

OP Section	Section title	Original Draft OP Wording November 2020	Cavanagh’s Comments March 2021	Ottawa Official Plan v.4 November 24, 2021	Cavanagh’s Comments Indicates a requested change
Villages & Servicing (see also sections below)					
3.1(6) & 3.4(8)	Designate Sufficient Land for Growth Focus Rural Growth in Villages	<p>6) Notwithstanding Policy 5, adjustments of urban and village boundaries outside of a comprehensive review may be considered through amendment to this Plan only when all of the following circumstances apply:</p> <p>a) There is no net increase in land within the urban area;</p> <p>b) There is no net increase in land within villages;</p> <p>c) The adjustment supports the ability to meet regeneration targets identified in Section 3.2;</p> <p>d) Village expansions do not include agricultural resource lands;</p>	<p>How does 3.1 (6) reconcile with 3.4 (8)? When you “transfer” lands described in 3.4 (8) for land that abuts a village boundary, you are expanding the village boundary and it could result in a small increase in size in order to create a logical boundary.</p> <p>This boundary alteration, however, contradicts 3.1 (6)b) that states that there can be no net increase of land within villages. Will this transfer require an OPA?</p>	<p>6) Notwithstanding Policy 5, adjustments of urban and village boundaries outside of a comprehensive review may be considered through amendment to this Plan only when all of the following circumstances apply:</p> <p>a) There is no net increase in land within the urban area;</p> <p>b) There is no net increase in land within villages, except in the circumstances of a transfer of approved lots per Subsection 3.4.8;</p> <p>d) Urban and Village expansions do not include agricultural resource lands;</p>	<p>Cavanagh agrees with the change made in the last version of the Official Plan. It is included in this chart merely for context.</p>

		<p>e) New or additional lands within the urban boundary have appropriate municipal services, and enough existing reserve capacity in accordance with Policy 5 (c);</p> <p>f) Where available, new or additional lands within a village shall have appropriate municipal services, and there is enough existing reserve capacity in accordance with Policy 5 (c); and</p> <p>g) Villages expansion does not encroach into the buffers from existing suburban areas.</p>			
3.4.8	Focus Rural Growth in Villages	<p>8) Where a country lot subdivision is registered or draft approved, but development of any kind or local street construction has not yet occurred, a number of lots and land area equivalent to or lesser than those approved in such a subdivision may be transferred to a different location within the Rural Countryside area provided all of the following conditions are met:</p>	<p>Cavanagh supports the inclusion of this policy but in order for it to more meaningful, and to increase the potential application of it, it should apply to a broader class -to include lands currently eligible for country lot subdivisions.</p> <p>Also, the phrase “but development of any kind...” should be deleted because it is possible that a phase of development has occurred but the remainder of the</p>	<p>8) Where To support villages as the focus areas of rural growth, a country lot subdivision is registered or draft approved, but development of any kind or local street construction has not yet occurred, a number of lots and land area equivalent to or lesser than those approved in a subdivision may be transferred to a different location within the Rural Countryside area through new applications for plan of subdivision and Zoning By-law amendment provided all of the following conditions are met:</p> <p>a) Draft approval, final approval or registration has been received prior to December 31, 2009, in a former location and no development of any kind or local street construction has occurred;</p>	<p>Refer to Cavanagh’s separate letter regarding country lot subdivisions for site specific exemptions requested and required in addition to the following requested changes.</p> <p>a) ADD - An application for subdivision approval was</p>

