cases.

The review also found that the language of the Official Plan was different from the language in the Provincial Policy Statement. Where successive Official Plans identified natural features generally called "Natural Environment Areas" and "Rural Natural Features", the Provincial Policy used terms such as "significant woodlands" and "significant wildlife habitat". The review proposes to define these terms in the Plan and require an environmental study if development is proposed within or adjacent to them. This new requirement for an

environmental study will help fill gap between the Provincial Policy and the Official Plan, without requiring new designations in the Plan.

## **b. Public Comments**

Public comment showed that many people believe the City is doing a poor job of protecting environmental lands, especially where development is proposed. Comments indicated a perception that the City fails to enforce its own Official Plan policies and undervalues features such as meadows and urban greenspaces. There was general support for expanded requirements for Environmental Impact Statements and a need for a more consistent process and community input. The Rural Discussion Paper on Development Outside Villages questioned whether development should be continued within Rural Natural Features and sought definition of significant features and a review of how environmental impacts are assessed.

Following publication of the Preliminary Proposals in April 2008, the following themes emerged from the comments from agencies and others:

*All of the natural heritage system should be designated in the Plan.* Most of the natural heritage system is included in environmental designations, based on studies completed over the last 30 years. The areas outside the designated areas were primarily identified in 2008 using forest cover data from provincial sources dating back to the 1970s. Provincial data developed since then are incomplete with respect to forest cover in Ottawa. The various data sets are not sufficiently reliable to support new land use designations, and would require field verification. The proposed policies require such verification and an environmental impact study if significant features are present. The components of the Natural Heritage System are described in the text of the Official plan.

*Should the natural heritage be shown on a map in the Official Plan?* The map of the natural heritage system included in the Preliminary Proposals in April 2008 created confusion with respect to whether the system was a new designation, and has therefore been removed from the current draft.

*The definition of the natural heritage system is too limited, especially with respect to how significant woodlands are defined.* Some comments requested a ranking of woodlands as high, medium or low-quality and indicated that more or different criteria should be used. A city-wide ranking was conducted in the mid-1990s and while the criteria might change somewhat if natural areas were re-evaluated today, that study remains a valuable resource. Rather than recreate this work, the City is focussing its environmental planning effort on subwatershed studies and environmental management plans to build the knowledge base.

*The natural heritage system policies are deficient in terms of the level of protection.* No changes have been proposed to Official Plan policies regarding the habitat of endangered and threatened species. The Ministry of Natural Resources is developing potential habitat mapping and has proposed consultation with the City in the months ahead. The Official Plan policies will be amended if required, once the process for protecting these areas has been clarified. Questions were also raised about natural areas identified by the Province. All the Areas of Natural and Scientific Interest approved by the Province and all the candidate areas except for one are included in designated areas or are located by a symbol, in the case of small, earth-science

ANSIs. The exception is Horseshoe Bay Shores, a candidate regional ANSI that is an aquatic vegetation community submerged by the Ottawa River for much of the year.

### **c. Compensation**

There was widespread support for a suite of broadly-defined compensation measures. Acquisition or compensation for potentially-lost property value in principle was generally supported, but there was no agreement about how to structure such a program. Acquisition was not attractive to owners who had strong ties to the land—perhaps forged through generations of ownership—or who viewed public ownership as an intrusion that brought public access too close to home. As a result, many called for a suite of initiatives that could respond to different owners' needs and said that these policies should be clear and voluntary on the part of landowners.

Compensation is not supported by any Provincial policy or direction. The major decision is whether the City should compensate landowners for the loss of development potential and value that may occur when their lands are identified as provincially significant wetland or some other environmental designation. Staff have proposed that the City concentrate its efforts on publicizing Provincial property tax reduction and exemption programs, enriching the stewardship funding available through the City's Rural Clean Water Program, and monitoring federal action on valuing ecological goods and services. Council has also requested a public education program on the value of wetlands and the need to maintain municipal drains, a program that would further support stewardship.

### **d. Proposed Environmental Areas (Natural Heritage System) Strategies**

#### Policies Impacting the Official Plan

*STRATEGY 22. Provide made-in-Ottawa definitions of significant woodlands, wetlands, valleylands and wildlife habitat.*

This will ensure that it is clear that the features designated in the Official Plan are the significant features protected by the Provincial Policy Statement and that these features can be readily identified in the field.

*STRATEGY 23. Require Environmental Impact Statements when development is proposed within or adjacent to significant features, regardless of whether the feature is designated.*

Since most significant features are already shown in the Plan and are protected, general guidance can be provided in the Plan and through the development review process to indicate what features are significant and what steps need to be taken to determine the need for further study.

*STRATEGY 24. Strengthen the process for completing Environmental Impact Statements and the guidelines that apply.*

Draft guidelines are being prepared for public comment in 2009, to support protection of the natural heritage system.

#### Actions outside of the Official Plan

*STRATEGY 25. Focus the City's actions towards compensation on a stronger commitment to publicly funded stewardship initiatives that can be accessed by owners of wetlands and other environmental lands.*

This will include an education and awareness program on the value of wetlands and the need to maintain municipal drains and other drains.

## 10. Mineral Aggregate Resources

### a. Description

Approximately 4% of rural Ottawa is land that contains economically viable deposits of Sand and Gravel or Limestone resources, that are currently being extracted in licenced pit and quarry operations or are preserved for future use. This material is mostly used in construction industry for building and major public works. The quality, amount and the distribution of these resources is important because trucking costs are a significant component of the price of these materials.

Figure 4 identifies the amount of land designated in the Official Plan as either Sand and Gravel or Limestone Resources Areas. These resources were identified through a comprehensive study undertaken for the 1997 Regional Official Plan. Interim non-extraction uses that include farming forestry and other non-residential uses are permitted on lands not being extracted provided that they do not prevent the opening of new or the extension of existing pit or quarry operations on land within these designations. Current policies restrict residential development on land abutting the Aggregate Resource designations and require a separation distances for new development of 500m in the case of Limestone Resources Areas and 300 m for Sand and Gravel Resources.

Sand and Gravel Resource Area .....	3510 hectares
Limestone Resource Area .....	4042 hectares
Licensed Operations.....	118

### b. Public comments

There were no recommendations coming from the rural working groups directly related to mineral extraction although the impact that pits and quarries can have on groundwater resources and surrounding residential development was a considerable concern. The evaluation and understanding of existing groundwater conditions and more detailed scrutiny, by the City, of groundwater impacts of new a pits and quarries was recommended.

### c. Policy Challenges

The Mineral Aggregate Policies and designations are considered to be consistent with the Provincial Policy Statement and were not further evaluated as part of this Official Plan Review.

### d. Proposed Mineral Aggregate Resources Strategy

No changes to the current approach to the protection of mineral resources in the Official Plan are required



Rural Working Group Recommendations  
and  
City Response

Revised 14<sup>th</sup> November 2008



## Information and how to use these tables

The material contained in the following Tables includes the original verbatim recommendations made by the Rural Working Groups identified opposite, a synopsis of the responses from the Rural Workshop of November 3, 2007, and the staff responses to the recommendations. The majority of the staff responses, where an Official Plan amendment is supported, are also documented in the accompanying documents - ‘Official Plan Review Preliminary Proposals’ and ‘Infrastructure Master Plan Review Preliminary Proposals’ and the reference to the appropriate section is included in the tables below.

The Staff responses to the Working Group recommendations in the following tables are divided into three categories and are colour coded as follows:

- Recommendations supported and OP changes suggested
- Recommendations not supported by staff
- Recommendations not part of the Official Plan Review  
*Some have been implemented, others are being evaluated as part of the City’ ongoing operations and some have been included in the work program for Rural Summit II. A small number of the recommendations are not the responsibility of the City to implement.*
- Recommendations not part of the Official Plan Review and not supported

## Version Information

### This version includes

1. Numbering corrections
2. Added individual comments provided to “Ottawa Talks” and received by email
3. Updated staff responses to recommendations and
4. Fully translated into French

Revised 14<sup>th</sup> November 2008

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Note: Not all those registered as participants attended throughout the process

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## Development Outside of Villages

### Development Outside of Villages Working Group Recommendations

#### *Matching Anticipated Growth (Development Outside of Villages)*

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>1. Pursue residential development polices, as suggested by most of the members of the Working Group, that follow the approach of <b>Option One</b> which is to accommodate additional growth in the General Rural Area.</p> <p>The four options the Working group considered included:</p> <p><b>Option One</b> - increase density of development in the rural area by reducing lot size for residential lots across the board or by only decreasing lot sizes in clusters but continuing to permit 2 acre lots everywhere else.</p> <p><b>Option Two</b> – maintain overall density but move to a conservation approach, i.e., encouraging clusters and permitting residential development on smaller lots, while leaving a portion of the land undeveloped</p> <p><b>Option Three</b> – maintain the status quo of residential development generally in the form to be 2-acre lots by severance or subdivision as is permitted now.</p> <p><b>Option Four</b> – reduce capacity by stopping subdivisions altogether, or allowing subdivisions only in specific areas with little of no residential development elsewhere.</p>	<p>1. Support with caveats</p> <p>a. Targeted areas, alternative servicing, Must be more than just bedroom communities and have a handle on soft and hard services</p> <p>b. Clusters rather than scattered or strip</p> <p>2. The working group is forgetting other rural uses by just talking about residential development in this scenario.</p> <p>3. Need to know how this will work and be clear about the overall community view (strategic plan)</p> <p>4. Current model of scattered 2 acre lots encourages poor development and reliance on cars</p>	<p>Disagree with the recommendation to increase the development potential in the Rural Area outside of Villages because</p> <p>1. The PPS provides for limited development outside of settlement areas. Providing for more development outside of the exiting villages is contrary to this direction.</p> <p>2. The new projection in terms of population growth is less at 2031 than originally anticipated by 2021</p> <p>3. Current estimates of land supply both in villages and outside villages indicate that there is sufficient land supply to last beyond the 20-year planning horizon.</p> <p>4. The Official Plan policies are reviewed every 5 years and will be adjusted if necessary at those times.</p>	<p>Staff recommend Option 2, with reduced lot sizes for ‘conservation subdivisions’ only, and supporting increased efforts to protect groundwater resources, the Natural Heritage System and the rural landscape.</p> <p>Recommendations on ‘Conservation Subdivisions’ are included in the Staff Preliminary Proposals <a href="#">Section 5.2 Development Outside of Villages</a></p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
2. Include a comprehensive strategy for intensifying population density within the existing urban area in order to ease the pressure for the outward expansion of the urban boundary.	One response in agreement with the recommendation	Agree The Official Plan already includes detailed policies for intensification in key areas within the urban boundary. Revised policies will establish targets for this intensification. Changes to the Planning Act provide that urban expansions will only be considered at the time of an Comprehensive review.	Recommend policies for urban intensification targets area in the Preliminary Proposals  See the Staff Preliminary Proposals <a href="#">Section 1.3 Urban Intensification</a>
3. Configure rural development areas to allow smaller residential lot sizes while incorporating a communal 'common area' that would remain in its natural state to retain sustainable function of the land.	General agreement but concerned about the servicing implications of higher density development	Agree This is an opportunity to improve the sustainability of rural development. Policies should allow the consideration of smaller lot sizes where the overall density is not increased and some land is retained for farm use or conservation purposes to compensate for the smaller lots. This may only be appropriate for the development of large parcels and where private individual services on the smaller lots are possible.	Recommend Policies for Conservation Subdivisions that permit smaller lots and where part of the site is retained as a conservation area.  See the Staff Preliminary Proposals <a href="#">Section 5.2 Development Outside of Villages</a>
4. Utilize innovative methods of development (i.e. conservation development) and facilitate integration of new technologies.	<ul style="list-style-type: none"> <li>• Support for communal servicing in rural area for environmental reasons</li> <li>• May permit better location of development</li> <li>• Better if considering cluster development</li> <li>• Similar to 1 above</li> </ul>	Agree in part The City will reaffirm its intention to consider alternative technology and innovation when undertaking Environmental Assessments for public water and wastewater systems. However, the City is not prepared to enter into responsibility agreements for private communal systems. All development outside of established public service areas will be on the basis of individual private services.	City is clarifying and enhancing the commitment to consider alternative technology. The OP currently identifies the primary servicing method for the rural area is private services. Section 2.3.2 (4) of the Official Plan identifies when public including stand-alone public systems will be considered.  See the staff Preliminary Proposals <a href="#">Section 5.4 Rural Servicing: Alternative Servicing</a>
5. Strengthen the involvement of rural /	Agreement to this principle is found in	Agree.	In Progress

**Development Outside of Villages**

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>local people in the process of planning for development in their area and in monitoring the implementation of plans to ensure that approved plans are implemented.</p>	<p>the responses to the Process and Village Working Group Papers</p>	<p>The Process, Groundwater and Village Working Groups have similar recommendations. In Villages and the Carp Corridor this can be accommodated as part of the Community Design Plan. The City consistently provides all registered Community Associations with advanced notification of new development proposed within their communities. The City has implemented online development tracking of current development proposals with the exception of applications submitted to the Committee of Adjustment.</p> <p>Community associations and other groups are able to register for direct circulation of new planning application notices for their area. Once circulated, the local association can reply with comments and suggestions to the Planner. The Rural Affairs Office can assist groups with registering for these notifications.</p> <p>Local governance was a significant topic of discussion at Rural Summit II. The top recommendation of the Summit (#1 of 122) was to implement a local governance pilot, involving rural residents in making decisions affecting their area. Details on this pilot project are being determined and are subject to the approval of a work plan by City Council. There will be a need to determine the scope of matters to be reviewed by the local governance group.</p>	<p>This is a process matter that sits outside the Official Plan and hence no policy changes are recommended. This has been incorporated in the work program from Rural Summit II</p>

**Development Outside of Villages**

**Providing for Orderly Growth (Development Outside of Villages)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
6. Encourage the development of complete, self-contained rural communities to promote long-term sustainability.	Generally supported	Agree. Ensuring the long-term viability and sustainability of the existing Villages should be the City's first priority. This approach is consistent with the current objectives of the current Official Plan and is consistent with the Provincial Policy Statement. Development outside of Villages supports many village facilities and the City will continue to provide this form of development as a housing choice.	Already an objective of the Official Plan  See Recommendations for strengthening the Village polices in the Official Plan in the staff Preliminary Proposals <u>Section 5.1 Developments in Villages.</u>
7. Design new rural communities and homes that are in harmony with the land, and that maintain the character of the rural area.	No additional input in support or in opposition to this recommendation was received	Agree Enhance existing and add new polices related to: 1. Conservation Subdivision design 2. Sustainable Community Design and Green Buildings 3. Renewable Energy Facilities 4. Preservation of Groundwater resources	Proposed new policies are included in the Staff Preliminary Proposals  See <u>Section 5.2 Development Outside of Villages</u> See <u>Section 4.4 Sustainable Community Design and Green buildings</u> See <u>Section 5.3 Rural Servicing: Groundwater Resources</u> See <u>Section 6.2 Renewable Energy Resources</u>
8. Direct growth to certain rural communities / hamlets that have been identified where growth could occur, ensuring sustainability criteria are met. Other areas should be identified where further growth should not occur, due to land use protection factors, water problems, etc	Similar to Cluster concept See 1 above	Agree in part This recommendation is focused on the creation of new Settlement Areas. The Official Plan already accommodates the potential to create new Villages. These would be evaluated in the same manner as village expansions. This would require a Community Design Plan to co-ordinate development, the provision of community facilities and provide a master servicing study.	Currently Implemented No policy changes to the Official Plan are recommended.

