

Item	Section	Details of Amendment	City Recommendations
28	3.1 Generally Permitted Uses	<p>Deleting Section 3.1, Policies 9 and 10 and replacing them with the following:</p> <p>“Public Utilities</p> <p>9. A public utility is a public body or private corporation, together with its associated physical infrastructure, that provides services to the public such as hydro, natural gas, communication/telecommunication and cable, but does not include the provision of municipal services. Municipal services are services provided by the City of Ottawa including roads, transit, water, wastewater, drainage, and stormwater management. Wireless Communication Facilities are addressed in policy 11 below.</p> <p>10. Public utility facilities that are authorized under the requirements of the <i>Environmental Assessment Act</i> may be permitted in all land-use designations of this Plan. Other public utilities and municipal services and facilities are permitted in all land-use designations on Schedules A and B, except in Natural Environment Areas, Significant Wetlands, Sand and Gravel and Limestone Resource Areas, or in Flood Plains and Unstable Slopes shown on Schedule K, provided that:</p> <ol style="list-style-type: none"> <li>Such use is necessary in the area and adequate measures are taken to ensure the use and its design are compatible with the surroundings;</li> <li>Adequate off-street parking and loading facilities are provided;</li> <li>The construction of permanent buildings is discouraged where an area, not in one of the identified designations, is found to be environmentally sensitive;</li> <li>The design of the utility or facility meets the intent of the policies expressed elsewhere in this Plan;</li> <li>Where proposed in Agricultural Resource Areas and areas designated Urban Natural Features or Rural Natural Features, the location must be essential for the provision of the utility, service or facility or constitutes a necessary expansion of an existing facility. A study may be required to assess alternative locations outside the designated areas and the environmental impacts on these areas will be mitigated if alternative locations are not feasible.”</li> </ol>	<p><b>Approve as Adopted and insert a new policy identified below:</b></p> <p><b>Gas Pipelines</b></p> <p>11. TransCanada PipeLines Limited operates high-pressure natural gas pipelines within rights-of-way that cross the City of Ottawa. Development adjacent to the pipeline and associated facilities, such as compressor stations, may have implications for the safety and integrity of the pipeline and adjacent development or may necessitate changes to TransCanada PipeLines’ infrastructure or operations. TransCanada PipeLines is regulated by the National Energy Board and both bodies have requirements regulating development and other activities such as excavation, blasting and any movement of heavy equipment in close proximity to the pipe line and compressor stations. The City will:</p> <ol style="list-style-type: none"> <li>identify the route of the TransCanada Pipeline in the zoning by-law and establish minimum setbacks from the limits of the TransCanada Pipelines rights-of-way for all permanent structures and excavations.</li> <li>require proponents of any development that will be located within 200 metres of a TransCanada Pipeline right-of-way or within 750 metres of a TransCanada Pipeline compressor station to pre-consult with TransCanada Pipelines Limited and will advise and consult with TransCanada Pipelines when undertaking the technical review of any such development that requires approval under the Planning Act.</li> <li>not approve development within 750 metres of a TransCanada Pipeline compressor station unless it is demonstrated that provincial guidelines for noise and vibration can be achieved. TransCanada Pipeline will undertake a noise and vibration study to determine if the provincial guidelines can be achieved and may include recommendations or identify mitigation measures that the City will incorporate as conditions of development approval.”</li> </ol>