		<p>....</p>	<p>country lot subdivision is a candidate for this conversion.</p> <p>Refer to the wording proposed below for a required site-specific exception in 9.2.2(f)</p>	<p><i>b) The new location abuts a village boundary and new applications for plan of subdivision and zoning by-law amendment are submitted;</i></p> <p><i>c) Notwithstanding Subsection 9.2.3. Policy 5), if on private services, the area of each proposed new lot shall be no less than 0.4 ha; but if full municipal services are available for the new lots subject to Policy d) below, lot sizes may be reduced;</i></p> <p><i>d) Development shall be serviced by adequate water quality and quantity, including municipal services if the City confirms there is sufficient capacity; shall not adversely affect the water and wastewater systems of nearby development; and, notwithstanding condition c) may require lot sizes greater than 0.4 ha;</i></p> <p><i>e) If the subdivision in the former location has been registered then the subject lands are formally de-registered at the Land Registry Office prior to the registration of the subdivision in the new location;</i></p> <p><i>f) The lands in the former location are rezoned to remove the country lot subdivision's zoning permissions and implement the land use and lot creation permissions of the underlying designation, and such rezoning must occur prior to or may be concurrent with the rezoning for the new location;</i></p> <p><i>g) New development shall comply with the provincial minimum distance separation formulae, in accordance with provincial regulations, shall not encroach on the buffer from an urban boundary, and shall comply with all other policies in Section 10;</i></p> <p><i>h) The proposed development is integrated with the abutting village through a fully-connected street grid and pathway networks so that development is contiguous throughout the village by providing connections and walkable opportunities to</i></p>	<p>submitted, or the lands had received draft approval...</p> <p>e) ADD ...” or a solicitor’s undertaking has been provided to deregister following the new approval”;</p> <p>h)... fully-connected street grid and pathway network “as much as possible...”</p>
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				<p><i>village core areas; and</i></p> <p><i>i) Provided the conditions of Policies c) and d) are met, the newly located transferred subdivision may qualify for a greater number of lots than the deregistered subdivision, provided the total area of the transferred subdivision does not exceed that of the previous approved total of the deregistered subdivision. If the lot transfer produces a smaller amount of lots in the new location than the amount that has received draft approval, final approval or registration in the original location, the remaining lots may not be transferred and shall be rescinded concurrent with draft approval of subdivision in the new location</i></p>	
4.7.2(5)	Pursue an affordable and sustainable pattern of infrastructure development	5) All development outside of Public Service Areas shall be on the basis of private services.	Does this also include private, communal systems? It is as separate approval process that determines what is appropriate so the OP should not preclude the use of innovative technology that limits the amount of land required for infrastructure.		<p>It is not appropriate for the City to prohibit communal private services in an official plan (section 4.7.2 (16) & (20)). This absolute prohibition does not recognize innovative technology may provide an appropriate communal solution. The province is the appropriate approval authority.</p> <p>Subsection 16 and 20 should be deleted.</p>

Water Resources					
4.9	Water Resources			<p>What we want to achieve</p> <p>3) Restrict or limit development and site alteration near surface water features and groundwater features</p> <p>4) Direct future development to locations outside hazardous lands and areas with flooding potential Restrict or limit development and site alteration near groundwater features</p>	<p>The City must use science-based criteria, definitions, and terms when limiting development in order to protect natural resources. We request that the polices be revised as follows:</p> <p>3) Limit development and site alteration within setbacks from surface water features as approved by Council.</p> <p>4) Limit development and site alteration within setbacks from groundwater features as approved by Council.</p>
4.9.3	Restrict or limit development and site alteration near surface water features			<p>1) The minimum setback from surface water features shall be the development limits as established by a Council-approved watershed, subwatershed or environmental management plan.</p>	
				<p>2) Where a Council-approved watershed, subwatershed or environmental management plan does not exist, or provides incomplete recommendations, the minimum setback from</p>	