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
		<p>The Official Plan continues to prohibit development in Agricultural Resource Areas, Mineral Aggregate Resource Areas, Natural Environment Areas and Significant Wetlands. Development is further regulated on lands adjacent to these areas and on land adjacent to existing Villages and the Urban Area.</p> <p>As the City's understanding of Groundwater resources grows, development on land that acts as a groundwater recharge areas or that presents a higher risk for groundwater contamination, may be further restricted.</p>	
<p>9. Direct commercial and industrial development towards designated rural business parks in order to avoid impacts on agricultural and other rural uses. Concurrently, a wide range of home- and farm- (or acreage) based businesses should be permitted.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree in part  <u>As a First Priority</u> the Official Plan directs compatible commercial and employment uses to Villages. This approach is supported by the Village Working group recommendations.</p> <p><u>As a second priority</u>, where commercial and industrial development is not appropriate for a Village location, development is encouraged to locate in the existing zoned commercial and industrial lands in the Rural Area. The comprehensive zoning by-law has identified rural industrial areas where development can most easily occur and these are in locations where the exposure to major roads is maximised. Beyond pre-zoning land in this manner there are limited mechanisms to encourage industrial or commercial land uses.</p>	<p>Currently Implemented  The current priority for Commercial and industrial development is consistent with provincial policy and is supportive of the objective to provide complete communities which was recommended by the rural community</p> <p>No changes to this priority in the Official Plan are necessary</p> <p>See Staff Preliminary Proposals <u>Section 5.1 Development in Villages</u></p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
		<p>As a <u>third priority</u> the Official Plan permits industrial and commercial uses in a variety of locations in the rural area to provide the greatest flexibility and opportunity to encourage local economic development. In these locations a zoning change is required so that impacts on surrounding uses can be assessed.</p> <p>A wide range of uses such as those recommended by the working group are already permitted by the current Official Plan policies and are included in the new Comprehensive Zoning By-law.</p>	
10. Encourage, to the extent possible, the development of industrial parks in areas with high densities of country estate lots.	No additional input in support or in opposition to this recommendation was received	Disagree See response to 9 above. No policy changes is recommended	This recommendation is contrary to the recommended approach identified in 9 above.
11. Encourage agriculture-related or support services to locate in the planned rural business parks.	No additional input in support or in opposition to this recommendation was received	Agree These uses are already permitted by the Official Plan and in most cases by the zoning by-law. No policy change is recommended.	Already permitted by the Official Plan No Policy changes are recommended
12. Encourage new re-cycling businesses in the rural business parks in order to both generate rural employment and assist the City to cope with waste disposal challenges.	No additional input in support or in opposition to this recommendation was received	Agree Selected clean re-cycling operations are permitted by the Official Plan and in most cases by the Zoning by-law. No policy change is recommended.	Already permitted by the Official Plan No Policy changes are recommended
13. Encourage environmentally friendly employment-generating activities such as tourism, educational	No additional input in support or in opposition to this recommendation was received	Agree Encouraging rural economic development is and objective of the City's economic	Already permitted by the Official Plan No Policy changes are recommended

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
enterprises, organic farming, home-based businesses, the arts, etc.		Development Group and the Rural Affairs Office. To assist in these efforts the Official Plan anticipates these types of uses in the rural area. Zoning amendments may be required to address compatibility and traffic issues. No land use policy change is needed to support his recommendation.	
14. Encourage “cluster type” development, as an alternative to the current pattern of rural country lot subdivisions.	<p>Yes with caveats</p> <ol style="list-style-type: none"> <li>1. Planned not haphazard</li> <li>2. Community input into how this happens</li> <li>3. Protects or supports environmental goals</li> <li>4. If it retains more rural landscape</li> <li>5. Can be supported by water resources and cumulative effects understood</li> <li>6. Retains greenspace</li> <li>7. Complete communities with soft services like village</li> <li>8. Not just residential development</li> <li>9. Buffering and room to grow Villages of tomorrow</li> </ol>	<p>Agree in part.</p> <p>See comments for working group recommendations 3 and 8 above.</p> <p>The Current Plan provides mechanisms for new Village development in the context of a citywide review, a Community Design Plan and supportive servicing studies. New policies for ‘Conservation Subdivisions’ are proposed. This needs to be considered in the context of the other recommendations and objectives.</p>	<p>Some changes to the Official Plan are proposed including policies for Conservation Subdivisions that permit smaller lots and-where part of the site is retained as a conservation area.</p> <p>See the Staff Preliminary Proposals <a href="#">Section 5.2 Development Outside of Villages</a></p>
15. Coordinate development in rural areas with implementation of the future public transport system (road and rail).	No additional input in support or in opposition to this recommendation was received	<p>Agree in part</p> <p>This is normal planning practice and is linked to the ideas of Complete Communities and directing and supporting development in specific locations. The Transportation Master Planning process identifies necessary transportation infrastructure and new communities are designed to take advantage of existing infrastructure.</p> <p>The provision of rural OC Transpo service has received mixed responses from rural communities and suggests that a large</p>	<p>Currently Implemented</p> <p>No policy changes to the Official Plan are recommended.</p> <p>See the discussion in the Staff Preliminary Proposals Section 1.4 Rural Development</p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
		<p>population is required to generate sufficient demand for these services.</p> <p>The future provision of transportation infrastructure, such as roads, and transit is made more efficient when servicing Villages rather than scattered development. A rural development strategy focused on Villages would be consistent with this recommendation.</p> <p>See the response to 8 above</p>	
<p>16. Protect fragile components of natural areas from degradation through good site planning, including incorporating designs that offset cumulative effects of surrounding developments.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agreed. Current policies in the OP support this approach. Staff is recommending expanding upon the use of Environmental Impact Statements for development in or adjacent to land identified as part of the Ottawa’s Natural Heritage system. The guidelines for these Statements are also being revised.</p>	<p>Some changes to the Official Plan are proposed such which identify the significant features and defines when Environmental Impact Statements are required</p> <p>See also the proposed sustainable design policies that are being added to <a href="#">Section 4.4 Sustainable Community Design and Green Buildings</a></p>
<p>17. Encourage alternative and innovative servicing systems, e.g., small bore and communal wells, heat recycling, etc., research the Phoenix AZ model, learn from the experience of similar developments in Europe.</p>	<p>Feeling that the City should consider “stand-alone” servicing for some rural communities rather than extension of central services. Others concerned that these systems should not be privately operated and maintained</p>	<p>Agree in part The City will reaffirm its commitment to consider alternative technology and innovation when undertaking Environmental Assessments for public water and wastewater systems. However, the City is not prepared to enter into responsibility agreements for private communal systems. All development outside of established public service areas will be on the basis of individual private services.</p>	<p>City clarifies and enhances the commitment to consider alternative technology. The OP currently identifies the primary servicing method for the rural area is private services. Section 2.3.2 (4) of the Official Plan identifies when public including stand-alone public systems will be considered.</p> <p>See the staff Preliminary Proposals <a href="#">Section 5.4 Rural Servicing: Alternative Servicing</a></p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>18. Emphasize as a prime consideration in the review of future residential development using well and septic systems the limitations of ground water resources and the short- and long-term implications for existing, adjacent development.</p>	<p>Agreement from one respondent</p>	<p>Agree. See also recommendations of the Groundwater Working Group to implement the next Phase of the adopted Groundwater Management Strategy</p>	<p>Staff is setting the framework for the second phase of this strategy and is including Groundwater Management Strategy in the Infrastructure Master Plan. See Staff Preliminary Proposals <a href="#">Section 5.3 Rural Servicing: Groundwater Resources</a> and The preliminary proposals for the Infrastructure Master Plan <a href="#">Section 2 Groundwater Resources</a></p>
<p>19. Plan Mineral Resource areas and adjacent lands to ensure non-conflicting use, e.g., no residential or NEA directly adjacent; buffering of boundaries to isolate noise and visual incursions to adjacent lands; site design to include protection of water resources (surface &amp; ground) and other natural resources as required.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree The Official Plan currently identifies, by appropriate designation, areas of high quality Limestone and Sand and Gravel Resources. The policies for these areas prevent land uses that will result in the sterilisation of these resources in the future. In addition buffering policies ensure that new uses that may conflict with or be adversely affected by the future extraction on these lands do not develop. Current policies for the designation and protection of these resource areas conform to the Provincial Policy Statement. No policy change is recommended.</p>	<p>No changes to the Mineral Resource Area polices are required however, some recommendations from the Ground water Working group may impact these land uses.  See Staff Preliminary Proposals <a href="#">Section 5.3 Rural Servicing: Groundwater Resources</a></p>
<p>20. Ensure that the separation required by the MDS between agricultural and non- agricultural uses is incorporated as a buffer zone on the lands acquired for development of the non-agricultural use.</p>	<p>Agreement from one respondent</p>	<p>Agree The MDS separation distance applies to both the developing land and the agricultural land. Some flexibility is built into the separation calculation. However, conflicting land uses around existing farm operations can have the effect of preventing the full expansion of the farm operation. Application of separation</p>	<p>Some changes to the Official Plan are proposed. MDS will continue to be applied to all non-agricultural development. Recommendations in the preliminary proposals provide greater flexibility in the application of MDS II for expanding livestock operations.  See Staff Preliminary Proposals</p>

**Development Outside of Villages**

Recommendation	Public Comment	Staff Response	Staff Proposals
		<p>distances, independent from the MDS, is still being investigated by staff and was not included in the Staff Preliminary proposals. This separation distance may not be based on scientific analysis and the City may not rely upon support from the Ministry of Agriculture and Food to defend these. The implications of these separation distances on different land uses and other landowners need to be considered. For example does it apply to subdivisions only or should separation also apply to severances. Should the separation distances apply to individual farms or only to land designated Agricultural Resource Area?</p> <p>A new policy will be added to the plan to permit some variance to be considered for expanding farm operations in this situation.</p>	<p><u>Section 5.5 Agriculture</u></p> <p>Further research is required on the application of additional separation distances.</p>

***Providing Choice (Development Outside of Villages)***

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>21. Accommodate the desire for increasing the availability of severed lots by removing the current restriction of only one severance per land holding in the General Rural Area, as long as the remaining land mass remains in excess of 25 acres. This will allow farmstead families on General Rural Area land who are no longer engaged in agriculture, to</p>	<ul style="list-style-type: none"> <li>• Responses split</li> <li>• Concern over cumulative impact of severances</li> <li>• Questioning the basis of the 10 ha retained parcel (some want no restriction others think 10 ha too small)</li> <li>• Lot sizes for severed lots were debated also.</li> <li>• Some perceive a greater threat to Agriculture through MDS from</li> </ul>	<p>Disagree.</p> <p>Creation of lots by subdivision is preferred to avoid strip development and to provide for better assessment of groundwater and natural features. Past practices of lot creation by severance have resulted in strip development along municipal roads. The current restriction on number of lots and retained land area are intended to prevent this pattern of development from continuing.</p>	<p>No changes to the Official Plan are recommended</p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>continue to live on the family farmstead, while allowing the remainder of the land to be freed up for other uses.</p>	<p>severances.</p> <ul style="list-style-type: none"> <li>Some shared concern for loss of rural character by allowing more scattered development</li> </ul>	<p>The minimum lot size for severed lots should be retained at 0.8 ha. Its also desirable to create a difference in the form and density of development outside of Villages, which the larger lot size does.</p> <p>Smaller lots for <u>conservation subdivisions</u> may be considered where overall density is not reduced and servicing studies support smaller lots. See 3 above</p>	
<p>22. Require a mix of housing, including smaller, affordable homes, when development proposals are reviewed.</p>	<p>Agreement from one respondent that house sizes should get smaller not the lots</p>	<p>Agree in part The City cannot control the mix or cost of housing at the time of development. The greatest opportunity to encourage the provision of a variety of housing types and sizes occurs in Villages and in particular in villages that include a ‘public service area’ (City water and sewers). Current City policy supports a mix of housing in Villages and community design plans for Villages must take this into consideration. In addition the current plan permits accessory apartments wherever dwellings are permitted in the rural area.</p>	<p>Currently Implemented to the extent possible No change to the Official Plan is required</p>
<p>23. Accommodate a range of different types of structures / housing forms (i.e. multiunit) for potential rural residents.</p>	<p>Disagree - multi -unit dwellings should not be permitted and only limited numbers should be allowed in villages. One response.</p>	<p>Agree  See 22 Above</p>	<p>Currently Implemented to the extent possible. No change to the Official Plan is required</p>
<p>24. Lobby the provincial government to develop building codes for the use of new technologies for heating, power, water, sewage, etc., as a means of conservation and energy savings.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree The building code was recently amended in to support many forms of alternative technology. The first step is to include the policies in the Official Plan that are required</p>	<p>Changes to the Official Plan are proposed in the staff Preliminary Proposals <u>Section 4.4 Sustainable Community Design and Green Buildings and</u> <u>Section 6.2 Renewable Energy Facilities</u></p>

### Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
		<p>by changes to the Planning Act, and support sustainable design, green and energy efficient buildings and alternative energy generation. These policy changes are proposed.</p> <p>The evolution on the Building Code and building practices are ongoing and should also be lobbied for and encouraged by the Building and Real Estate industries.</p>	

### ***Rural Natural Features (Development Outside of Villages)***

Recommendation	Public Comment	Staff Response	Staff Proposals
25. Define the meaning of “significant” so that it can be applied in a practical way for planning and development purposes. This would reduce transaction time for developers and conflict between interested parties.	<ul style="list-style-type: none"> <li>• Response focused on Environmental Impact Statement (EIS) process</li> <li>• Those opposing development in RNF seem to do so because of the perceived ineffectiveness of the EIS process, what constitutes significant land and what happens to land if it is protected from development.</li> </ul>	<p>Agree.</p> <p>Many of these issues were flagged in the white paper, “Ottawa’s Natural System - How well it is working?” The system will incorporate all of the lands that are considered “significant” consistent with the Provincial policy Statement. Staff are also undertaking a review of the EIS Guidelines and these revisions will be available for consultation in the fall, 2008</p>	<p>Changes to the Official Plan are proposed and include a definition of the Natural Heritage System is proposed to identify all of the resources that would be considered as part of this system</p>
26. Clarify the criteria for identifying significant natural features and publicize these throughout the development and planning communities, with decision-makers and the public in order that they can be applied consistently to achieve similar goals to recommendation #1, directly above.	<p>One response in agreement as it would indicate that environmental studies are required .</p>	<p>Agree See 25 above</p>	<p>Changes to the Official Plan are proposed See 25 above</p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
27. Spell out specific requirements for the protection of features adjacent to but not directly impacted by the proposed development.	One response in agreement as it would clarify City requirements	Agree Adjacent land policies will be added to the Official Plan requiring an EIS to be undertaken when developing adjacent to specified woodland, wetland or other feature.	Changes to the Official Plan are proposed See 25 above
28. Review the original NESS evaluation undertaken in the 1990s with a higher degree of detail to establish current conditions and improve the overall information and understanding of systems, as a basis for improved decision-making.	Agreement with the recommendation from one respondent	Agree in principle Such a review would require an extensive program of fieldwork, which raises issues of cost and implementation. The most efficient means to achieve the updating of the NESS data remains fieldwork conducted through subwatershed studies and Environmental Impact Statements (EIS) completed for development proposals.  Notwithstanding this, updating of the City's high-level tree cover information is underway. Field information is being added to a GIS database and links are being established to other data sources to create citywide environmental database.	In Progress No change to the Official Plan is required  See the staff preliminary Proposals <a href="#">Section 6.3 Ottawa's Natural Environment System</a> regarding updated mapping and future work programs.
29. Undertake a thorough review of the overall process by which significant natural features are identified, assessed and protected. This includes a comprehensive review of the EIS process to improve its transparency, integrity, accountability and technical effectiveness.	Agreement with the recommendation from one respondent	Agree Same as 28 above	In Progress No change to the Official Plan is required  See the staff preliminary Proposals <a href="#">Section 6.3 Ottawa's Natural Environment System</a> regarding updated mapping and future work programs

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>30. Follow-up monitoring is required to ensure that protection measures are adequate, properly implemented and maintained properly in order to sustain the ecological value of features post development.</p>	<p>One respondent agreed with the recommendation but shared concern about the resources that would be needed.</p>	<p>Agree This is being explored in more detail by staff who are investigating approaches to evaluate predevelopment studies and the results of their implementation</p>	<p>In Progress This sits outside of the Official Plan. No change to the Official Plan is required</p>
<p>31. Provide on-going public education (land owners and stakeholders) as to the rationale for protecting these areas at an ecosystem level (i.e. ensure the system is retained in its natural state and important natural values / eco-services protected for the benefit of the whole community and future generations).</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree There are a number of stewardship programs that do this. Below is a link to resources on the web, which include landowner manuals and stewardship support. <a href="http://ottawa.ca/residents/environment/city-hall/getgreen/greenspace/natural_areas_protection_en.html">http://ottawa.ca/residents/environment/city-hall/getgreen/greenspace/natural_areas_protection_en.html</a> Conservation Authorities provide considerable information on the protection of ecosystems associated with their watersheds. There is considerable information available if people are interested.  Rural Connections website (ottawa.ca/rural) will be updated to include links to stewardship programs and information.</p>	<p>In Progress This sits outside of the Official Plan and others also undertake much Public Education. No change to the Official Plan is required</p>
<p>32. Adopt a similar landowner compensation approach for lands designated Rural Natural Feature as recommended in issue #8, below.</p> <p><b>Note</b> This recommendation references the suggestions of the working group for recommendations 49 - 54 below</p>	<p>See 44 &amp; 51below</p>	<p>Disagree The policies for land in Rural Natural Features permit development subject to an EIS being completed and the owner demonstrating that construction on, and the use of the land, will not have an adverse impact on the natural features and functions.</p>	<p>No change to the Official Plan is required</p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
33. Capitalize on local knowledge in the management of Rural Natural Features.	No additional input in support or in opposition to this recommendation was received	Agree. This is the basis for stewardship programs that encourage and develop landowner expertise.	Public Education and stewardship initiatives sit outside of the Official Plan and therefore no changes are required.  Some discussion of the stewardship initiatives that are proposed can be found in the staff Preliminary proposals <a href="#">Section 6.4 Compensation Policies for Wetlands and Other Natural Lands.</a>
34. Establish recreational regulations on City-owned lands within this designation, e.g., restrict ATVs and mountain biking to pre-determined areas.	No additional input in support or in opposition to this recommendation was received	Agree This already exists for some areas. Management Plans exist for some City owned lands and deal with public access and use of ATVs and mountain bikes as well as environmental management and other recreational uses of the land.	In Progress Mangaement plans sit outside of the Official Plan. No change to the Official Plan is required..
35. Provide for protection of components of natural areas that contribute to the natural function of the feature.	No additional input in support or in opposition to this recommendation was received	Agree. This is the intention behind the current Official Plan policies and the changes proposed as part of the Staff Preliminary proposals. The requirement for an EIS ensures that the significant components and functions of the natural features are identified and protected.	Changes to the Official Plan are proposed. A definition of the Natural Heritage System is proposed and added polices require an EIS on or adjacent to environmental features. See the staff Preliminary Proposals <a href="#">Section 6.3 Ottawa's Natural Environment System.</a>
36. Provide for protection of features from degradation through good site planning, including incorporating designs that offset the cumulative effects of development.	No additional input in support or in opposition to this recommendation was received	Agree Same as 35 above. Also enhanced design policies are proposed that will encourage sustainable design and energy efficiency.	Changes to the Official Plan are proposed See 35 above Also See proposed changes to the Official Plan in the staff Preliminary Proposals <a href="#">Section 4.4 Sustainable Community Design and Green Buildings</a> and <a href="#">Section 6.2 Renewable Energy Facilities</a>