Item	Section	Details of Amendment	City Recommendations
29	3.1 Generally Permitted Uses	Amend Section 3.1, Policy 11 by adding the words ‘Agricultural Resource Areas’ after the words ‘ <i>except in</i> ’ and deleting the words ‘South and East of the Canadian Shield’ in the first sentence;	<p><b>Approve as amended</b>                      Amend Section 3.1, Policy 11 by adding the words ‘Agricultural Resource Areas’ after the words ‘<i>except in</i>’ and deleting the words ‘South and East of the Canadian Shield’ in the first sentence and by inserting after the first sentence the following new sentence:</p> <p>“Wireless Communications Facilities proposed on land designated Agricultural Resource Area are to be located in areas demonstrated to have poorer soil quality.”</p>
82	3.7.1 Villages	Amend Section 3.7.1 by adding the heading “Location and Distribution of Villages” before Policy 1.	<b>Approve as Adopted</b>
83	3.7.1 Villages	Amend Section 3.7.1 by adding after Policy 1 the following new policies:  “2. Villages vary in size and function and have different needs with respect to land-use plans. 3. Changes to Village boundaries will be considered in the context of Section 2.2.1 of this plan.”	<b>Approve as Adopted</b>
84	3.7.1 Villages	Amend Section 3.7.1 by:  1. adding the heading “Plans for Villages ” before Policy 2; and 2. adding after Policy 2 the following new policies:  “5. The City will undertake a review of Village Plans on a five year basis that includes: a. an analysis of changes in the previous five years; b. a review of any existing secondary plan or community design plan for the village; c. at least one public meeting to consider needs and challenges; d. a report to Council on the Village and any required policy initiatives. 6. Community design plans for Villages will be consistent with Section 2.5.6 of this Plan. First and foremost, the participants	<b>Approve as Adopted</b>

Item	Section	Details of Amendment	City Recommendations
		will develop a vision for the village and identify the qualities and characteristics of the village that should be preserved while recognizing that other aspects may change.”	
91	3.7.2 - General Rural Area	Amend Section 3.7.2 by adding the heading “Permitted Uses” before Policy 2.	<b>Approve as Adopted</b>
92	3.7.2 - General Rural Area	Amend Section 3.7.2 Policy 3c by adding the words “that do not constitute Major Urban Facilities as described in Section 3.6.7” at the end of the policy.	<b>Approve as Adopted</b>
93	3.7.2 - General Rural Area	Amend Section 3.7.2 Policy 3f by:  1. adding the word “within” after the words “ <i>should ideally be located</i> ” in the first sentence; and 2. replacing the reference to “policy 4” with the reference to “policy 5”.	<b>Approve as Adopted</b>
94	3.7.2 - General Rural Area	Amend Section 3.7.2 Policy 3g by replacing the reference to “policy 6” with the reference to “policy 7”.	<b>Approve as Adopted</b>
95	3.7.2 - General Rural Area	Amend Section 3.7.2 Policy 4 by replacing the reference to “policy 3” with the reference to “policy 4”.	<b>Approve as Adopted</b>
96	3.7.2 - General Rural Area	Amend Section 3.7.2 by adding the heading “Subdivisions” before Policy 5.	<b>Approve as Adopted</b>
97	3.7.2 - General Rural Area	Amend Section 3.7.2 Policy 6c by deleting the word “log” and replacing it with the word “lot” and by deleting the word “a” from the phrase ‘ for larger lots’.. [Mod 37]	<b>Approve as Adopted</b>
98	3.7.2 - General Rural Area	Amend Section 3.7.2 by 1. deleting Policies 6d and 6i.	<b>Approve as Adopted and further Amended below:</b>  Amend Section 3.7.2 by 1. deleting Policies 6d and 6i.