				<p>surface water features shall be the greater of the following:</p> <ul style="list-style-type: none"> a) Development limits as established by the Conservation Authority's regulation limit, which includes the regulatory flood line, geotechnical hazard limit and meander belt; b) Development limits as established by the geotechnical hazard limit in keeping with Council-approved Slope Stability Guidelines for Development Applications in the City of Ottawa; c) Development limits as established by a Council-approved watershed, subwatershed or environmental management plan; d) 30 m from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land, of surface water features; and e) 15 m from the existing stable top of slope, where there is a defined slope or ravine. 	<p>The 30-metre setback is arbitrary. Just refer to the Conservation Authorities as the approval authority as stated in 4.9.3(2)(a). d) should be deleted.</p> <p>The 15-metre setback is arbitrary. Just refer to the Conservation Authorities as in 2(a). e) should be deleted.</p>
				<p>5) Where development or site alteration is proposed <i>within or adjacent to headwater drainage features, and the proponent is requesting an exception to the minimum setback identified in Policy 2,</i> the proposal and supporting studies must address the following <i>to the satisfaction of the City:</i></p> <ul style="list-style-type: none"> a) Evaluation and description of the project site, sensitivity of the headwater drainage features and sampling methods; b) Assessment and classification of hydrological function, riparian conditions, fish and fish habitat and terrestrial habitat; and c) Management recommendations regarding the need to protect, conserve, mitigate, maintain recharge or maintain/replicate terrestrial linkages of the headwater drainage features, <i>and a corresponding recommendation for an appropriate minimum setback</i> 	<p>This should just refer to the Conservation Authorities as stated in 4.9.3(1 & 2(a)), because it has the jurisdiction, resources, and expertise to identify, evaluate, and regulate development in order to protect water resources.</p> <p>The City's attempts to regulate these matters create duplication of effort and confusion.</p>

					Delete the reference to the city and insert “conservation authority” .
				<p>6) No site alteration or development is permitted within the minimum setback, except as otherwise provided for in this section. Exceptions to this policy are:...</p> <p>f) Non-significant wetlands. where: i) Management and minimum setback recommendations for hydrologically connected wetlands less than 0.5 hectares in size shall be established through Policy 5) for headwater drainage features, in consultation with the conservation authority: and ii) Management and minimum setback recommendations for other non-significant wetlands shall be determined through an approved Environmental Impact Study, in consultation with the conservation authority and consistent with Policy 5) in Subsection 4.8.1.</p>	<p>This should just refer to the Conservation Authorities as stated in 4.9.3(1 & 2(a)), because it has the jurisdiction, resources, and expertise to identify, evaluate, and regulate development in order to protect water resources.</p> <p>The City’s attempts to regulate these matters create duplication of effort and confusion.</p> <p>Revise: in consultation with as approved by the conservation authority and consistent with..</p>
<p>Aggregate *Cavanagh also relies on any submission by OSSGA</p>					
4.11	Generally Permitted Uses – (5) Public Utilities and Municipal			<p>Renewable Energy Generation</p> <p>3) Renewable energy generation facilities that are subject to Provincial approvals will be permitted as a principal use within</p>	

	Services (PUMS).			<p><i>the following designations: a) Rural Countryside; b) Greenbelt Rural and Greenbelt Facility; and c) Natural Environment Area sub-designation, subject to the policies of Subsection 7.3.</i></p> <p><i>4) Renewable energy generation facilities that are subject to provincial approvals and are subordinate to a principal use will be permitted within the following designations: a) Agricultural Resource Area, only as an on-farm diversified use; and b) Rural Industrial and Logistics.</i></p> <p><i>5) The following considerations will be used to establish zoning by-law provisions for such renewable energy generation facilities:</i></p> <p><i>a) Limiting nuisance impacts, such as through siting and screening requirements;</i></p> <p><i>b) Limiting impacts on significant natural heritage features and agricultural resource area lands; and</i></p> <p><i>c) The ability to access the electricity transmission network and arterial roadways.</i></p>	<p>DELETE from 5(c) “and arterial roadways.”</p> <p>Use of this term indicates an urban point of view that is not always applicable.</p>
4.11	Generally Permitted Uses – (5) Public Utilities and Municipal Services (PUMS).	5) Public utility facilities and Municipal Services that are authorized under the requirements of the Environmental Assessment Act may be permitted in all designations of this Plan. Other public utilities and municipal services and facilities are permitted in all designations on Schedules A	<p>It is Cavanagh’s submission that PUMS should be permitted in Sand and Gravel and Bedrock Resource Areas provided it satisfies the tests indicated in (a) to (c).</p> <p>It is too broad to categorically exclude PUMS from all Sand and Gravel and Bedrock Resource Areas.</p>	<p>No change</p>	<p>8) Public utility facilities and Municipal Services that are authorized under the requirements of the Environmental Assessment Act may be permitted in all designations of this Plan.</p> <p>Other public utilities and municipal services and</p>