## Development Outside of Villages

### Natural Environment Areas (Development Outside of Villages)

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>37. Establish a management plan for city-owned Natural Environment Areas. Preparation of such plans should include the community and landowners of adjacent privately owned lands within or adjacent to the designation. Such plans would include provisions for limiting access for low impact activities such as hiking or cross-country ski trails</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree The City has an approved program for the completion of management plans for all Natural lands in rural Ottawa that are in City ownership. The preparation of these plans is conducted as a public process involving interested community members and includes management of public access including various forms of recreation.</p>	<p>In Progress Mangaement plans sit outside of the Official Plan. No change to the Official Plan is required.</p>
<p>38. Consult with landowners to develop an effective proactive acquisition strategy for land in the Natural Environment Area. When acquisition is not possible, economic incentives should be provided to private landowners, e.g. reduction of taxes for appropriate stewardship, or purchase of development rights</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Disagree The City currently has a policy that provides for the acquisition of lands designated Natural Environment Areas when requested to do so by landowners.  For landowners wishing to retain the land, guidance on the funding programs and tax incentives that are available can be obtained from the City and the Conservation Authorities.</p>	<p>The current polices address the acquisition of land within the Natural Environment Area designation and no further changes to the Official Plan are required.  See also Staff Preliminary Proposals. <a href="#">Section 6.4 Compensation Policy for Wetlands and other Natural Lands</a></p>
<p>39. Land in a Natural Environment Area and within 5 km. of the urban boundary should be a high candidate for City purchase</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree. As part of the consideration of future urban expansions the City will explore all available means to secure significant natural areas lying on land identified as future urban areas.</p>	<p>In Progress The discussion of the urban boundary and possible future urban expansions include the intention that any impacted Natural Areas would be secured. See staff preliminary proposals <a href="#">Section 1.2 Urban Boundary</a></p>

## Development Outside of Villages

### Significant Wetlands (Development Outside of Villages)

Recommendation	Public Comment	Staff Response	Staff Proposals
40. Modify the Official Plan to incorporate the provincially significant wetlands in the eco-regions within the Canadian Shield, in order to be consistent with the Provincial Policy Statement.	No additional input in support or in opposition to this recommendation was received	Agree This change is being made as part of the OP review	Changes to the Official Plan are proposed See the staff Preliminary Proposals <a href="#">Section 6.3 Ottawa's Natural Environment System</a> .
41. Incorporate a higher level of protection with regard to road construction in areas adjacent to wetlands that are provincially significant, e.g., Riddell Drive as a potential inter-provincial bridge corridor.	No additional input in support or in opposition to this recommendation was received	Agree This will be addressed as part of the Environmental Assessment (EA) undertaken for the inter-provincial crossing. In addition proposed changes to the Official Plan to identify Ottawa's Natural Environment System provided more information to guide the Environmental Assessment.	Changes to the Official Plan are proposed See the staff Preliminary Proposals <a href="#">Section 6.3 Ottawa's Natural Environment System</a> .
42. Incorporate regular / ongoing monitoring to ensure up-to-date information is available regarding provincially significant wetland boundaries and complexes.	No additional input in support or in opposition to this recommendation was received	Agree Boundaries and complexes are identified by the Province or at the time of development review. Studies required at the time of development review remain the most cost effective method for the City to update boundaries of natural areas.  The Official Plan requires that the zoning bylaw be amended to include the most up-to-date information as it becomes available, although major changes require an amendment to the Official Plan.	Changes to the Official Plan are proposed See the staff Preliminary Proposals <a href="#">Section 6.3 Ottawa's Natural Environment System</a> .
43. Consult with landowners to reduce the negative impacts of snowmobiles, ATV, forestry, etc.	No additional input in support or in opposition to this recommendation was received	Agree This consultation occurs periodically where the municipality has a role and authority (i.e., as relates to by-laws, use of municipal land, or the preparation of management	In Progress Stewardship of private property and Management Plans for city owned land, fall outside of the Official Plan.

**Development Outside of Villages**

Recommendation	Public Comment	Staff Response	Staff Proposals
		plans.) On private property this is a stewardship issue. This type of stewardship advice is also provided by provincial Ministries and Conservation Authorities on an ongoing basis	No change to the Official Plan is required
44. Develop a procedure and policy for the purchase of privately owned land on which wetlands are situated, for the purpose of restoration and enhancement.	<p>Most opinion was based upon the Staff White Paper “Compensation for Wetlands and other Environmental Lands”</p> <p>Generally there was broad but not universal or unconditional support for stewardship incentives and other forms of compensation of landowners</p> <p>Many recognised that funding would be difficult.</p> <p>Most wanted to set criteria on who would be eligible and ensure that compensation was offered where there was real economic loss.</p> <p>Many cautioned that the City should not create situations where windfall profits would occur.</p> <p>Many believed that alternatives to acquisition should also be considered</p>	<p>Disagree</p> <p>Staff do not support the compensation for loss of development potential and value that might occur when lands are identified as provincially significant wetlands.</p> <p>There is no legal requirement or custom in Canada to compensate for changes in planning policy that increase or decrease development potential. The cost of such a policy is also an issue.</p> <p>The basis for this is outlined the in the staff Preliminary Proposals <u>Section 6.4 Compensation Policy for Wetlands and other Natural Lands</u></p>	<p>See also staff Preliminary Proposals. <u>Section 6.4 Compensation Policy for Wetlands and other Natural Lands</u></p>

**Major Open Space (Development Outside of Villages)**

Recommendation	Public Comment	Staff Response	Staff Proposals
45. Make additions to Major Open Space areas to enhance the Greenspace Network.	No additional input in support or in opposition to this recommendation was received	<p>Agree in part</p> <p>The major open space designation applies to publicly owned land that is generally waterfront land or major public parks that primarily provide recreational opportunities. Additions to this designation come through the development process or public</p>	There are no public lands that meet the criteria for a Major Open Space designation at the present time. No change to the Official Plan is required.

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
		acquisition. Additional park and recreational land will be added to the Major Open Space designation as acquired over time.	
46. Explore the possible extension of the urban network of recreational pathways into the rural areas, to provide connections among rural communities, and to provide tourism, heritage, and greenspace benefits to the rural area, taking into consideration the principle of not trespassing on privately owned property, and respecting the rights and privileges of the rural property owners.	Agreed and suggested acquiring narrow strips of land for trails seems more economic than buying large areas of land. One respondent	<p>Agree City actions to identify these links were previously opposed by some landowners. However, with the adoption of the City's Cycling plan and Rural Pathways Plan some changes to the City's cycle paths may necessitate changes to Schedules in the Official Plan. Individual Community Design Plans for Villages can link to and incorporate these pathways. In the past the rural community has cautioned that such plans should respect the fact the most rural land is in private ownership.</p> <p>Pathways were the topic of one of the top recommendations from Rural Summit II. The recommendation reads as follows (#4 of 122): <i>The City should develop a policy that will ensure that the connectivity between village pathways through the rural area, does not trespass on privately owned property, and that full respect is provided for the rights of private property owners.</i></p>	Changes to the Official Plan include an update Cycling Plan and revised multi-use pathways for both the urban and rural areas..
47. Determine the need for a Major Open Space management plan, as there is in the urban area.	No additional input in support or in opposition to this recommendation was received	<p>Agree The City has an approved program for the completion of management plans for all Natural lands in rural Ottawa that are in City ownership. The preparation of these plans is conducted as a public process involving interested community members and includes management of public access including various forms of recreation.</p>	In Progress Management plans sit outside of the Official Plan. No change to the Official Plan is required.

**Development Outside of Villages**

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>48. Establish a special Task Force to look into the feasibility of establishing co-ordinated “natural-state” environmental areas using lands now designated mainly as Significant Wetlands South and East of the Canadian Shield, Natural Environmental Area, and Rural Natural Features. Given the lack of such spaces in the rural area, the Rural Natural Features Area might be examined to determine if some lands could be converted to Major Open Space. Significant Wetlands South and East of the Canadian Shield, the Natural Environmental Area, and Rural Natural Features, if looked at in combination, constitute a huge open space which may offer long-term opportunities for the establishment of major co-ordinated “natural-state” environmental parks that could place Ottawa in an enviable role with respect to (i) environmental education, (ii) the preservation of natural flora and fauna, particularly endangered species, (iii) protection of watersheds, and (iv) spin-off employment for local people. Since this would likely involve substantial purchases of land now designated as Rural Natural Features, the Task Force mandate would have to encompass development of funding</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree in part The City has already adopted a Management Plan for the Marlborough Forest and has already established a Marlborough Forest Advisory Committee.</p> <p>No lands designated Natural Environment Area or Significant Wetlands South and East of the Canadian Shield in and around the Marlborough Forest will be re-designated as Major Open Space. No development is permitted in these designations and much of this land is already in City ownership. The City will continue to acquire land in this area as opportunities are presented. How the lands are ultimately used will be determined by a Management Plan, which has as its basic purpose, environmental protection. The environmental designations do not preclude the enviro-park uses suggested by the working group</p> <p>The quality and significance of surrounding lands designated Rural Natural Features is determined as development is proposed and much of this land remains in private ownership. Since land in this designation permits development under certain conditions there is no desire to acquire this land to expand City landholdings.</p>	<p>No change to the Official Plan is required</p>

### Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
options and take a long-term view of implementation. Note that a low cost first step could include revisions to the Marlborough Forest Management Plan, but is accepted that the work of the Task Force would require both adequate funding and time, hence a moratorium on development in targeted areas would be required.			
49. Undertake a study to determine the need for recreational sports fields in the rural area.	No additional input in support or in opposition to this recommendation was received	Agree The City has already undertaken the Sportsfield Strategy that does evaluate the Sportsfield needs city wide <a href="http://www.ottawa.ca/calendar/ottawa/citycouncil/hrssc/2004/02-19/ACS2004-PEO-COM-0004.htm">http://www.ottawa.ca/calendar/ottawa/citycouncil/hrssc/2004/02-19/ACS2004-PEO-COM-0004.htm</a>	Currently Implemented This matter sits outside the Official Plan. No change to the Official Plan is required

### Compensation of Landowners (Development Outside of Villages)

Recommendation	Public Comment	Staff Response	Staff Proposals
50. Ensure that affected landowners are consulted before any new designation studies are initiated, and that they are involved throughout the process.	There was general agreement on the need to consult with landowners early in the process but no additional specific input was received	Agree. The City can advise landowners if City-initiated studies potentially lead to identification of new wetlands. The City can also advise landowners when development applications trigger an evaluation, where there are opportunities through the development review process.  The City cannot undertake to advise landowners of evaluations initiated by other parties, such as Provincial Ministries that are unknown to the City .	In Progress This is a process matter that lies outside the Official Plan. No change to the Official Plan is required.

**Development Outside of Villages**

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>51. In consultation with landowners, incorporate the essence of the “Augusta resolution” into the preamble of the updated Official Plan.</p>	<p>Most opinion was based upon the Staff White Paper “Compensation for Wetlands and other Environmental Lands”</p> <p>Generally there was broad but not universal or unconditional support for stewardship incentives and other forms of compensation of for landowners</p> <p>Many recognised that funding would be difficult.</p> <p>Most wanted to set criteria on who would be eligible and ensure that compensation was offered where there was real economic loss.</p> <p>Many cautioned that the City should not create situations where windfall profits would occur.</p> <p>Many believed that alternatives to acquisition should also be considered</p>	<p>Disagree</p> <p>This recommendation is not supported. There are two matters addressed in the Augusta resolution:</p> <p>Compensation, which is addressed in 44 above and</p> <p>Property Rights</p> <p>The province has determined that the municipality will have jurisdiction over certain matters regarding land use development. There are a series of checks and balances put in place by the Act, including procedures and regulations, which the City must follow to ensure it is complying with the law. There is no delegation, such as anticipated by the Augusta resolution, to be given to ordinary residents and landowners. The City has no authority to award such a right under the Act. To the best of its ability and in accordance with all the applicable legislation, the City has ensured that residents are part of the development process.</p> <p>Under the <i>Planning Act</i>, there are sufficient checks and balances to ensure that the rights of individual landowners are not ignored -- the notice provisions, requirements of public hearings and the appeal process are all designed to provide the mechanisms of "fundamental justice" to landowners that disagree with the City’s planning decisions.</p>	<p>See Staff Preliminary Proposals <a href="#"><u>Section 6.4 Compensation Policy for Wetlands and other Natural Lands</u></a></p>

## Development Outside of Villages

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>52. Establish a process whereby the City will negotiate the purchase of land, at market value, from the landowner if re-designation of their property, which will be more restrictive, is required for the public good. If a purchase agreement cannot be reached, then the land re-designation will not take place while the property is under the current ownership.</p>	<p>Agreement with fair compensation but disagreement with the compensation for increased valued based upon future development. One suggested that if future potential values are to be considered then property taxation should be adjusted from farm taxes to market value taxation.</p>	<p>Disagree in part Staff disagrees with the recommendation requiring compensation if the designation of land as wetlands is more restrictive.  At the same time, it is City policy that where the City acquires land that it is undertaken based upon market value. The policies of Section 5.2.1 (4-6) of the Official Plan incorporate this principle. In such a situation if a landowner disagrees with the City's assessment of value arbitration can be requested under the provisions of the <i>Expropriations Act</i>.</p>	<p>See Staff Preliminary Proposals <a href="#">Section 6.4 Compensation Policy for Wetlands and other Natural Lands</a></p>
<p>53. Establish a rural property acquisition strategy, which will adequately protect natural features through a plan for compensating the affected landowners.</p>	<p>See 51 above</p>	<p>Disagree See 51 above</p>	<p>See Staff Preliminary Proposals <a href="#">Section 6.4 Compensation Policy for Wetlands and other Natural Lands</a></p>
<p>54. The City should consider innovative ways of raising the funds (i.e. the Green Hydro model) required to purchase re-designated lands.</p>	<p>No additional input in support or in opposition to this recommendation was received.</p>	<p>Agree The City is continually looking at funding mechanisms to achieve its objectives.</p>	<p>In Progress This is a process matter that lies outside the Official Plan. No change to the Official Plan is required</p>
<p>55. The City should investigate ways to capture some of the financial value that it creates when it re-designates land for development.</p>	<p>Agree Property taxation rates should be geared to any increase in land value due to planning approval. One respondent.</p>	<p>Agree in part Increased land value is normally captured through land taxation.</p>	<p>In Progress This is a process matter that lies outside the Official Plan. No change to the Official Plan is required</p>

## Village Development Working Group Recommendations

### *Defining Part of City Character (Village Development)*

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
56. The Official Plan should make clear statements as to the value of the 26 villages within the city boundaries and that they are an asset to be preserved. This should be stated within Section 2 - Strategic Directions, and supported by the Ottawa 20/20 principles found in Section 1 of the Official Plan. In the Village section of the plan, the overall vision should be reiterated. The associated policies will direct City Council and staff to support this vision and the village policies in Volume 2C of the Official Plan.	No additional input in support or in opposition to this recommendation was received	Agree	Changes have been made to the preamble to <i>Section 2.2, Managing Growth</i> to talk about villages and the role of villages in the city as a whole. See Staff Preliminary Proposals <a href="#"><u>Section 5.1 Development in Villages</u></a>

### *Long Range Plan (Village Development)*

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
57. The community, staff and City Council should review all of the current Village Plans. The objective should be to complete a review of all Village Plans within 5 years. Some villages will have simpler requirements than others and the priority among the villages will be identified by applying a set of criteria. Lower priority villages	Plans linked to village character and should not be the same. Timing should be linked to capacity of infrastructure and development pressure and where community is actively involved	Agree The draft proposals recommend that a community design plan be done for a village when an expansion is contemplated or communal or central services are being considered or when a large area of vacant land within the village is proposed for development (50 hectares+). It recommends that for other villages, a public meeting be held	In Progress See Staff Preliminary Proposals <a href="#"><u>Section 5.1 Development in Villages</u></a>