		<p>and B, except in Natural Environment Areas, Significant Wetlands, Sand and Gravel and Bedrock Resource Areas, or in Flood Plains and Unstable Slopes shown on Schedule K, provided that:</p>			<p>facilities are permitted in all designations on Schedules A and B, except in Natural Environment Areas, Significant Wetlands, Sand and Gravel and Bedrock Resource Areas, or in Flood Plains and Unstable Slopes shown on Schedule K, provided that:</p> <p>Delete the high-lighted section. An absolute prohibition is not appropriate because there are contextual, fact specific scenarios when it may be appropriate.</p> <p>Add the following:</p> <p><i>(d) in Sand and Gravel and Bedrock Resource Areas, subject to approval obtained from MNRF.</i></p>
5.6.3	Aggregate Overlays			<p><i>Mineral aggregates are a non-renewable resource that is valuable to both the city's growth and economy. The city has identified important mineral aggregate resources that are of a good quality and quantity;</i></p>	

				<i>located sufficiently close to local markets; and situated in relation to existing residential development such that they can be extracted with minimal impacts on sensitive land uses and existing developments</i>	
5.6.3.1	Protect important mineral aggregate deposits of good quantity and quality and close to market, from incompatible development	1) Mineral Aggregate Resource Areas are identified through two Overlays shown as additional to the underlying designation shown on Schedule B of this Plan: Sand and Gravel and Bedrock Resource Areas. The permitted uses are those of the underlying designation and those of the Overlay.	<p>The change from a <u>designation</u> indicating the Sand and Gravel and/or Bedrock Resource Area, and this indicates the permitted use, to an underlying designation but then an overlay applying is unnecessarily more complicated and possibly confusing.</p> <p>The City should continue to apply the Sand and Gravel and/or Bedrock Resource Area <u>designation</u> to the areas that are approved or identified as areas that have the potential for this use. This would be more clear to individuals reading the official plan.</p>	Mineral Aggregate Resource Areas are identified through two Overlays shown as additional to the underlying designated as shown on Schedule B of this Plan: Sand and Gravel and Bedrock Resource Areas. The permitted uses are those of the underlying designation and those of the Overlay.	<p>Mineral Aggregate Resource Areas are identified through two Overlays shown as additional to the underlying designated as shown on Schedule B of this Plan: Sand and Gravel and Bedrock Resource Areas. The permitted uses are those of the underlying designation and those of the Overlay.</p>
				2) Extraction of mineral aggregate resources may be permitted outside of the mineral aggregate overlays where there is sufficient quantity and quality of resources to warrant extraction; as demonstrated to the satisfaction of the City and	<p>DELETE “City and” and “and subject to the policies in this Plan”.</p> <p>The City should not create</p>

				<i>Province and subject to the policies in this Plan.</i>	<p>the right to override Provincial policy or legislation; or make established Provincial approval processes more onerous.</p> <p>This creates a duplication of effort whereas the Provincial approval process should prevail.</p>
				3) The <i>operation of a sand and gravel pit is the primary use within</i> the Sand and Gravel Overlay, the operation of a sand and gravel pit as the primary land-use for land; subject to Policy 9 below, a Zoning By-law Amendment application and the provisions of the Aggregate Resources Act. <i>Zoning by-law amendments approved under this policy will apply only to the boundary of the licensed area.</i>	
				3) The <i>operation of a</i> quarry is the primary land-use for land within the Bedrock Resource Overlay; subject to Policy 9 & below, a zoning application and the provisions of the Aggregate Resources Act. <i>Zoning by-law amendments approved under this policy will apply only to the boundary of the licensed area.</i>	
				7) Aggregate extraction may be permitted as an interim use in the Agricultural Resource Area outside of the mineral aggregate overlay subject to the lands being rehabilitated to an agricultural condition, with soils of equivalent or better quality than prior to the extraction, as shall be documented prior to the commencement of aggregate extraction operations.	Determination of a suitable post-extractive use is the role of the provincially regulated reclamation planning and implementation process.