## Village Development

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
could begin a process with limited staff support.		every five years to consider needs and challenges.	
58. Volume 2C of the Official Plan should be reviewed from a structural point of view and to identify any inconsistencies between the main policies of the Official Plan and any of the existing policies for the villages.	One response that disagreed Discrepancies should be retained .	Agreed Volume 2C needs to be reviewed. Any changes would require an Official Plan Amendment and would open the plans to appeal. Therefore, the review of Volumes 2B and 2C needs to be careful and comprehensive. This will be part of the ongoing work program.	In Progress See Staff Preliminary Proposals <a href="#">Section 5.1 Development in Villages</a>
59. All Community Design Plans should be prepared in a way to facilitate their adoption as Secondary Plans. This means that the CDP could still include the wide range of information and recommendations that are currently in them, but one section will pertain specifically to land-use planning. It will be possible to extract this section and adopt it as a Secondary Plan. In some of the smaller villages the choice may be made to simply have a policy statement outside the plan. The choice to do that would always be there.	No additional input in support or in opposition to this recommendation was received	Agree A method to do this has been developed. When the CDP is complete, one portion of it related to land-use policies can be extracted as a secondary plan.	Changes to the Official Plan are proposed See Staff Preliminary Proposals <a href="#">Section 5.1 Development in Villages</a>
60. The Comprehensive Official Plan Review, which is on its own five-year cycle, will not consider the individual Village Plans but will review the village policies in the	No additional input in support or in opposition to this recommendation was received	Agreed Proposed new policies on the Village boundaries propose a mechanism to ensure regular review of secondary plans as recommended in 61. Every	Changes to the Official Plan are proposed <a href="#">See Staff Preliminary Proposals Section 1.5 Expansion of Urban and Village Boundaries</a> and <a href="#">Section 5.1 Development in Villages</a>

## Village Development

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
main plan.		five years staff in conjunction with the community will review the amount of land in all villages and consider the need to provide additional lands.	
<p>61. Every five years after a Village Plan is prepared, the City should hold a public meeting to determine if the plan needs to be updated. The Official Plan will include criteria for determining if an update is required. The criteria currently in the Official Plan include:</p> <ul style="list-style-type: none"> <li>a. Are the assumptions underpinning the plan still valid?</li> <li>b. Have policy priorities changed?</li> <li>c. Are the policies in the Plan being implemented?</li> <li>d. Are the policies having the desired outcomes?</li> </ul>	Generally agree 5 year cycle provides a good opportunity to re-evaluate assumptions pressures and look at goals	Agree. Staff will prepare a proposal for two types of village plans, public meeting for plans, review of plans,	Changes to the Official Plan are proposed See Staff Preliminary Proposals <u>Section 5.1 Development in Villages</u>
62. In all cases, a Community Design Plan will be required if the boundary is being expanded or if public services are being introduced.	No additional input in support or in opposition to this recommendation was received	Agreed. Current policy supports this recommendation proposed plans add a requirement for a CDP where there is large area of undeveloped land within the Village boundary.	Changes to the Official Plan are proposed See staff Preliminary Proposals <u>Section 1.5 Expansion of urban and Village Boundaries</u>

## Village Development

### *Restructuring of OP (Village Development)*

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
63. Restructure Section 3.7.1 of the Official Plan on Villages to capture all aspects of village planning through sub-headings and references to other parts of the Plan.	One respondent Agreed.	Agreed. However, no one section of the plan should be read in isolation – many sections of the Plan apply to villages. Staff has introduced sub-headings and some additional cross-references to other parts of the Official Plan to aid interpretation.	Changes to the Official Plan are proposed See Staff Preliminary Proposals <u>Section 1.5 Expansion of Urban and Village Boundaries</u> and <u>Section 5.1 Development in Villages</u>

### *Engaging Residents (Village Development)*

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
64. The section of the Official Plan dealing with Community Design Plans should be amended to require that, during an initial meeting for such a plan, participants should be involved in reviewing and advising on a consultation strategy for the project. The strategy will include such initiatives as described above	One respondent Agreed. But developers should not be permitted to participate at this review..	Agree This is already identified in the Official Plan. Figure 2.5.6, A3 already provides this as a preliminary step in a Community Design Plan	Changes to the Official Plan are proposed See Staff Preliminary Proposals Changes to <u>Figure 2.5.6 Structure of Community Design Plans - pages 10 -11 OP Document 2</u>
65. The consultation strategy will not only aim to involve a wide cross-section of the population but will recognize that the affected public may live outside of the village itself.	No additional input in support or in opposition to this recommendation was received	Agreed. This has been added to Figure 2.5.6 of the Official Plan	Changes to the Official Plan are proposed See Staff Preliminary Proposals <u>Changes to Figure 2.5.6 Structure of Community Design Plans - pages 10 -11 OP Document 2</u>

## Village Development

### ***Pace and Character of Village Growth (Village Development)***

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
66. The community, through the Community Design Plan, needs first and foremost to develop a vision for the village. The residents need to identify the qualities and characteristics of the village that they want to preserve while recognizing that things will change. In addition, the City should develop a design guideline for village development in the style of others that have already been completed. There needs to be a mechanism to control the pace of growth in a village.	General agreement. Both the overall building density and amount of development per year are concerns. Density linked to design and support infrastructure. Plans need to tangibly capture village character.	Agree <ul style="list-style-type: none"> <li>• City staff will develop a design guideline for village development to assist in CDPs.</li> <li>• The best mechanism to control the growth of a village is to designate only the amount of land that is required for the planning period. Whenever the Village proposes to expand, a comprehensive plan would be required. This is the mechanism that staff would support. The draft policy proposal is suggesting that villages provide sufficient land for 10 years rather than for 20 years to allow the brakes to be put on if that is the desire, before additional land is added.</li> </ul>	Changes to the Official Plan are proposed See Staff Preliminary Proposals <u>Section 5.1 Development in Villages</u>

### ***Timely Provision of Infrastructure (Village Development)***

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
67. In order to ensure that infrastructure keeps pace with development, a community design plan that provides for additional development on vacant land or in an expansion area should identify the hard and soft infrastructure that must be in place before development can go ahead. Also, a community design plan that evaluates servicing options must	Agreed that infrastructure should be in place to support development.  Opinion split on the use of alternative technology where this links to communal services. Implications of communal systems need to be understood such as cost, pace of growth, density etc. and the capacity of the natural infrastructure needs to be	Agree The draft policies are emphasising that any community design plan to support expansion, will be supported by, among other things, a Master Servicing Study and a Financial Analysis.	Changes to the Official Plan are proposed See Staff preliminary Proposals <u>Section 5.1 Development in Villages</u> and See <u>Changes to Figure 2.5.6 Structure of Community Design Plans - pages 10 -11 OP Document 2</u> See also <u>Section 5.4 Rural Servicing: Alternative Servicing</u>

## Village Development

consider the full range of options including emerging technologies.	considered.		
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### ***Balanced and Viable Communities (Village Development)***

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
68. The City should support and facilitate a viable, balanced community. The Official Plan should more explicitly direct non-residential uses to villages. Community Design Plans should address those objectives that support variety and choice and liveability. In many cases this may involve facilitating public or private initiatives supportive of the vision for the village.	Agree provided facilities and services were requested by the community and efforts are made to reduce strip development outside villages.	Agree <ul style="list-style-type: none"> <li>Throughout the Official Plan are commitments to supporting “complete communities”. It is one of the strategic objectives in part 2 of the plan.</li> <li>Existing policy 3.7.2, 4a) requires that when a development of a non-residential use is proposed in the General Rural Area that an evaluation be done as to whether or not this would be better placed in a village.</li> <li>The premise of the OP today is that rural development will be focused on villages.</li> </ul>	Changes to the Official Plan are proposed See Staff Preliminary Proposals <u><a href="#">Section 5.1 Development in Villages</a></u> and See <u><a href="#">Changes to Figure 2.5.6 Structure of Community Design Plans - pages 10 -11 OP Document 2</a></u>

## Groundwater Resources Working Group Recommendations

### Co-ordination and Accountability (Groundwater)

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
69. The City is strongly encouraged to “manage” groundwater resources with clearly identified accountabilities as it currently manages water and wastewater within the serviced areas of the city, and to take the lead in moving forward on a watershed-based source-protection framework.	Community divided – Sense of an important role for the City but possibly not management – City should ensure that in the future the community and the City’s decision-making is better informed as to the impact of the development on groundwater resources and existing users. This requires a certain amount of data and understanding of local groundwater systems by the City and other approval agencies, i.e. CAs.	Agree in part But authority and powers are still being determined. Changes to the OP recommended to expand and restructure Section 2.4.4 and incorporate Groundwater Strategy components	Some strengthening of the OP policy with regard to monitoring and modelling aquifers. Proposed Hydrogeology Guidelines and commitment to next phase of the City’s Groundwater Strategy  See Staff Preliminary Proposals <a href="#">Section 5.3 Rural Servicing Groundwater Resources</a>
70. The City could identify a Department and create a position for a Director of Groundwater Resources with the responsibility of closely monitoring the “before” state and the “after” effects of any approved development or change in land use.	No additional input in support or in opposition to this recommendation was received	Agree in part The City needs to make it easier for people to get information and action. City assigns responsibility to staff or automatically forwards inquiry /complaint to appropriate authority with request that City be advised of the outcome. Staff is still working on this matter.	In Progress This is a process recommendation and lies outside of the Official Plan. No change to the Official Plan is required.

### Characterization of Resources (Groundwater)

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
71. The City should complete 'groundwater characterization' reports at the same time as it undertakes Watershed and	No additional input in support or in opposition to this recommendation was received	Agree 1. Add requirement for a Groundwater Characterisation Study as a part of future Watershed and Subwatershed Studies	Proposed polices for Water and Subwatershed Plans have been added to Section 2.4.3 of the Official Plan. See Staff Preliminary Proposals

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
Subwatershed studies in the City. These 'characterization reports' are to be used to develop groundwater capacity allocation and management plans to guide new development within the watershed.		2. Complete Groundwater Characterisation Studies for Villages, development on private wells in the urban area and where there is heavy development pressure in the General Rural Area.	<u>Section 6.3 Ottawa's Natural Environment System</u> pages 81 & 82  Characterisation studies for most villages have already been completed and would be reviewed at the time of a CDP for the Village. Characterisation studies for lands in Urban Ottawa are in the work program.
72. The City could complete a review of all hydrogeological studies, aquifer vulnerability studies, watershed and sub-watershed studies, and other work already commissioned by the City to determine currency, existence of gaps, soundness of science, and collect watershed data into one accessible library.	There is a need for the City to be a repository of information and data and hence a role in collecting data and monitoring groundwater conditions. A reasonable unobtrusive approach is required that includes effective education efforts.	Agree. That it is appropriate to compile into an accessible library, and review for quality and relevance, all previous studies related to subwatershed studies and Groundwater analysis and in the City. This may be achieved as part of a proposed future subwatershed study.	In Progress This is a process recommendation that lies outside of the Official Plan and will be included in City work programs.  No change to the Official Plan is required.

### *Sustainability, Quality and Quantity (Groundwater)*

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
73. The City should implement the next phase of the groundwater management strategy that is to develop a framework in which to identify, prioritize, and complete groundwater management; ensuring a sustainable approach to development and growth. Once draft development applications are approved, they should be followed up to ensure they meet any changes.	No additional input in support or in opposition to this recommendation was received	Agree The completion of Phase One and the development of the framework for Phase Two of the Groundwater Management Strategy recommended as part of the OP and IMP review	In Progress Commitment and a proposed budget for the next phase of the City's Groundwater Strategy is being sought This is a process recommendation that lies outside of the Official Plan.  See Staff Preliminary Proposals <u>Section 5.3 Rural Servicing Groundwater Resources</u>

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
<p>74. The City could use computer software to model Ottawa's aquifers and these models may be used to analyse the current state of groundwater quality and quantity; identify areas of vulnerability; and may be used to predict future cumulative impacts of all stresses on the aquifers and assess the effect of development proposals. Due to the costs associated with this option, modelling should be developed over time beginning with the aquifers under the greatest development pressures.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree Preparing a detailed model of each aquifer is not a high priority of the Groundwater Management Strategy but may be one of the requirements for the completion of Village Community Design Plans, Well-head protection areas and some Sub-watershed Studies. The Source Water Protection Group is developing Aquifer Vulnerability mapping and is doing more detailed assessment of wellhead protection areas for communal wells. The City is also undertaking watershed characterisation work to support future watershed and sub-watershed studies.</p>	<p>Opportunities for computer modelling will add to a number of initiatives currently underway. The outcome of some of the work being undertaken may result in future changes to the Official Plan. No current changes to the Official Plan in this regard are proposed.</p>
<p>75. The City could protect special groundwater areas and features (e.g. wetlands, recharge areas, water balance, wellhead areas) through policy, by-laws, zoning, acquisition and other appropriate mechanisms to ensure sustainability of groundwater resources and landowner compensation where necessary.</p>	<p>Two approaches to protection of source water areas. Protect areas from development, which may include compensation if development is prohibited. And do not permit development that is likely to cause problems and pollute.</p>	<p>Agree The OP already contains a logical suite of protection methods for groundwater and will follow the Provincial lead on Source Water protection. A Source Water Protection Plan must be completed by 2013.  Sub watershed studies and lands identified as part of the City's Natural Heritage System may identify and include sensitive recharge areas that subsequently require protection through land use policy. Many are already in environmental designations  Wellhead protection zones are identified in the OP for existing municipal wells.</p>	<p>Designations and policies are already included in the plan to address this recommendation. Additional policies are proposed in <u>Section 6.3 Ottawa's Natural Heritage System</u>  In addition the Source Water Protection Plan will be completed in 2013 and may require changes to the Official Plan.</p>

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
76. To protect both existing owners and developers, the City could undertake pre-construction testing of neighbouring wells, recording of the information and then post-construction testing, to safeguard against activities known to cause well degradation such as blasting, stormwater ponds and adjoining urban development.	Need to ensure that owners are monitoring water quality regularly. Concern that if information is made public on water quality this will impact land value. Possibly some people would be willing to allow water results to be used as a part of overall aquifer monitoring system - possibly for free water testing.	Agree The City's current requirements for pre and post construction testing will be enhanced to monitor impact on groundwater sources for adjacent development. City to explore enforcement mechanisms for remediation where impacts occur.	Currently Implemented This usually addressed through conditions of Development No change to the Official Plan is required.
77. The City could establish "protection" levels for special groundwater features based on clear criteria.	No additional input in support or in opposition to this recommendation was received	See 75 above	Designations and policies are already included in the plan to address this recommendation. Additional policies are proposed in <a href="#">Section 6.3 Ottawa's Natural Heritage System</a>  In addition the Source Water Protection Plan will be completed in 2013 and may require changes to the Official Plan.
78. Municipal subdivision agreements could include a clause stating that lawn irrigation systems or open looped groundwater heat pumps are not permitted.	No additional input in support or in opposition to this recommendation was received	Agree A standard condition is added to all plans of subdivision, where private services are involved, that prohibits in ground heat pumps unless the hydrogeological study for the development addresses this matter. Where a hydrogeological study identifies special requirements such as lawn irrigation they will also be included in the conditions of approval.	This is an approval process already implemented by the City  No change to the Official Plan is required.
79. The City could reiterate its commitment to enforce Provincial requirements and guidelines at the	No additional input in support or in opposition to this recommendation was received	Agree This is a development related matter that is Provincial jurisdiction. Fro practical	In Progress These requirements will be restated in the proposed Hydrogeological Guidelines. See

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
<p>local level for both water quantity and quality.</p>		<p>reasons The City does not repeat other legislation or guidelines that are subject to change in the Official Plan. However, the City intends to reflect Provincial Drinking Water Objectives in the proposed City guidelines titled “Technical Requirements for Hydrogeology and Terrain Analysis Studies for Privately Serviced Developments”</p>	<p>Staff Preliminary Proposals <u>Section 5.3 Rural Servicing: Groundwater Resources</u></p>
<p>80. On-site inspection by City staff and engineers should be required before any consideration is given to an application for re-zoning or change in land use designation. This may require additional staff resources.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree This is a development related matter that constitutes best practice and is encouraged but may not be practical in every situation.</p>	<p>Currently Implemented as best practice This is a process recommendation and no change to the Official Plan is required in order to ensure that where appropriate sites will be inspected.</p>
<p>81. Provincial standards for wells (Regulation 903) and septic system installation (Ontario Building Code) and inspection of wells should be fully implemented at the time of installation to ensure that construction meets these standards. Where hydrogeological studies, undertaken at the time of development, recommend higher standards of construction these standards should take precedence and be enforced.</p>	<p>City should ensure well construction as recommended by the hydrogeological analysis and that meets a minimum identified standard.</p>	<p>Agree The province currently requires well driller licensing and the City requires a signed affidavit that the well is drilled in accordance with the conditions of approval.</p>	<p>Currently Implemented This is a process recommendation and lies outside of the Official Plan and no change to the Official Plan is required to continue this process.</p>

## Groundwater Resources

### Monitoring Groundwater (Groundwater)

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
82. The City could monitor water quality and quantity and privately owned wells and aquifers on an on-going basis; collect data from aforementioned sources and maintain a database of monitoring records and make the results publicly accessible.	Need to ensure that owners are monitoring water quality regularly. Concern that if information is made public on water quality this will impact land value. Possibly some people would be willing to allow water results to be used as a part of overall aquifer monitoring system - possibly for free water testing.	Agree Staff has proposed that a dedicated monitoring well will be required as part of each phase of a plan of subdivision and information from this will be used to maintain database. However this may not be the most efficient method to obtain the data required and the current recommendation is being re-evaluated.	Changes to the Official Plan are proposed Proposal to require a monitoring well as a condition of every rural subdivision. See the Table in OP document 2 on line 4.4.2.1 Page 20
83. The City could develop mechanisms for the testing/monitoring of wells installed in all new and existing rural housing developments, at golf courses, around quarry sites, etc. to provide an on-going, accurate data source.	No additional input in support or in opposition to this recommendation was received	Agree See 82 above.	Changes to the Official Plan are proposed Proposal to require a monitoring well as a condition of every rural subdivision. See the Table in OP document 2 on line 4.4.2.1 Page 20.
84. Developers could turn over test wells to the City to be used for on-going monitoring. The City would require access to the wells for monitoring.	No additional input in support or in opposition to this recommendation was received	Agree See 82 above.	Changes to the Official Plan are proposed Proposal to require a monitoring well as a condition of every rural subdivision. See the Table in OP document 2 on line 4.4.2.1 Page 20.
85. The City could develop and adopt aesthetic standards for groundwater quantity and water quality for all private wells and develop clear municipal standards for treatment systems including treatment limits for aesthetic parameters that comply	No additional input in support or in opposition to this recommendation was received	Agree The City restates its commitment to comply with Provincial guidelines for aesthetic water quality parameters. These requirements will be restated in the proposed Hydrogeological Guidelines	In Progress See Staff Preliminary Proposals <a href="#">Section 5.3 Rural Servicing: Groundwater Resources</a>

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
with Provincial guidelines.			