				<p><i>Rehabilitation to agriculture will be the first priority. Nevertheless, complete agricultural rehabilitation may not be required where:</i></p> <p><i>a) There is a substantial quantity of mineral aggregate resources below the water table warranting extraction;</i></p> <p><i>b) The depth of the planned extraction makes restoration of pre-extraction agricultural capability unfeasible;</i></p> <p><i>c) Hydrogeological investigations demonstrate to the satisfaction of the City that agricultural rehabilitation is not desirable due to groundwater protection requirements; and</i></p> <p><i>d) The City has determined a suitable alternative post-extractive use in conformity with the policies in this Plan.</i></p>	<p>This is not within the mandate of the city to approve.</p> <p>7(d) is not acceptable. Delete all of 7(d).</p>
		<p>8) As part of a complete application, studies and the site plans required under the Aggregate Resources Act shall also be required by the City. The areas of influence generally are 500 m around quarries, 300 m for sand and gravel pits, and the proposed haul route. The required studies, as are determined to be appropriate considering the type of extraction proposed, may include those identified in the Aggregate Resources</p>	<p>This section applies to an application for what? It is not clear what this policy is attempting to address; A city amendment application (official plan or zoning) or for approval under the Aggregate Resources Act in which case the requirements of the Act apply?</p>	<p><i>[Please clarify or remove]</i></p> <p>Now 9)</p> <p>Otherwise, no change</p>	<p>As stated above, this is a further duplication of approval whereas the Provincial approval should prevail and the be the only approval process applicable.</p> <p>Clarify intention of policy is if an official plan amendment is being sought then the city may request copies of the reports.</p>

		Act.			8) As part of a complete application for an official plan amendment , studies and the site plans required...
5.6.3.2	Protect existing licensed mineral aggregate operations from incompatible development and minimize negative effects on communities		We also rely upon the letter of MHBC, dated February 24, 2021, submitted on Cavanagh’s behalf.	No changes	
Natural Heritage					
4.8.1	Protect the City's natural environment through identification of a Natural Heritage System, natural heritage features and related policies	1) The Natural Heritage System overlay consists of core natural areas and natural linkage areas. Schedule C9 identifies Ottawa's Natural Heritage System and, to the extent possible, Ottawa's Natural Heritage Features as overlays. Natural heritage overlay policies appear in Section 5.6.3.	What is now Schedule C9 was previously Annex 16. As the current official plan says in Section 7, the Annexes do not form part of the official plan but rather provided information to help understand the OP. It is more appropriate for the NHS to be an overlay that indicates the requirement of a study to	1) The Natural Heritage System consists of core natural areas and natural linkage areas. Natural Heritage Features occur both inside and outside the Natural Heritage System. The Natural Heritage System and the features within it are subject to a higher standard of protection than features outside the Natural Heritage System. Schedule C11 identifies Ottawa's Natural Heritage System and, to the extent possible, Ottawa's Natural Heritage Features as overlays Natural Heritage Overlay policies appear in Subsection 5.6.	Deletions are required 1) The Natural Heritage System consists of core natural areas and natural linkage areas. Natural Heritage Features occur both inside and outside the Natural Heritage System. The Natural Heritage System and the features within it are subject to a higher

			determine <i>if the area is eligible</i> for protection rather than assuming the NHS should be protected from development.		standard of protection than features outside the Natural Heritage System, Schedule C11. The City should only identify and protect the lands within the Natural Heritage System. If the City wants to protect certain areas outside the System, then it should prepare the necessary studies and include previously unprotected natural areas through a statutory public process.
		3) The City recognizes the following natural heritage features, as defined in Ottawa's Environmental Impact Study Guidelines: 1) Landform features; and	1) What is meant by "landform features"? This is too broad of a statement.	No change	Delete (1) Landform features
		4) The natural heritage overlay policies apply to all features in Policy 3 regardless of whether they appear on Schedules to the Official Plan.	Policy 4 is inappropriate. Either lands are designated or not. The application of the section 4.8.1 policies is that all lands are protected, and hence sterilized, from	No change	Delete based on comments in column 3 4) The natural heritage overlay policies apply to all

			<p>new development. This is too broad.</p> <p>This policy could be appropriate if the NHS policies indicated the requirement to do a study to determine whether the lands should be protected.</p>		<p>features in Policy 3 regardless of whether they appear on Schedules to the Official Plan.</p>
		<p>6) Development or site alteration shall take a no net loss approach with respect to wetlands and forest cover in the rural area. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land, and support for voluntary, private land conservation and stewardship.</p>	<p>Although ‘no net loss’ might be of interest to the City, this greatly exceeds any provincially mandate goal or policy and is therefore excessive. No net loss may be encouraged but it should not be mandated.</p>	<p>5) The City shall take a no net loss approach with respect to wetlands deemed not provincially significant and forest cover outside the urban area and designated villages. Mechanisms for achieving no net loss include land use planning, development processes, acquisition and conservation of land- and support for voluntary, private land conservation and stewardship. Development and site alteration is prohibited in provincially significant wetlands.</p>	<p>Delete and add as indicated</p> <p>5) The City should consider shall take a no net loss approach with respect to wetlands deemed not provincially significant and forest cover outside the urban area and designated villages...</p>
5.6.4	Natural Heritage Overlays	<p>The City has two natural heritage overlays which appear on Schedule C11 series of Schedules of the Official Plan: a Natural Heritage System overlay and a Natural Heritage Features overlay.</p>	<p>What is now Schedule C9 was previously Annex 16. As the current official plan says in Section 7, the Annexes do not form part of the official plan but rather provided information to help understand the OP.</p>	<p>No change</p>	<p>It is more appropriate for the NHS to be an Annex that indicates the requirement of a study to determine <i>if the area is eligible</i> for protection rather than assuming the NHS should be protected</p>

			It is more appropriate for the NHS to be an overlay that indicates the requirement of a study to determine <i>if the area is eligible</i> for protection rather than assuming the NHS should be protected from development.		from development. The changes indicated below should be made: “The City has two natural heritage overlays which appear on Schedule Annex ##C11 series of Schedules of the Official Plan: a Natural Heritage System overlay and a Natural Heritage Features overlay.”
5.6.4.1	Protect the Natural Heritage System and Natural Heritage Features	1(a) development or site alteration shall maintain or enhance the integrity, biodiversity, and ecosystem services of the area; and, not compromise the potential for long-term enhancement and restoration of the ecological integrity, biodiversity, and ecosystem services of the area (b) [similar wording for natural linkage areas]		1(a) <i>In Natural Heritage System Core Area</i> , development or site alteration shall maintain or enhance the integrity, biodiversity, and ecosystem services of the area; and, not compromise the potential for long-term enhancement and restoration of the ecological integrity, biodiversity, and ecosystem services of the area (b) [similar wording for natural linkage areas]	
		2) Natural Heritage Features overlay consists of those natural heritage features identified in Policy 4.8.1(3)	The Natural Heritage Features Overlay now proposed to be shown on Schedule C9 is currently		Lots and Concessions should be indicated on C11

		<p>which can be reasonably mapped and displayed at the resolution of the Official Plan schedules.</p>	<p>indicated on Schedules L1 to L3. The Ontario Municipal Board previously ordered the City to indicate the Natural Heritage Features Overlay at a scale that was legible (3 pages) rather than on one page. The same principle should be applied to C9 as an Annex.</p>		<p>and it must remain at least 3 pages so it may be meaningfully consulted.</p>
			<p>Moreover, Schedules L1 to L3 contain the following statement:</p> <p>This schedule does not represent the entire Natural Heritage Features Overlay... Detailed on-site analysis and interpretation is required to confirm and delineate individual features and the city will update this schedule by Official Plan Amendment as more detailed information becomes available.</p> <p>A statement that recognizes what is currently shown on C9 has not been ‘ground truthed’ is required. It is not appropriate for a high-level</p>		<p>Reinsert wording to C11:</p> <p><i>“This schedule [or Annex] does not represent the entire Natural Heritage Features Overlay... Detailed on-site analysis and interpretation is required to confirm and delineate individual features and the city will update this schedule by Official Plan Amendment as more detailed information becomes available.”</i></p>