### Corrective Measures (Groundwater)

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
86. Assign the responsibility to receive and assess complaints, forward the issue to the most appropriate authority for investigation, track progress of the issue and report its resolution to one office.	No additional input in support or in opposition to this recommendation was received	Agree That a policy co-ordinator and contact is required. See 70 above	In Progress This is a process recommendation and lies outside of the Official Plan. No change to the Official Plan is required.
87. The Province could require well and septic system inspections as part of the land transfer process, including a full water quality report.	Why should province do this? Why would this not be a best practice for anyone acquires a property with private services?	Agree in part This is not a City responsibility This constitutes best practice for homebuyers and real-estate agents. Homebuyers should request this as a matter of course when purchasing a rural property.	Not a City responsibility No change to the Official Plan is required.
88. The City could set standards for well and septic system maintenance and inspection, including a cleansing schedule based on sludge accumulation for septic tanks.	Need to ensure minimum standards of Septic maintenance and that property owners are managing sewage systems appropriately. Concern about cost and bureaucratic red tape. Keep it simple	Agree in part The City's preferred approach is to provide resources to the public on best practices for the operation and maintenance of wells and septic systems.  Resources for rural homeowners (or prospective homeowners) about well and septic issues are available on the Rural Connections website at <a href="http://ottawa.ca/rural">ottawa.ca/rural</a> .	In Progress This is a process recommendation and lies outside of the Official Plan. No change to the Official Plan is required. See polices in the <u>Infrastructure Master Plan Review Section 2.1.5</u> pages 13 & 14
89. The City could permit septic system service companies to empty into the sewer system (at a reduced rate).	No additional input in support or in opposition to this recommendation was received	Disagree There does not seem to be any basis for this recommendation in the report. As a mechanism of disposal it is not technically desirable to discharge this material into the	This is a sewerage system operational matter that is not supported for technical operational reasons. No change to the Official Plan is required.

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
		pipe system. Instead, it is trucked to the Pickard Centre. Any reduction in the cost of disposal at the Pickard Centre must be addressed on a cost for service basis.	

### *Public Education (Groundwater)*

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
90. Review existing communications materials and procedures, developing new methods where required.	No additional input in support or in opposition to this recommendation was received	Agree The Review and update should be ongoing  The Rural Affairs office uses many ways to communicate to rural residents, including regular updates by email to registered users, through the Rural Connections website, face-to-face presentations at community association meetings, community newsletters, and through advertisements and authored columns in rural newspapers.	In Progress This is a process recommendation and lies outside of the Official Plan. No change to the Official Plan is required.
91. Municipal notification of a development proposal could be sent to individuals, businesses, and communities who share aquifers and related natural features, inviting them to participate in the consultation/review process.	No additional input in support or in opposition to this recommendation was received	Agree in part Individual notification on a aquifer basis will most likely not be possible but notification to adjacent owners, registered Community Associations, onsite signage and the online development tracking will provide a residents in the area with adequate notification of future development proposals.	Being considered as part of the Planning Transit and Environment Departmental procedures review. This is a process recommendation and lies outside of the Official Plan . No change to the Official Plan is required.
92. Information about the character of the groundwater, aquifers, and recharge areas could be integrated into Community Design Plans,	No additional input in support or in opposition to this recommendation was received	Agree Proposed change to OP policy for Community Design Plans Section 2.5.6. Servicing studies and groundwater	Changes to the Official Plan are proposed Proposal to require polices for CDPs. See the Table in OP Document 2 on the line for <u>Figure 2.5.6 Structure of Community Design</u>

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
including information on how development changes will conserve and enhance groundwater.		assessments to be component of the program for the development of a CDP for a Village or other planning area.	<u>Plans</u> Page 11-12
93. The City could provide a well advertised, on-call educational and mediation program for local groundwater conditions.	This is suggesting that easily accessible educational information be provided to the public that answers questions and provides basic understanding threats and impacts private services have on groundwater and the environment. This could include basic responsibilities liabilities of the homeowner.	Agree The City will revisit the currency of information on the web and continue to work with Conservation authorities to enhance the information that is available to the public and real estate industry.	Some information is already accessible from the City Web site as follows <a href="http://www.ottawa.ca/city_services/water/wells/6_en.shtml">http://www.ottawa.ca/city_services/water/wells/6_en.shtml</a>  This is a process recommendation and lies outside of the Official Plan. No change to the Official Plan is required.
94. Information on homeowners responsibilities for water and sewage and who to contact in the City if issues arise, could be sent out with the municipal tax bill to save mailing costs and ensure they receive attention.	Recommends this as a low cost method to disseminate information	Agree That a policy co-ordinator and contact is required. See 70 above.  Providing such information to rural property owners was a topic of discussion at Rural Summit II. One recommendation of the Summit (#70 of 122) was as follows: <i>City could develop an information package for new rural residents. Included would be: letter of welcome; who to call list; and well and septic information.</i>  As part of the Rural Summit II work plan, various distribution methods for such an information package will be considered.	In Progress This is a process recommendation and lies outside of the Official Plan. No change to the Official Plan is required.
95. Realtors to new homeowners could supply information packages during the land sale transaction.	Agree This could be a low cost method to disseminate information.	Agree But this is not a City responsibility City Web based information is available to	This is not a City responsibility. No change to the Official Plan is required.

## Groundwater Resources

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
		<p>Real-estate agents and homebuyers. Other agencies (i.e. Conservation Authorities) also provide information. This would occur if Homebuyers required this service from local real estate agents.</p> <p>The following recommendation was made at Rural Summit II (#70 of 122): <i>City could develop an information package for new rural residents. Included would be: letter of welcome; who to call list; and well and septic information.</i></p> <p>Realtors will be considered as a method of distribution this information.</p>	

### ***Human, Material and Financial Resources (Groundwater)***

Recommendation	Public Comment	Staff Response	Staff Preliminary Proposals
96. The City should increase the budget assigned to Groundwater resources to address the issues outlined in this paper to ensure they are addressed in the current official plan review.	One respondent agreed but the City and public need to understand what can be known about groundwater and what will remain unknown. Perfect information should not be expected.	Agree Staff will cost the implementation of recommendations and determine the budget submissions and other mechanisms to finance additional costs to the City associated with these Groundwater recommendations, including levies, such as Development Charges for new development.	<p>This will be implemented through City budgets and the update of the Development Charges By-law</p> <p>No change to the Official Plan is required</p>
97. The City should ensure that it has the ability to implement the policies of the Official Plan related to groundwater and the Groundwater Management Strategy in a timely	No additional input in support or in opposition to this recommendation was received	Agree The city should only include policies in the Official Plan that it has the capacity implement through hits powers under the <i>Planning Act</i> and through public works.	<p>This will be implemented through City Development approval, and the City's work program budgeting processes.</p> <p>No change to the Official Plan is required.</p>

**Groundwater Resources**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Preliminary Proposals</b>
manner.			

## Process

### Process Working Group Recommendations

#### 3.1.1 City of Ottawa Website Information and Design ( Process)

Recommendation	Public Comment (synopsis)	Response /Action	Staff Proposals
<p>98. Effective 'Ward Based' information organization and timely presentation</p>	<p>The City Website has already undergone a significant improvement in the way it provides access to information.</p> <p>Generally supportive of concept but divided on whether it should be Ward or topic based. Many felt that Ward based information could be co-ordinated by Councillors but built around a standard format.</p> <p>There is a need to demonstrate cost effectiveness and usefulness of this recommendation.</p>	<p>Agree in part</p> <p>The City has implemented online access to Development Tracking. This is searchable on a Ward basis. This provides community access to application details and to developers' studies.</p> <p>The City already provides a lot of information on a Ward basis. Providing all information on a Ward basis would require a substantial rebuild of the Website and the way information is recorded and updated in the City.</p> <p>The City will investigate feasibility of providing other information on a Ward basis as part of the corporate review of the City Website.</p> <p>This was one of the proposals reviewed at Rural Summit II and will be considered as part of the work plan, however this item was on the lower end of the prioritization (#96 of 120).</p> <p>The Rural Connections portal on the City website (ottawa.ca/rural) provides targeted information for the residents</p>	<p>The City will investigate feasibility of providing other information on a Ward basis as part of the corporate review of the City Website.</p> <p>This is not implemented through the City Official Plan</p> <p>Review of the web site is underway and on going</p>

**Process**

Recommendation	Public Comment (synopsis)	Response /Action	Staff Proposals
		of the four rural Ottawa wards. As well, links are provided to each rural councillor's ward website (where they exist).	
99. Implement Ward E-Flyers by councillor/Ward, by department topics (NOTE: not councillor managed, should be corporately or horizontally managed)	Good idea but dependent on the success of recommendation 98. Concern about providing email and volume of incoming messages. Some suggested better communication through newspaper. Some questioned why the reluctance to permit management by the Councillor.	<p>Agree in part See 98 above Regular Ward based E-Flyers or newsletters require a lot of resources to reliably produce.</p> <p>E-flyers are used on a project-by-project basis to keep people informed (e.g. OP review, subwatershed studies etc.)</p> <p>The Rural Affairs Office currently maintains an "E-Flyer distribution list receive notification of important events, approximately twice a month. This list, now over 900 contacts, provides information on consultations, projects, events, news, grants etc. specifically for rural Ottawa.</p> <p>On occasion, these messages will be targeted to resident of specific wards, regions or villages when the information would only be applicable to a certain area of rural Ottawa.</p> <p>Anyone wishing to register for the Rural Affairs Office mailing list can send a request to <a href="mailto:ruralaffairs@ottawa.ca">ruralaffairs@ottawa.ca</a>.</p>	Implemented for specific projects. This is not implemented through the City Official Plan

## Process

Recommendation	Public Comment (synopsis)	Response /Action	Staff Proposals
<p>100. Implement communication plan (what's important this week, this month, this year, next year)</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>The City undertakes high-level corporate communications, Priority Planning and project and program specific communications planning. This recommendation may only be partially feasible.</p> <p>Approved work plans are already available on line as part of the Budget online</p> <p>Real time development tracking was implemented in May 08.</p> <p>“Monthly Highlights” are already provided on the City Website. These are usually city-wide activities, information and events</p> <p>Information for ongoing public consultation is provided on the website.</p>	<p>Implemented through other mechanisms This is not implemented through the City Official Plan</p>
<p>101. Enhance weekly Citizen notices to stand out and be informative to readers</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Disagree Currently the City's Add Page is placed in the paper on the same day every week and in the same part of the paper. Adding more information to newspaper advertising increases ad size and is not considered cost effective. <a href="http://Ottawa.ca">Ottawa.ca</a> is the best location to provide additional information and ads should direct the public to use this resource to find more detailed information.</p>	<p>This is not implemented through the City Official Plan Improved notification is provide through online development tracking , email and consultation information on the web</p>

**Process**

<b>Recommendation</b>	<b>Public Comment (synopsis)</b>	<b>Response /Action</b>	<b>Staff Proposals</b>
102. Lengthen process for communicating city information	No additional input in support or in opposition to this recommendation was received	<p>Agree in part Ability to lengthen consultation linked to process. Development applications are subject to legislated timelines. However, these are already extended for large or controversial development proposals.</p> <p>For City initiated studies consultation is often lengthened where necessary since there is usually no associated legislated process or appeal mechanism</p> <p>Reviewing times for Council agendas can be done as part of the mid-term Governance review. The pilot White Paper approach for major policy initiatives is intended to provide citizens and councillors with the opportunity to have input on a policy before it is developed.</p>	This is not implemented through the City Official Plan but will be considered as part of the mid-term Governance review.
103. Ensure final City documents say Final and not Draft and that Final is widely published	No additional input in support or in opposition to this recommendation was received	Agree	This is not implemented through the City Official Plan
104. Ensure errors are corrected in City documents and through effective version history and control release a corrected version. (ineffective to search for 2 documents - the report and the minutes to find out if the minutes state that the report was actually incorrect(Could use	No additional input in support or in opposition to this recommendation was received	<p>Agree in part Erratum can and are added to completed reports and generally errors are corrected in web versions if they are known in advance of Council. In major documents, like the budget, replacement pages are issued and these are formally received at Council and posted on the</p>	<p>Current process is considered to address this in a satisfactory manner. This is not implemented through the City Official Plan</p>

## Process

Recommendation	Public Comment (synopsis)	Response /Action	Staff Proposals
<p>addendum correction sheets on documents e.g. like Patents)</p>		<p>Website Where amendments have been made on the floor of Council to correct errors, these are noted in the minutes.</p> <p>Erratum can and are added to completed reports prepared by consultants</p>	
<p>105. PDF all city documents such as by-laws, reports, upcoming community meetings, AG Reports, Performance Reports, etc.</p>	<p>Generally agree but not considered a priority. Accessibility to City documents already considered good. Access to developer reports desired and is a higher priority.</p>	<p>Agree in part Managing the size of Ottawa.ca is an issue and the audience needs to be considered when making these decisions. PDF files cause some problems in terms of W3C compatibility for those citizens with visual impairments, which is why the City's electronic documents are currently provided in HTML.</p> <p>Currently the OP, new Zoning B-law and other municipal by-laws are available online.</p> <p>While the objective is supported the amount of information provided in PDF format and distributed by the Web will continue to be managed</p> <p>The Online development-tracking feature being introduced necessitates developers providing electronic copies of supporting studies in PDF format. These will be accessible online.</p>	<p>This is being implemented in accordance with the City's Accessibility Policies. This is not implemented through the City Official Plan</p>

**Process**

<b>Recommendation</b>	<b>Public Comment (synopsis)</b>	<b>Response /Action</b>	<b>Staff Proposals</b>
106. Address silos of information	No additional input in support or in opposition to this recommendation was received	Agree Addressed through ongoing review of City processes and responsibilities	In Progress This is not implemented through the City Official Plan.
107. Track and analyze website ‘hits’ to make responses more intuitive and focused	No additional input in support or in opposition to this recommendation was received	Agree Communications currently does this and addresses any issues in a timely fashion. The Website has been revamped and web content is being reviewed.	Currently Implemented This is not implemented through the City Official Plan

**3.1.2 OP updates - Real Estate Organisations and New Home Buyers ( Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
108. Implement a communication vehicle for Real Estate organizations and the new home owner groups to provide Official Plan (OP) and sub-division plan information	Online plans considered an advantage but most people believe that information is already available for estate agents and owners . Most issues may be addressed by recommendation 98	Agree in part Make Real Estate Board aware of what information is already available at the City. Incorporate an elective to the Planning Primer, the use of the City’s Website tools such as e-maps, the Official Plan, the new Zoning By-law and other currently available online information.	In part this is addressed through the Planning Primer Course and other information is provided and easily accessible on the web.  This is not implemented by the Official Plan
109. Implement a process to enhance Seller Property Information Sheets (SPIS) to include a place for this type of information	One respondent felt that that interested groups could create a buyer beware “check list” and that real-estate industry should be more proactive.	Agree But this is not the City’s responsibility to update or enhance these information sheets. The City, when requested, does provide Compliance Zoning Reports at the time of property purchase. These reports provide zoning and building compliance information. There is a fee for these reports and the application form is accessible on the City’s Website.	This is not a City responsibility  This is not implemented by the Official Plan

## Process

### 3.1.3 Effective Bilingualism Dissemination of City Information (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
110. Implement a truly bilingual website design	No additional input in support or in opposition to this recommendation was received	<p>Agree in part The current Bilingualism policy is on the city Website <a href="http://www.ottawa.ca/city_hall/french_services/bilingualismpolicy_en.html">http://www.ottawa.ca/city_hall/french_services/bilingualismpolicy_en.html</a></p> <p>Exceptions are sometimes granted for large technical documents and some historical documents that have not been translated. The Secretariat Services Branch (French Language Services Division) makes these decisions on a needs basis.</p>	<p>Currently implemented</p> <p>This is not implemented through the City Official Plan</p>
111. Create either English or French documents to shorten the length of documents that must be read and photocopied.	No additional input in support or in opposition to this recommendation was received	<p>Agree in part The City will continue to produce public documents in both official languages in a manner that is both useful and cost effective.</p>	<p>Currently Implemented This is not implemented through the City Official Plan</p>

### 3.2.1 Funding Application Timelines (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
112. Implement 3-6 month lead time to enable groups to investigate and plan for responding to funding opportunities	No additional input in support or in opposition to this recommendation was received	<p>Agree in part The city is interested in providing information and assistance to groups wishing to access funding opportunities. Non-renewable Community Project Funding is dependent upon annual City Budget approval, which dictates the launch schedule. However, the funding program is usually launched in the spring of each year. Six weeks are allocated for applications, and support from Community Funding is</p>	<p>Currently Implemented</p> <p>This is not implemented through the City Official Plan</p>

**Process**

Recommendation	Public Comment	Staff Response	Staff Proposals
		<p>available to applicants through information sessions and one-on-one meetings</p> <p>The Cultural Funding Program deadlines are posted on the Website in October of each year, allowing a 2- 3-month timeline for applications, depending upon the program. These deadlines are consistent from year-to-year, allowing organizations to plan ahead.</p> <p>Many other Branches of the City provide or administer funding such as:            Economic and Environmental Sustainability, Children’s Services, Crime Prevention Ottawa, Housing Branch, Employment and Financial Assistance Branch, By-law Services, Parks and Recreation Branch, Cultural Funding, Community Funding , Surface Operations, and Rural Affairs Office etc.</p> <p>See the City Website for a complete list of funding programs.  <a href="http://ottawa.ca/residents/funding/index_en.html">http://ottawa.ca/residents/funding/index_en.html</a></p> <p>The Rural Affairs Office currently maintains an "E-Flyer distribution list of people who receive periodic information on topics such as grants available in rural Ottawa.</p> <p>Anyone wishing to register for the Rural</p>	

## Process

Recommendation	Public Comment	Staff Response	Staff Proposals
		<p>Affairs Office mailing list can send a request to <a href="mailto:ruralaffairs@ottawa.ca">ruralaffairs@ottawa.ca</a>. As well, Rural Connections maintains a list of funding opportunities for rural Ottawa on the City website at <a href="http://ottawa.ca/rural">ottawa.ca/rural</a>.</p>	
<p>113. Provide the communities with a heads up on upcoming incentives (funding programs)</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree in part Community Funding webpage includes information about Renewable and Non-Renewable Community Project Funding and advises that Non-Renewable Community Project Funding program is usually launched in spring each year (providing Council has approved that portion of CF's budget).</p> <p>The Cultural Funding Program deadlines are posted on the Website in October of each year, allowing a 2-3 month application timeline for applicants, depending on the program. These deadlines are consistent from year to year, allowing organizations to plan ahead.</p> <p>The Rural Affairs Office currently maintains an 'E-Flyer' distribution list of people who receive periodic information on topics such as grants available in rural Ottawa. Contacts for all known rural Community Associations are on this list.</p> <p>Any group wishing to register for the Rural Affairs Office mailing list can send a request to <a href="mailto:ruralaffairs@ottawa.ca">ruralaffairs@ottawa.ca</a>.</p>	<p>Currently Implemented This is not implemented through the City Official Plan</p>

**Process**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
		As well, Rural Connections maintains a list of funding opportunities for rural Ottawa on the City website at <a href="http://ottawa.ca/rural">ottawa.ca/rural</a> .	

**3.2.2 Standardised Format, Easily Accessible Petition Form and Process (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
114. Define, document, implement, and post a formal standardized petition form and petition process including instructions for use	No additional input in support or in opposition to this recommendation was received	Agree This is an issue that the City Clerk's Department has already identified and this is underway as part of the mid-term Governance review.	Part of the mid-term Governance review  This is not implemented through the City Official Plan
115. Define and document how the information the petition is addressing will be verified	No additional input in support or in opposition to this recommendation was received	Same as 114	Part of the mid-term Governance review  This is not implemented through the City Official Plan
116. Include in the petition process requirements that the petition author must provide the authoritative source for the information and that the petition author must provide their name, address and phone	No additional input in support or in opposition to this recommendation was received	Same as 114	Part of the mid-term Governance review  This is not implemented through the City Official Plan
117. Define and document the minimum posting locations and timeframes for petitions	No additional input in support or in opposition to this recommendation was received	Same as 114	Part of the mid-term Governance review This is not implemented through the City Official Plan
118. Define that the petition respondents and supporters must provide their information and acknowledge that the petition is a public document subject to scrutiny by other members of the public	No additional input in support or in opposition to this recommendation was received	Same as 114	Part of the mid-term Governance review  This is not implemented through the City Official Plan



**Process**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Response/ Action</b>	<b>Staff Proposals</b>
		Caseworkers at the OMB provide procedural advice to groups wishing to appeal	

**3.2.4 Timelines for Public to Obtain, Read and Provide Comments ( Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
122. Reports should not be made ‘final’ until the public has had a minimum of 30 days to obtain, review, disseminate and respond to reports.	No additional input in support or in opposition to this recommendation was received	Disagree Staff reports are made available to the Councillors and public at the same time and represent the staff position on an issue. The preparation of report usually includes public consultation in some form as part of the staff analysis. Comments on the presentation of community input are addressed in 3.4.3 below  The public has the opportunity to address Committees and Council in regard to any report and can identify any information that has not been addressed and request deferral of a decision until matter is addressed.	Current process provides opportunities for public input  This is not implemented through the City Official Plan
123. Reports should be updated to include the public’s comments and input	No additional input in support or in opposition to this recommendation was received	Agree in part Staff reports are completed some time in advance of the Committee and Council meetings. It is not possible to update them to include information that is received once they have been signed off. However, staff can include information on late arriving information in the presentation and the public can make representation directly to Committee in regard to these submissions.	Current process provides opportunities for public input  This is not implemented through the City Official Plan

## Process

Recommendation	Public Comment	Staff Response	Staff Proposals
124. City should publish their work program categorized by, for example, the week, this month, this year, next 5 years. This would enable the public not only to follow initiatives closely and anticipate and participate in report creation but also to show that their input is valued and included	No additional input in support or in opposition to this recommendation was received	<p>Agree in part This is already done. Departmental work programs are approved by Council annually and are available on-line.</p> <p>Planning matters related to development applications are not predictable. Online Development Tracking will provide the status of applications that have been received declared complete and community notification has been given. General information on processes and timing already exists on the City Website.</p> <p>Big studies typically have a consultation plan and project timeline identified in “Public Consultation” on the City’s Website. <a href="http://www.ottawa.ca/public_consult/index_en.shtml">http://www.ottawa.ca/public_consult/index_en.shtml</a></p> <p>Information on major road works and street closures can be found on the Website <a href="http://www.ottawa.ca/cgi-bin/trafficreport/report_search.pl?lang=en">http://www.ottawa.ca/cgi-bin/trafficreport/report_search.pl?lang=en</a></p>	<p>Already publicised at the time of the budget</p> <p>This is not implemented through the City Official Plan</p>

### 3.2.5 Recognizable Feedback for Resident’s Work and Input ( Process)

Recommendation	Public Comment	Response/ Action	Staff Proposals
125. Ensure recognition for residents’ input is incorporated into the process	No additional input in support or in opposition to this recommendation was received	<p>Agree City will continue to use best efforts to represent public comments in reports and recommendations. See 3.4.3 below</p>	<p>Process and format to recognise public input already exists</p> <p>This is not implemented through the City Official Plan</p>

**Process**

126. Honour agreements agreed upon during the process	No additional input in support or in opposition to this recommendation was received	Agree	This is not implemented through the City Official Plan
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**3.2.6 Equal Access to Development Information (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
127. All information should be available on the City's Website about processes status of where applications etc. are in the development process stream	All respondents supported this and agreed this was possible using the development tracking system. Some believed that the developers should do this.	Agree See 98 above Online development tracking has been implemented	Currently Implemented This is not implemented through the City Official Plan

**3.2.7 Developer's Use of City Logo (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Response/ Action</b>	<b>Staff Proposals</b>
128. Define, document and publish a Branding Policy	All Yes	Agree The City of Ottawa's symbols and its application Guidelines are the property of the City of Ottawa. Where the City is a partner in a program the use of the City logo is permitted.  Others may use Ottawa symbols but only when written permission is obtained from the City of Ottawa. All applications must include a graphic rendering of the intended use and a description of the proposed use.  Non-profit, charitable, community-based groups may use the new City of Ottawa wordmark and slogan solely for identification purposes and subject to	Currently Implemented It is not implemented through the City Official Plan

## Process

Recommendation	Public Comment	Response/ Action	Staff Proposals
		entering into a five-year licensing agreement, approved by resolution of Council.	
129. Ensure that individuals companies organizations and interest groups receive information on the City's Branding Policy and that it is adhered to	There are existing mechanisms that the City can use to protect it logo	Agree The City's "Visual Identity Elements - Rules of Usage" are available on the City Website <a href="http://ottawa.ca/city_hall/visual_id/policy_en.html">http://ottawa.ca/city_hall/visual_id/policy_en.html</a>	Currently Implemented It is not implemented through the City Official Plan

### 3.2.8 Community Design Plan Process (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
130. A Rural Affairs Office representative should actively participate in the rural community design process	No additional input in support or in opposition to this recommendation was received	Agree Staff of the Rural Affairs office continues to be available as liaison for projects in rural Ottawa and to be involved in all future rural CDPs.  Planning staff will keep staff of the Rural Affairs Office up to date on all community planning projects in rural Ottawa  The Rural Affairs Office does participate in community design process and other rural planning initiatives.  The Rural Connections website ( <a href="http://ottawa.ca/rural">ottawa.ca/rural</a> ) is also updated with project information as it becomes available.	Currently Implemented It is not implemented through the City Official Plan
131. City planning staff contacts should be consistent and staff should have adequate experience and	No additional input in support or in opposition to this recommendation was received	Agree in part It is the Planning Branch's ongoing policy to maintain consistent and qualified staffing	Currently Implemented This is not implemented through the City Official Plan

**Process**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
understanding of and working with rural issues and community design plans		<p>on all planning policy and development review projects.</p> <p>Development Information Officers (DIOs) are available to provide information to the public on development applications and general planning issues. DIOs have available copies of all development applications that are ongoing and subject to public consultation. As well they can provide information on the City's Official Plan and Zoning by-law.</p>	
132. Fully engage rural residents and rural community leaders in order to build consensus in creating a community design plan	General Agreement	<p>Agree</p> <p>The Planning Branch has a Community Consultation Specialist on staff and who is involved in the design of the consultation programs for all new Community Design Plans. This position has proved effective in the recently completed CDPs for the Villages of Carp and Constance Bay.</p>	<p>Changes to the Official Plan are proposed</p> <p>See Staff Preliminary Proposals <u><a href="#">Section 1.5 Expansion of Urban and Village Boundaries</a></u> and <u><a href="#">Section 5.1 Development in Villages</a></u>.</p>

**3.2.9 Mechanisms to Correct City Documents (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
133. Adopt and implement a document management process or version control and version history process for all City documents, which would clearly articulate to readers the version of the report that was presented to committee or council. The version number would be incremented to include and record in	Agree the City should correct errors in information that is made public	<p>Agree</p> <p>Avoiding confusion over which version of a document is current is important. This is being reviewed.</p> <p>It is noted that most consultant studies submitted to the City are clearly identified as draft or final. If there as more than one draft version these are usually dated or</p>	<p>In progress</p> <p>This is not implemented through the City Official Plan</p>

## Process

Recommendation	Public Comment	Staff Response	Staff Proposals
the Version History Table the updates or corrections to the report, the date, the author and the meeting that caused a new version to be released and ultimately filed as the official and final version		identified as a revised version.	
134. Disseminate this process via the City's website	No additional input in support or in opposition to this recommendation was received	Agree in part Provided the relevant versions are easily identifiable and available publicising the process on the web is a low priority.	In progress This is not implemented through the City Official Plan
135. Concurrent with implementing version control and version history, implement a better document management process to enable residents to locate reports on-line in a self serve manner without have to call the City to find out the date of the report, the date of the meetings when report was presented and the date the report was approved	No additional input in support or in opposition to this recommendation was received	Agree Improving accessibility to City reports on the web is desirable.	In Progress as part of the corporate review of the City Website

### 3.3.1 Response Time to the Public (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
136. Implement a standard level of response time corporately	No additional input in support or in opposition to this recommendation was received	This is still being examined Some Departments have individual protocols for responding to public enquires particularly those working directly with the public.	In Progress This is not implemented through the City Official Plan
137. Publish the standard via communication of the corporate standards to residents	No additional input in support or in opposition to this recommendation was received	Partially implemented Some Quarterly statistics are posted on the City Web site <a href="http://ottawa.ca/city_hall/ottawa_performance/quarterly_performance/2008/q1/psd_en.h">http://ottawa.ca/city_hall/ottawa_performance/quarterly_performance/2008/q1/psd_en.h</a>	In Progress This is not implemented through the City Official Plan

		<a href="#">tml</a>	
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### 3.3.2 Tracking Appropriate Performance Metrics on Key Products and Services ( Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
138. Expand and enhance current performance metrics framework to include meaningful line items	No additional input in support or in opposition to this recommendation was received	Partially implemented Some Quarterly statistics are posted on the City Web site <a href="http://ottawa.ca/city_hall/ottawa_performance/quarterly_performance/2008/q1/psd_en.html">http://ottawa.ca/city_hall/ottawa_performance/quarterly_performance/2008/q1/psd_en.html</a>	This is an ongoing part of the City's review of its service delivery.  This is not implemented through the City Official Plan
139. Publish metrics and service level tracking system results	No additional input in support or in opposition to this recommendation was received	See 138	See 138
140. Work with rural residents to identify gaps and refine measurements	No additional input in support or in opposition to this recommendation was received	See 138	See 138

### 3.3.3 311 Call Centre Response Times and Statistics and IVR System (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
141. Examine currently system capabilities	No additional input in support or in opposition to this recommendation was received	Agree Call Centre response times are monitored daily and adjustments made to improve /reduce wait times.	This is being implemented.  This is not implemented through the City Official Plan
142. Define and validate new IVR requirements and implement enhancements <i>Note: IVR stands for Interactive Voice Recognition System</i>	No additional input in support or in opposition to this recommendation was received	Agree Ongoing improvement of this system is desirable	In Progress
143. Publish current and future call centre statistics	No additional input in support or in opposition to this recommendation was received	Agree Call Centre quarterly statistics are currently published on the City Website. Current statistics can be found at the following link <a href="http://ottawa.ca/city_hall/ottawa_performance">http://ottawa.ca/city_hall/ottawa_performance</a>	Currently Implemented  This is not implemented through the City Official Plan

## Process

		ce/quarterly_performance/2008/q1/psd_en.html	
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### 3.3.4 City Roads Maintenance & Inspection Based on Budget (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
144. Instate or re-instate regular roads and operations inspections	No additional input in support or in opposition to this recommendation was received	Agree Surface Operations (SOPS) is currently reviewing the Road Patrol function with a view to have a consistent level-of-service over the City's entire Class 1 (Transitway/Hwy 174) and Class 2 (urban/suburban/rural arterials) road network for summer 2008.	In Progress  This is not implemented through the City Official Plan
145. Ensure that inspections and maintenance meet Provincial legislation	No additional input in support or in opposition to this recommendation was received	Agree Ontario Regulation 239/02 - Minimum Maintenance Standards are guidelines for use by municipalities but they are not mandatory. In addition, in 2003 Council did not approve the funds necessary for Surface Operations to enhance the then-current road patrol standard to the recommended Ontario Minimum Maintenance Standards. Nonetheless, on a case-by-case basis, Surface Operations is utilizing a standard business case approach to investigate, support, and implement BMP's throughout our operations.	In Progress This is not implemented through the City Official Plan
146. Implement an 'area' based model for maintenance and operations versus product or service based model. (i.e. have a 'generalist' roads crew Staff Proposals for an area versus skills	No additional input in support or in opposition to this recommendation was received	Agree in part As stated in 145, Surface Operations is utilizing a standard business case approach to investigate, support, and implement BMP's throughout our operations. The	In Progress  This is not implemented through the City Official Plan

**Process**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
sets specific to a service to be delivered – e.g. a single resource who can fill pot holes fix signs and replace light bulbs.)		current vehicle driving the review of the various business cases is the implementation of Operations Planning, which is a project, designed to provide tools and operating procedures to better manage operations.	