			<p>review, as it is assumed was done to produce C9 since the specific features of each parcel of land was not reviewed prior to producing C9, to then result in land being sterilized and prevented from being developed for environmental protection.</p> <p>A detailed site-specific study should always prevail to indicate whether the features on the site are significant according to provincial standards and hence should be protected.</p>		
		<p>4) Development and site alteration shall have no negative impact on the Natural Heritage System overlay and no net negative impact on the Natural Heritage Features Overlay.</p>	<p>This policy inappropriately creates a new test in ‘no net negative impact’. Where is the authority for this test? What is the standard or threshold in order to satisfy this? It appears to significantly exceed any test currently contained in Provincial policies or legislation.</p>	<p>New</p> <p>4) Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City's guidelines.</p> <p>5) Development and site alteration shall have no negative impact on the <i>Natural Heritage System and Natural Heritage Features within the Natural Heritage System. Development and site alteration shall have</i> no net negative impact on the Natural Heritage Features outside the Natural Heritage System Overlay. Development and site alteration shall be consistent with the</p>	<p>Reference to Natural Heritage System must be added:</p> <p>(4) Development or site alteration proposed in or adjacent to natural heritage system and/or natural heritage features shall be supported by an environmental impact study....</p>

				conclusions and recommendations of an approved environmental impact study.	
				6) Where development or alteration is for the establishment or expansion of mineral aggregate operations within or adjacent to the Natural Heritage System Overlay or the Natural Heritage Feature Overlay, the demonstration of no negative impact or no net negative impact may take into consideration final rehabilitation of the mineral aggregate operation. Rehabilitation of the mineral aggregate operation would need to be planned to occur as soon as possible and be suited to the local natural environment.	Delete 6) This is not appropriate because an aggregate license application will determine what impact is permitted
				7) Nothing in the City's natural heritage policies is intended to limit the ability of agricultural uses to continue.	
C11-A	Natural Heritage System (West)	Natural Heritage System Core Area – 21 Goulbourn Wetland Complex South	The Natural Heritage System Core Area designation and/or overlay must be removed from the lands identified below because these lands are subject to minutes of settlement with the City that permits the submission of a country lot subdivision applications. Site-specific permissions must be carried forward into the draft official plan, as stated above, for the areas		Still identifies entire area subject to Minute of Settlement as Natural Heritage Core Area. Significant Wetlands with Natural Heritage Features Overlay. Remove the Natural Heritage System Core Area indicator from the area identified to the left, in new section 9.2.2(f), in addition to the parcels identified in the letter.

			referenced as: PIN 04446-1995; PIN 04446-0636 and 04446-1670; and PIN 04438-0313 and 04438-0314.		
Rural & Villages					
9	Rural Designations				
9.2.2	Support and strengthen the role of Villages as rural centres and points of service	e) Residential uses within existing country lot subdivisions or where applications for a country lot subdivision was received and deemed complete prior to December 31, 2009;		<i>There have been many changes to these policies – 9.2 & 9.3. (e) was deleted from here but moved to 3.4.8(9a) and 9.2.3.4</i>	Refer to the separate letter that Cavanagh has submitted.
9.2.3	To limit the fragmentation of rural lands and ensure the preservation of health			3) Lot creation for the purpose of a residential uses is prohibited except in the following circumstances: where all of the following are met: a) A maximum of two lots can be created from any lot in existence on May 14, 2003;	Included for context in relation to site specific request outlined in Cavanagh’s letter