**3.4.1 Public Notification Process (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
147. Implement meetings with local residents before submitting application	Generally agree but some doubts as to how this can be implemented.	Agree in part The planning Act does not permit the City to require developers to pre-consult with the Community. However, staff can, at the time that staff pre-consultation occurs, encourage developers to meet with the community before lodging their application.	In Progress This is not implemented through the City Official Plan
148. Staff working on these developments should have rural experience	Yes agree but opinion differed between rural experience and experience in a specific area.	Agree It is the Planning Branch’s ongoing policy to maintain consistent and appropriately qualified staff on all planning policy and development review projects.  City has also created Rural Affairs Office, which ensures consistent liaison on rural planning and consultation matters.  The Rural Affairs office receives notice of all submitted development applications made in rural Ottawa and when appropriate, Rural Affairs Office staff will provide comments and/or meet with Planning staff and/or the applicant to discuss the process.	Currently implemented  This is not implemented through the City Official Plan

## Process

Recommendation	Public Comment	Staff Response	Staff Proposals
149. Rural Office should function as liaison	Agree but not necessarily in every case.	<p>Agree The Rural Affairs Office ensures consistent liaison on rural planning and consultation matters.</p> <p>The Rural Affairs office receives notice of all submitted development applications made in rural Ottawa.</p> <p>As well, the Rural Affairs Office will often meet and discuss possible applications with rural landowners prior to submission.</p> <p>When appropriate, Rural Affairs Office staff will provide comments and/or meet with Planning staff and the applicant to discuss during the process.</p>	<p>Implemented</p> <p>This is not implemented through the City Official Plan.</p>
150. A multi-tier system where large developments should take longer than 45 days.	Responses divided. Issue more one of adequate consultation and possibly the bigger the project the more consultation that is required.	<p>Agree in part Large developments do generally take longer and involve more public consultation. Larger developments include mandatory public consultation, which often includes a community meeting. As well, sufficient time is taken to resolve any issues, which are identified in the project.</p>	<p>Implemented</p> <p>This is not implemented through the City Official Plan.</p>

### 3.4.2 Staff Relationship with Developers (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
151. City staff review developer process at formal meetings and develop a strategy allowing equal access and	Agree an open process is needed but more focused on the provision of information and more serious	<p>Agree Action is being taken in terms of information availability and review of</p>	<p>In Progress</p> <p>No change to the City Official Plan is</p>

**Process**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
opportunities.	consideration of public input.	feedback.  The online Development Tracking system is already operational and provides residents with full access to development reports and data	required
152. Allow residents to have access to documents for same time period as developer	All agree biggest concern is access to information	Agree Already in process with the online Development Tracking System See 98 above	Implemented No change to the Official Plan is appropriate or necessary
153. Develop a branding policy	No additional input in support or in opposition to this recommendation was received	Agree Already exists See 128 & 129 above	Implemented This policy already exists see 128 & 129 above. No change to the Official Plan is appropriate or necessary.

**3.4.3 Reflect Public Input into the Development Review Process (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
154. Record and publish who and what groups have been consulted	All yes. Some believe this is already done.	Agree in part In some cases privacy is an issue. However, Staff reports can state who has been consulted and still maintain individual privacy. Most reports currently do this.	Implemented by Planning Branch This is not implemented through the City Official Plan.
155. Define, document and post a formal comments traceability matrix process, including forms, templates and instructions for use	Yes formally recording input increases credibility but can be cumbersome and costly.	Agree in part Reports can include a table containing comments, responses and subsequent actions. Currently, comments provided are listed and/or summarized in a separate	Implemented by Planning Branch in staff reports This is not implemented through the City Official Plan.

## Process

Recommendation	Public Comment	Staff Response	Staff Proposals
		attachment at the end of the report. When there are only a small number of comments this table may not be necessary and the comments will be discussed in the main body of the report.	
156. Educate public on the City's process for public consultation	Yes and impact of consultation possibly as a guide provided on the web.	<p>Agree</p> <p>The steps for public consultation associated with the development review process are already on the City's Website <a href="http://www.ottawa.ca/residents/planning/dev_review_process/approvals/index_en.html#P27_3163">http://www.ottawa.ca/residents/planning/dev_review_process/approvals/index_en.html#P27_3163</a></p> <p>For large City projects or studies the consultation program is normally identified on the City's website at the beginning of the project.</p> <p>The City also hold a Planning Primer Course, which is open to the public, that explains the al of the processes associated with municipal planning and development review.</p>	<p>Implemented</p> <p>No change to the Official Plan is appropriate or necessary</p>
157. Develop a tracking system, which could include e-mails to keep residents informed of their input into the process	Response less than positive with concerns regarding volume of information and the potential that this will not be cost effective.	<p>Agree</p> <p>City provides notification of all meetings and decisions to those people who have requested to be notified. The Planning Act also provides that these people will receive notice of meetings and the Council decision where they ask to be notified. For large projects the City uses an E flyer to update people who have registered and requested email notification. Planning staff dealing</p>	<p>Implemented</p> <p>No change to the Official Plan is appropriate or necessary</p>

**Process**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
		with smaller projects also utilise email to notify people who have requested notification and updates.	

**3.4.4 Global Overview of Planning (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
158. More global consideration of development applications rather than considering each individually in a vacuum.	Agreement. One respondent	Agree. Policies related to assessment of the cumulative impact of development are integral to the City's Growth Management Plans. The new Official Plan and Consolidation of the City's Zoning by-law help to achieve this goal.	No change to the City Official Plan is required
159. Set limits on developments in regions where resources could be restrictive (e.g. water, traffic, schools etc.)	Divided some believe limits once set should be enforced and compensation provided and others believed that the market should determine	Agree Provincial Policy and Official Plan already establishes these areas.  Current OP review is examining the consistency between the City's OP and the Provincial Policy Statement (PPS). The Groundwater Management strategy and Subwatershed studies may identify sensitive groundwater recharge areas and will recommend protection measures that will be incorporated into the Official Plan.	See Staff Preliminary Proposals for updated policies responding to Provincial Policy directives in a number of the areas addressed by this recommendation

**3.4.5 Quality and Access to Planning Associated Information (Process)**

<b>Recommendation</b>	<b>Public Comment</b>	<b>Staff Response</b>	<b>Staff Proposals</b>
160. Make all city documents available electronically on-line in a timely manner for public review	No additional input in support or in opposition to this recommendation was received	Agree Currently being done. Timing is subject to translation and accessibility requirements.  Reports associated with a development	Implemented by Planning Branch  This is not implemented through the City Official Plan.

## Process

Recommendation	Public Comment	Staff Response	Staff Proposals
		application are now provided with the online development tracking system See 98 above	
161. City should set standards for report quality and have a regular auditing process (refers to reports submitted by developers)	No additional input in support or in opposition to this recommendation was received	<p>Agree in part</p> <p>The City does not have a lot of control over the quality of reports prepared by developers. However, policies are being proposed to increase the technical quality of studies undertaken in support of development proposals. The Official Plan specifies the types of reports required and outlines the content of those reports. The City seeks peer review by experts when necessary and endeavours to obtain all the information needed to make a decision.</p> <p>To assist in obtaining more consistency in reports Draft guidelines for Hydrogeological Studies and Environmental Impact Statements are being prepared. The purpose of these is to bring consistency to the consultant reports.</p> <p>Improvement in the quality of internal staff reports is an ongoing objective and is supported by staff training.</p>	Policies and process to improve the quality of studies undertaken in support of development are included in the Staff Preliminary Proposals.

### 3.4.6 Communication (Process)

Recommendation	Public Comment	Staff Response	Staff Proposals
162. The "Executive Summary" of the document, as well as the title should make it easy to screen through developments and to determine	All Yes	<p>Agree</p> <p>See 161 above</p>	<p>In Progress</p> <p>This is not implemented through the City Official Plan.</p>

**Process**

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>which of those the public should review.</p>			
<p>163. A Ward based (not run by councillors) web site making it easy to learn about all developments underway in a specific Ward (and in a timely updated manner) needs to be developed</p>	<p>The City Website has already undergone a significant improvement in the way it provides access to information.</p> <p>Generally supportive of concept but divided on whether it should be Ward or topic based. Many felt that Ward based information could be co-ordinated by Councillors but built around a standard format. Some confused why councillors should not participate.</p> <p>There is a need to demonstrate cost effectiveness and usefulness of this recommendation.</p>	<p>Agree The online Development Tracking System (See 98 above) was initiated in May 08 Ward. This tracking system is not on a Ward based website but is searchable by ward if required.</p>	<p>Implemented by Planning Branch</p> <p>This is not implemented through the City Official Plan.</p>

**3.4.7 Conflicts of Interest (Process)**

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>164. For developments that are being reviewed by CAs, the representatives of that municipality (ies), which benefit from the development should excuse themselves from voting on the development.</p>	<p>One respondent disagreed. Recommendation reflects lack of understanding of the role of the Board of directors on and the function of Conservation Authorities</p>	<p>The Conservation Authorities have “Conflict Of Interest” guidelines and are responsible for ensuring that they are adhered to.</p>	<p>This is not a City responsibility nor is it implemented through the City Official Plan.</p>
<p>165. The criteria for board members on the CA should require that the putative member have the appropriate credentials (e.g. have</p>	<p>One respondent disagreed. Recommendation reflects lack of understanding of the role of the Board of Directors on and the function of Conservation Authorities.</p>	<p>Not a The <i>Conservation Authorities Act</i> requires that the Municipalities within the watershed appoint Board Members. See the Act.</p>	<p>This is not a City responsibility nor is it implemented through the City Official Plan.</p>

## Process

Recommendation	Public Comment	Staff Response	Staff Proposals
<p>environmental concern and expertise, not just be placed on the board as they are councillors)</p>		<p><a href="http://www.elaws.gov.on.ca/html/statutes/english/elaws_statutes_90c27_e.htm">http://www.elaws.gov.on.ca/html/statutes/english/elaws_statutes_90c27_e.htm</a></p> <p>The Council is responsible for nominating members to these authorities.</p> <p>Note: Most comments provided by Conservation Authorities to the City in regard to development proposals are provided by Authority Staff without reference to the appointed Board.</p>	
<p>166. That the CA delegates(<i>send</i>) some difficult developments back to the Government agencies to avoid conflicts of interest.</p>	<p>One respondent disagreed. Recommendation reflects lack of understanding of the role of the Board of directors on and the function of Conservation Authorities.</p>	<p>The Conservation Authority has a mandate under the Conservation Authorities Act, which are not transferable.</p> <p>Comments provided by the Conservation Authority, to the City, in regard to development proposals are just comments and the final decision are the responsibility of the City.</p>	<p>This is not a City responsibility nor is it implemented through the City Official Plan.</p>
<p>167. That City staff develop appropriate procedures to remove the perception that City staff and developers are working together (particularly at public meetings)</p>	<p>General agreement. People agreed that the task is controlling the perception and ensuring that there is balance.</p>	<p>Agree</p> <p>It is the City's position that staff should have a positive relationship with all clients - developers and community alike. This is a matter for individual managers to monitor and staff to be cognisant of.</p>	<p>In Progress</p> <p>This is not implemented through the City Official Plan.</p>

## Agriculture Working Group Recommendations

### Issue A: Erosion of Land Base (Agriculture)

Recommendation	Public Comment	Action	Staff Preliminary Proposals
168. Change the maximum lot size score (in LEAR criteria) to parcels of 10 acres or greater.	No additional input in support or in opposition to this recommendation was received	Agree in part The Ministry of Agriculture Food and Rural Affairs is reviewing LEAR. It is suggested that no changes to the City's LEAR evaluation be made until that review is completed. The City will then determine if suggested changes will have a significant impact on the area of land designated for agriculture.	No current action recommended pending OMAFRA's update of the LEAR technique.  Not included in the Preliminary Proposals
169. Change LEAR criteria to make it harder to re-designate Agricultural land.	No additional input in support or in opposition to this recommendation was received	Staff will pass this information to the Ministry of Agriculture Food and Rural Affairs for its review of the LEAR criteria	No current action recommended pending OMAFRA's update of the LEAR technique.  Not included in the Preliminary Proposals
170. The LEAR should be revised so that the current appearance or use of agricultural land is not a factor.	No additional input in support or in opposition to this recommendation was received	Staff will pass this information to the Ministry of Agriculture Food and Rural Affairs for its review of the LEAR criteria	No current action recommended pending OMAFRA's update of the LEAR technique.  Not included in the Preliminary Proposals
171. The LEAR scoring system should score Class 1-3 land the maximum value, while a rated score would apply to parcels of Class 4-7 lands.	No additional input in support or in opposition to this recommendation was received	Agree in part LEAR already scores these soil types the highest in the evaluation system but other elements are also considered when determining the extent of the Agricultural Resource Area. See 168 above	No current action recommended pending OMAFRA's update of the LEAR technique.  Not included in the Preliminary Proposals

## Agriculture

### Issue B. Minimum Separation Distances (MDS I) (Agriculture)

Recommendation	Public Comment	Action	Staff Preliminary Proposals
172. Work with OMAFRA to modify MDS I calculations, or the City imposes separation distances greater than MDS I, between existing Livestock operations and all new non-farm development	No additional input in support or in opposition to this recommendation was received	<p>Agree in Part</p> <p>The MDS formulae were revised in 2006. These are unlikely to be significantly revised again for some time. The City will forward group's comments to OMAFRA.</p> <p>The adoption of greater setbacks from livestock operations would be difficult for the city to justify given that the MDS already does this and is based upon recognised standards. Greater setbacks would be difficult to defend if challenged. A similar approach would be to restrict development close to Agricultural Resource Areas or encourage far less development outside of Villages.</p>	<p>This is a Provincial Guideline and is outside of Official Plan Policy. No discussion was included in the preliminary proposals and no change to the Official Plan flows from this recommendation.</p> <p>See Staff Preliminary Proposals <a href="#">Section 5.5 Agriculture</a> Staff are recommending policy changes to provide greater flexibility in respect to MDS II when Farmers are expanding existing livestock operations.</p>
173. Farmers can register intentions to expand with the City of Ottawa and City takes into consideration future expansion when applying MDS I.	No additional input in support or in opposition to this recommendation was received	<p>Agree in principle. However, registration of this intent is not possible without lodging a Site Plan Application or Building Permit. A better mechanism may be the early inclusion of adjacent farmers in the public consultation see 174 below.</p>	<p>This action lies outside of the Official Plan and would require the some formalised application to be initiated by the farmer.</p> <p>No change to the Official Plan is required.</p>

### Issue C. Restrictions on Farm Expansion (Agriculture)

Recommendation	Public Comment	Action	Staff Preliminary Proposals
174. When the City is approached about a possible development near a farm it should invite all farmers (those who own or lease farm lands) within a two-kilometre radius of the proposed	No additional input in support or in opposition to this recommendation was received	<p>Agree in principle</p> <p>Pre-consultation may be difficult to arrange but wider and more comprehensive notification has been recommended by the Process Group. The upcoming on-line</p>	<p>No Official Plan change is required to implement consultation where possible .</p> <p>Changes to the Official Plan are proposed see Staff Preliminary Proposals</p>

## Agriculture

Recommendation	Public Comment	Action	Staff Preliminary Proposals
<p>development or boundary expansion to participate in the pre-consultation process.</p>		<p>development notification system will also provide adjacent landowners more information earlier in the development review process. This may assist in allowing greater input by adjacent farmers concerned about the impact development will have on their farm operation or expansion plans.</p> <p>The new Ministry Guidelines for MDS II provide the City options to consider variances to the calculated separation distance required for expanding livestock operations in some circumstances. In order to take advantage of this policies are required in the Official Plan. Changes are proposed to the Plan to enable variances to MDS II.</p>	<p><u>Section 5.5 Agriculture</u> Staff are recommending policy changes to provide greater flexibility in respect to MDS II when farmers are expanding existing livestock operations.</p>
<p>175. Local farmers feel that only vary large development and agri-business has a voice with political and senior City officials and their voice is largely unheard at that level, particularly relative to the voices of the development community. The City needs to take steps to balance access to the decision-making process by giving farmers an increased profile in this area.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>This is not a land use matter and is not included in the OP but has been forwarded to the Rural Affairs Office to pursue.</p> <p>The Rural Affairs Office actively engages farming organizations (such as the Ontario Federation of Agriculture) and individual farmers and assists them getting their voice heard.</p>	<p>The Rural Affairs Office can facilitate discussions between senior City staff and agri-business representatives when required</p> <p>This does not require new or changed policy in the Official Plan.</p>
<p>176. Development within the urban or village boundaries should be promoted as a way of taking development pressures off rural</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree in part</p> <p>There is also a desire in the rural community to continue to provide choice in where people live. This matter that was raised by</p>	<p>Changes to the Official Plan are proposed</p> <p>See Staff Preliminary Proposals <u>Section 1.3 Urban Intensification</u> and</p>

## Agriculture

Recommendation	Public Comment	Action	Staff Preliminary Proposals
lands, where conflicts occur between residents and farmers.		the Development Outside of Villages Group. See 2 above Also staff are recommending policies to encourage urban intensification.	<u>Section 5.1 Development in Villages</u> for staff recommendations on development within the Urban Area and Villages.

### ***Issue D. Need to Review and Clean up Agricultural Designation Boundary in West Carleton. (Agriculture)***

Recommendation	Public Comment	Action	Staff Preliminary Proposals
177. Review designation changes made by West Carleton at the time of amalgamation.	No additional input in support or in opposition to this recommendation was received	Agree. Some small changes are appropriate at the boundary of the designation and are proposed as part of the OP review	Changes to the Official Plan are proposed The Staff Preliminary Proposals report mentions these changes. Mapping associated with these changes will be available in the fall after all impacted land owners have been advised of the proposed changes.
178. Include a statement in the OP that: “That city staff be open to reviewing applications from landowners for boundary adjustments where circumstances and/or evidence support it.”	No additional input in support or in opposition to this recommendation was received	Disagree The City is required to review all applications for changes to the Official Plan  Applications to amend the designation of land within the Agricultural Resource Area will not be considered for small areas of land that have the impact of fragmenting the designation. However, the re-designation of parcels located on the perimeter of the designation will be reviewed using the same criteria as used in LEAR and the criteria of the PPS.	This is a process policy that sits outside of the Official Plan.

## Agriculture

### Issue E. Municipal Regulations and Other Matters(Agriculture)

Recommendation	Public Comment	Action	Staff Preliminary Proposals
179. The City should review its building permit process to reasonably accommodate agricultural requests.	No additional input in support or in opposition to this recommendation was received	<p>Building Permit issues were a significant topic of discussion at the Rural Summit II. Priority #6 of 122 was “<i>Work to improve the building permit review process...</i>”.</p> <p>Such a review of the building permit process will be considered in the work plan resulting from the Rural Summit recommendations, subject to the approval of City Council.</p>	<p>This is a process policy that does not require a change to the Official Plan.</p> <p>This matter has been forwarded to the Rural Affairs Office to follow up</p>
180. A new category for agricultural structures must be created.	No additional input in support or in opposition to this recommendation was received	<p>This is a process matter that will be forwarded to the Chief Building Official</p> <p>The City of Ottawa must follow the Ontario Building Code, which recognizes the National Farm Building Code.</p> <p>The City can have separate fee categories and discounted permit fees already exist for building permits for farm structures. The City also does not levee Development Charges for farm buildings.</p>	<p>This is a process policy that does not require a change to the Official Plan.</p> <p>This matter has been forwarded to the Rural Affairs Office to follow up</p>
181. City of Ottawa decision makers should become more aware of the realities of the rural / agricultural community and champion the cause of farming within the city limits.	No additional input in support or in opposition to this recommendation was received	<p>Agree in part</p> <p>The Rural Affairs Office actively engages farming organizations (such as the Ontario Federation of Agriculture) and individual farmers and champions the cause of farming, including through grants and other means of support both financial and non-</p>	<p>This is a process policy that does not require a change to the Official Plan.</p> <p>This matter has been forwarded to the Rural Affairs Office to follow up</p>

## Agriculture

Recommendation	Public Comment	Action	Staff Preliminary Proposals
		<p>financial.</p> <p>As well, the City’s Rural Affairs Office actively supports “Savour Ottawa”, an organization for marketing of locally produced agricultural products.</p> <p>The Rural Affairs Office attends all Agriculture and Rural Affairs Committee meetings and comments on staff reports, ensuring that the realities of agriculture and farming are considered.</p> <p>The Rural Affairs Office also assists other City departments when requested to ensure active involvement of the agricultural community on specific issues and projects.</p>	
<p>182. The City of Ottawa should develop and promote awareness and education material that outline the realities of rural living to new rural residents or provide resources to other groups to champion this cause.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>Agree in part</p> <p>Conditions of approval for rural subdivisions include a statement that is placed on the title of each lot, drawing the owner’s attention to the fact they are living in the rural area that also includes farming operations and that their property may be subject to the impacts of those operations. When requested, the City also signposts animal crossings.</p> <p>Providing information to rural property owners was presented as a topic of discussion at Rural Summit II. One recommendation of the Summit (#70 of 122) was as follows: <i>City could develop an information package for new rural</i></p>	<p>This is a process policy that does not require a change to the Official Plan.</p> <p>This matter has been forwarded to the Rural Affairs Office to follow up</p>

**Agriculture**

Recommendation	Public Comment	Action	Staff Preliminary Proposals
		<p><i>residents. Included would be: letter of welcome; who to call list; and well and septic information.</i></p> <p>Other information related to the realities of rural life and living as a neighbour with agricultural operations could also be considered for inclusion.</p> <p>This is on the work plan resulting from the Rural Summit recommendations; Implementation will be subject to the approval of City Council and appropriate budget allocation.</p>	

**Issue F. Consideration of the Farming Community in Other Matters. (Agriculture)**

Recommendation	Public Comment	Action	Staff Preliminary Proposals
<p>183. The composition of the City's Rural Issues Advisory Committee (RIAC) should be amended to include greater representation from local farmers.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>This has been implemented – two additional spots specifically for farmers have been added to RIAC.</p>	<p>This is a process policy that does not require a change to the Official Plan.</p> <p>This matter has been forwarded to the Rural Affairs Office to follow up</p>
<p>184. The above issues should be referred to the RIAC, to develop solutions and an implementation plan for these and other related issues, in 2008.</p>	<p>No additional input in support or in opposition to this recommendation was received</p>	<p>The Rural Issues Advisory Committee controls their own agenda and accepts agenda items from the public. The Committee welcomes presentations at their meetings.</p> <p>If members of the public wish to speak to RIAC and discuss rural issues, they can contact the Rural Affairs Office for information on how to be added to an upcoming agenda or contact RIAC directly.</p>	<p>This is a process policy that does not require a change to the Official Plan.</p> <p>This matter has been forwarded to the Rural Affairs Office to follow up</p>

## Agriculture

Recommendation	Public Comment	Action	Staff Preliminary Proposals
185. Providing other opportunities for bona fide farmers to sever 'special lots' on land they own outside the agricultural resource area, subject to separation conditions, and irrespective of the number of lots that are permitted for other landowners in the General Rural Area and Rural Natural Features designations.	No additional input in support or in opposition to this recommendation was received	Disagree. There is no basis for granting more rights to sever lots to a farmer than to any other landowner in the same area. No change in policy is recommended	No changes to the current severance policies to permit special lots for farmers are recommended.  See Staff Preliminary Proposals <a href="#">Section 1.4 Rural Development</a>

### **Issue G: Clarity of Jurisdiction and Approval Process for Farm and Municipal Watercourses. (Agriculture)**

Recommendation	Public Comment	Action	Staff Preliminary Proposals
186. That a committee with representation from OMAFRA, OFA, Ont. Landowners Association, Department of Fisheries and Oceans, Ministry of Natural Resources (MNR), Conservation Authorities, Municipal Officials and Agriculture Canada be constituted and mandated to study and put forward recommendations on how to achieve these goals.	No additional input in support or in opposition to this recommendation was received	This matter is being investigated and more details may be provided in the final response.	This is a process policy that does not require a change to the Official Plan.  This matter has been forwarded to the Rural Affairs Office to follow up

### **Issue H. Provincial or Federal Regulations. (Agriculture)**

Recommendation	Public Comment	Action	Staff Preliminary Proposals
187. The Rural Issues Advisory Committee should work with the City to influence the higher levels of government on these and other similar issues.	No additional input in support or in opposition to this recommendation was received	The Rural Issues Advisory Committee controls their own agenda and accepts agenda items from the public. The Committee welcomes presentations at their meetings.	This is a process policy that does not require a change to the Official Plan.  This matter has been forwarded to the Rural Affairs Office to follow up



## **Annex 2 -Compensation Policy for Wetlands and Other Natural Lands**

### **Requirement**

As part of the resolution of wetland issues in the rural community, Council asked staff in July 2006 to prepare a policy on compensation as one of a suite of measures available to the City or its partners to conserve environmental lands. Compensation embraces a range of practices, from stewardship incentives that leave the title to the land with the private owner, through to acquisition of environmental land at market value. Little development is permitted on provincially significant wetlands, and some owners of these lands want to be compensated for lost development potential and property value, especially where land is newly-identified as a wetland. Other owners of wetlands, woodlands, and other natural features want to be compensated for the environmental benefit that results from maintaining their land in a natural condition.

### **Current Policy**

Planning decisions throughout Ontario must be consistent with the Provincial Policy Statement. The Provincial policy does not permit development within provincially-significant wetlands and it permits development on other wetlands, woodlands, valleylands, and other features only if it has no negative effect on the feature or its functions. The Ministry of Natural Resources has the authority to identify wetlands as provincially-significant and to request that the City show these lands—or “designate” them—in the Official Plan.

Other natural features such as the South March Highlands and Marlborough Forest have been protected in municipal plans in Ottawa for many years. Previous municipal Councils have decided that some lands are too sensitive to permit any development, and these are shown in the Official Plan as Natural Environment Area. The City buys these lands on a “willing buyer/willing seller” basis. This approach reflects previous decisions of the Ontario Municipal Board, which has ruled that the municipality must buy environmental lands if no development is permitted. The landmark decision in this regard was made before the Province introduced restrictive wetland policies in the 1990s and there have been no examples since where the Ontario Municipal Board has ordered municipalities to permit development or else acquire a provincially-significant wetland. However, these decisions have led to the City paying market value for woodlands in the urban area, regardless of zoning for conservation purposes.

There is no legal requirement for municipalities to compensate landowners for changes in zoning or planning policy that increase or decrease development potential and property values. However, a landowner can appeal a municipality’s planning decision to the Ontario Municipal Board and seek to have it reversed or modified. Such appeals are considered on a case-by-case basis, with both parties needing to demonstrate that their position is consistent with the Provincial policy.

## Discussion

During the consultation with urban and rural communities in 2007, there was widespread support for a suite of broadly-defined compensation measures. Acquisition or compensation for potentially-lost property value in principle was generally supported, but there was no agreement about how to structure such a program. Acquisition was not attractive to owners who had strong ties to the land—perhaps forged through generations of ownership—or who viewed public ownership as an intrusion that brought public access too close to home. As a result, many called for a suite of initiatives that could respond to different owners' needs and said that these policies should be clear and voluntary on the part of landowners.

The following themes emerged from the public consultation:

- **Affordability** – While many favoured some form of compensation as an investment in quality of life or fair treatment of landowners, the public did not believe Council would support any major expenditure over the long term. This reflected in part perceptions of Council positions, and in part recognition of municipal budget constraints.
- **Divergence of views** – Opinions were very divided, with two extremes adopting different value positions related to perceived property rights and the need to protect the public interest.
- **Eligibility** – Most people who favoured some form of compensation sought restrictions to eligibility rather than universal access to such a program, especially with reference to acquisition or other compensation for potentially-lost property value. The most common restrictions were:
  - No compensation for provincially-significant wetlands that were designated in the Plan when the owner acquired them;
  - No “windfall profits”, especially for land developers and speculators.

Other eligibility criteria were proposed by smaller numbers of people. These include:

- Compensate for lands identified as provincially-significant wetland after the current owner purchased the land.
- Compensate for provincially-significant wetlands that are created by poor drains maintenance, highway construction, and beaver activity, and not created by other more natural causes.
- Compensate only where the owner actually incurs an economic loss, say where a farmer foregoes cropping land adjacent to a wetland.
- Compensate for lost development potential and value at the time the provincially-significant wetland is designated in the Official Plan.

## Proposed Direction

The City's next steps on compensation need to consider the following:

- Stewardship initiatives are needed in addition to any other form of compensation to meet the range of landowner needs.
- Any policies should be clearly worded and readily administered—an objective that rules out most of the eligibility criteria proposed during the consultation. For example, the cause of a

wetland is difficult to determine and regardless, it is not a consideration in determining a wetland's provincial significance. Lands that were not shown as "wetlands" in official plans of the day when they were purchased by the current owner may have been subject to other environmental constraints in effect at the time.

- Programs that build on existing initiatives and budgets are more affordable than new programs, especially programs requiring one-on-one discussions with affected landowners.

The major decision is whether the City should compensate landowners for the loss of development potential and value that may occur when their lands are identified as provincially-significant wetland. On the whole, staff do not support this direction because there is no legal requirement or custom in Ontario or Canada to compensate owners for changes in property values arising from planning decisions. While some may argue the Province should pay this cost, there is no government move in this direction elsewhere in Ontario, including large areas in southern Ontario where planning regulations no longer permit residential development in the rural area. City Council has asked the Province in the past to assist in creation of new financial incentives and other forms of compensation, without success.

Cost is also an issue, but it is difficult to estimate for many reasons:

- The extent of provincially-significant wetland in Ottawa is not known because large areas of wetland within Ottawa have not been evaluated and likely include significant areas.
- Administration costs would vary depending on the program's features. Different options could entail market value appraisal, a more complex estimation of potential lost market values, and preparation of covenants on property titles. One option, the "willing buyer/willing seller" approach now available to owners of certain natural environment lands, also provides access to the *Expropriations Act*. The City would carry all legal and property appraisal costs, and other administration costs would be high, to support detailed discussions over time with individual owners about the value of their property and opportunities for appeal.
- The cost of administering the program could become greater than the value of the potential compensation provided to certain landowners. This would be especially the case where:
  - the wetland covers a small portion of the property and there would be little or no potential loss of market value;
  - the property has little development potential, regardless of the wetland designation, because of its size, location or other characteristics.
- If the City proposed to acquire provincially-significant wetlands, it would assume the annual cost of maintaining these properties and controlling public access.

If Council compensates for loss of development potential on provincially-significant wetlands, it would also need to consider compensation for such losses on other natural lands. Development is permitted in Rural Natural Features, provided an Environmental Impact Statement demonstrates it has no adverse impact on the feature. The general approach has been to accommodate some lot creation, although this may not always be the case.

The City is already a partner in programs that compensate landowners for stewarding wetlands and woodlands. However, relatively few landowners participate in these programs and further work would be needed to identify program enhancements that make participation more attractive.

*Managed Forest Tax Incentive Program and Conservation Land Tax Incentive Program*

The Managed Forest Tax Incentive Program (MFTIP) offers a property tax reduction to eligible landowners who agree to prepare a plan to manage their forest and undertake other commitments. About 165 properties in Ottawa receive a tax reduction through this program. The total tax that would be collected on these properties if they were in the Residential Class would be \$42,800 but with the reduction through the MFTIP, the actual payment is about \$10,700, and therefore the program costs the City \$32,100 in foregone taxes. The Ministry of Natural Resources operates the program with the assistance of the Ontario Woodlot Association and the Ontario Forestry Association.

The Ministry of Natural Resources also manages the Conservation Land Tax Incentive Program, which provides a property tax exemption on lands evaluated as provincially-significant wetlands and certain other lands. Only one-third of the 760 privately-owned, eligible properties in Ottawa are now participating in this program, about the same percentage as across Ontario. The program is not attractive to landowners who want to keep options open for agriculture use or tree cutting rather than commit to the “leave alone” approach that the program requires. As with the Managed Forest Tax Incentive Program, some landowners may also be reluctant to provide property information to the government and be distrustful of how the program operates. The cost to the City in terms of foregone taxes is not available.

Promotion of the programs in partnership with their sponsors could help inform landowners’ decisions and increase uptake. However, such tax reduction programs are less attractive to farmers compared with non-farmers, because the farm tax rate is already reduced, depending on the quality of land, and thus tax reduction programs provide less reward.

#### *The Rural Clean Water Program*

The City now provides \$184,000 annually through the Rural Clean Water program for water-protection projects, many of which complement the Canada-Ontario Environmental Farm Plan program. Eligible projects for funding through the program include preservation of buffer strips alongside wetlands and watercourses. However, the program receives very few requests for such grants, perhaps because of the low level of funding available. The maximum grant provides \$150 per acre for a maximum of 10 acres for up to three years, a level that has not changed since the program started in 2000. The need to renew the City’s funding for the Rural Clean Water Program in 2009 creates an opportunity for the City, the Conservation Authorities and the rural groups that administer the program to consider new projects, priorities and funding levels that would compensate rural landowners for stewardship activities.

The policy framework for the Canada-Ontario Environmental Farm Plan Program and other federal-provincial farm programs is currently under review. Farm organizations and other groups in the past have supported Alternate Land Use Services (ALUS), wherein farmers and rural landowners receive income for the value of the ecological goods and services their land provides. The City can monitor the direction of this discussion for its implications for the Rural Clean Water Program or other stewardship activities.

#### *Public education and awareness*

A minor theme in the consultation in 2007 was the need for more public awareness of the value of wetlands, woodlands and other natural features, especially to support public funding for stewardship initiatives and landowner participation in programs. Council has asked staff to

prepare an education and awareness program on the value of wetlands and the need to maintain drains, and such a program will be initiated in 2008.

**Draft Policy Amendment**

An Official Plan Amendment is not required to implement the recommended policy directions.