				<p>b) The retained lands shall have a minimum of 10 hectares unless the lot is within a historical settlement;</p> <p>c) The severed lot shall be a minimum of 0.8 hectares, and may be required to be larger to ensure it can be adequately serviced in a way that will not adversely affect the quality and quantity of groundwater or safe operation of wastewater systems on adjacent lots;</p>
				<p>d) The lot has frontage on a public road and shall not access a Provincial highway. Where the lot has frontage on an arterial road and a collector or local road, the proposed lot shall not be accessed from the arterial road;</p> <p>e) The lot(s) shall observe required setbacks from, and not impact on lands designated identified for mineral aggregates extraction and shall meet policies related to mineral extraction reserves and operations;</p> <p>f) Where a lot that is within a historical settlement, the following conditions apply:</p> <p>i) Both the severed and retained lots shall be consistent in size with adjacent lots, but shall not be less than 0.4 hectares:</p> <p>ii) The creation of the lot(s) shall not extend the historical settlement area in length, width or depth: and</p> <p>iii) The proposed lot(s) shall be adequately serviced without adversely impacting existing private services on adjacent lots: and</p> <p>j) All development on the lot shall be restricted to areas away from mature vegetation or natural features, and a development agreement may be required as a condition of severance to ensure the protection of these natural features.</p>

				4) Country lot estate subdivisions are prohibited except on those lands where an application for a plan of subdivision was received and deemed complete by December 31, 2009, or where the proposed subdivision meets the conditions established in Subsection 3.4. Policy 8.	See revision and exceptions that must be inserted – as stated above in 3.4.8 and in the separate letter
				5) A new lot shall not be created from a lot within a registered plan of subdivision unless all of the following conditions are met: a) The minimum size of the severed and retained lots are no less than 0.8 hectares: b) The retained and severed lots can be adequately serviced: and c) It is demonstrated that the creation of any new lot shall not adversely affect the water and wastewater systems of adjacent developments.	
10.1.9	Gas pipelines	1) TransCanada Pipeline Limited operates high-pressure natural gas pipelines within rights-of-way across the City. The Zoning By-law shall identify the route of the TransCanada Pipeline and establish minimum setbacks from the limits of the pipelines rights-of-way for all permanent structures and excavations. The following policies apply to development proposals in proximity to pipelines and	The possible effect of this policy, specifically 1(b) is the sterilization of lands with 750m of a pipeline. Any setback or use restriction is set by the pipeline authority so it should not be in an official plan. Moreover, if the pipeline may cause the sterilization of lands than the pipeline should acquire the required buffer rather than sterilize a private owner’s lands.	b) Development within 750 m of a TransCanada Pipeline compressor station shall not be approved unless it is demonstrated that provincial guidelines for noise and vibration can be achieved; and c) Any recommendations or mitigation measures identified by noise and vibration studies undertaken by TransCanada Pipeline, to determine if the provincial guidelines can be achieved, may be included by the City as conditions of development approval. Was 10.1.8 and it is now 10.1.9 No other changes made	Remove specific references to TCPL. Official plans should not refer to specific private corporations. In addition to previous Cavanagh Comments, the following changes are requested: 1) High-pressure natural gas pipelines are located within rights-of-way across

		<p>associated facilities: a) Proponents of any development within 200 m of a TransCanada Pipeline right-of-way or within 750 m of a TransCanada Pipeline compressor station are required to pre-consult with TransCanada Pipelines Limited and advise and consult with TransCanada Pipelines when undertaking the technical review of any such development that requires approval under the Planning Act; ...</p>			<p>the City. The Zoning By-law shall identify the routes of the TransCanada Pipeline these pipelines and establish minimum setbacks from the limits of the high-pressure natural gas pipeline rights-of-way for all permanent structures and excavations. The following policies apply to development proposals in proximity to high-pressure natural gas pipelines and associated facilities: a) Proponents of any development within 200 m of a high-pressure natural gas pipeline right-of-way or within 750 m of a high-pressure natural gas pipeline compressor station are required to pre-consult with the pipeline operator and advise and consult with the pipeline operator when undertaking the technical review of any such development that</p>
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					requires approval under the Planning Act; ...
	Schedules and Annexes		The lot and concession numbers should be indicated on any annex that shows the rural area so it is possible to locate a parcel of land.		<p>Cavanagh objects to Schedules C11-A and C11-B as it applies to the Minutes of Settlement lands defined in Site Specific Exception 30, as modified to add the additional required lands.</p> <p>The wetland boundaries should remain as indicated prior to the revisions made as part of this official plan process.</p>