Item	Section	Details of Amendment	City Recommendations
99	3.7.2 - General Rural Area	<p>Amend Section 3.7.2 by adding the heading “Conservation Subdivisions” and the following policies before Policy 7:</p> <p>“8. Conservation subdivisions are intended to reduce the footprint of residential development while at the same time conserving existing areas of the natural environment and open space, preserving rural character and enhancing ecological linkages and networks. To achieve these environmental goals the City may consider subdivisions with lots that are smaller than 0.8 ha, as required by Policy 7c above, and provided the following requirements are met:</p> <ul style="list-style-type: none"> <li>a. The lots are part of a subdivision that contains a component of the natural heritage system or a feature of the landscape of the rural area, which is to be preserved and zoned accordingly;</li> <li>b. The development has an average lot size of not less than 0.8 ha per dwelling unit when averaged over all of the land in the development, including the lot that contains the conservation feature;</li> <li>c. The development satisfies the policies for country lot subdivisions except for policy 7c.</li> <li>d. Where the conservation feature is part of the natural heritage system, an Environmental Impact Statement is required in accordance with Policy 9 below.</li> <li>e. The City may require a management plan that identifies who is responsible for the ongoing maintenance of the conservation feature and ensures that mitigation measures are implemented. The City may secure such arrangements by an agreement, covenant or other similar mechanism.</li> <li>f. The City will monitor these subdivisions and may alter or remove this policy if it does not achieve the desired results.</li> </ul>	<p><b>Approve as Adopted</b></p>
104	3.7.2 - General Rural Area	<p>Add a new policy after Section 3.7.2 Policy 8 as follows:</p> <p>“12. Notwithstanding policy 10b. above where the lot being severed is located within a registered plan of subdivision the minimum size for the severed and retained parcels will be 0.8ha and the</p>	<p><b>Approve as Adopted</b></p>

Item	Section	Details of Amendment	City Recommendations
		<p>applicant must demonstrate that both the severed and the retained lots can be adequately serviced. When reviewing the severance application the City will consider those matters, related to subdivisions, identified in policy 7 above.”</p>	
106	3.7.2 - General Rural Area	<p>Amend Section 3.7.2 policy 11 by deleting the words “except in the case of development of an existing lot of record that falls almost or completely within a calculated MDS separation distance” and replacing them with the words “as described in policies 12 and 13 of Section 3.7.3”.</p>	<b>Approve as Adopted</b>
112	3.7.3 Agricultural Resources	<p>Amend the Preamble to Section 3.7.3 by deleting the sentence that starts with the words “Limited development...” at the end of paragraph 5 and replacing it with he following:</p> <p>“In the future growth in these clusters will be limited to <b>new</b> development on existing lots of record only.”[Mod 40]</p>	<b>Approve as Adopted</b>
115	3.7.3 Agricultural Resources	<p>Amend Section 3.7.3 by deleting Policy 4 and replacing it with the following:</p> <p>“4. In addition to a house and accessory buildings, the City will permit further secondary uses and agriculture-related uses provided they are compatible with, and do not hinder, surrounding agricultural operations. These uses shall be limited in scale and include:</p> <ul style="list-style-type: none"> <li>a. Uses secondary to the principle use of the property including but not limited to; home-based businesses, home industries, and uses that produce value-added agricultural products from the farm operation on the property.</li> <li>b. Farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation. These uses will require a rezoning and should be located on areas of poor soils wherever possible.</li> <li><b>c. Market gardens that involve the small scale growing of produce such as; fruits, vegetables and flowers as cash crops that area subsequently sold directly to consumers and restaurants.’ [Mod 41]</b></li> </ul>	<b>Approve as Adopted</b>

Item	Section	Details of Amendment	City Recommendations
		<p>5. Policies for generally permitted uses, such as secondary dwelling units, are found in Section 3.1.”</p>	
138	3.8 Solid Waste Disposal Sites	<p>Amend Section 3.8 by deleting Policies 5 through 7 inclusive and replacing them with a heading and polices as follows:</p> <p>“Development Adjacent to Solid Waste Disposal Sites</p> <p>5. Land within 500m of an operating or non-operating solid waste disposal site boundary is considered to be the influence area of the site. However, where the City or the owner of the site, has determined through an Environmental Assessment, Hydrogeological analysis or similar study that significant ground, surface or air-bourn impacts occur at a distance greater than 500m the greater distance will establish the influence area.</p> <p>6. Proponents for any development that requires planning approval and is within the influence area of an operating or non-operating solid waste disposal site, will demonstrate, through a study that the solid waste disposal site will not have any adverse effects on the proposed development and will not pose any risks to human health and safety. Particular attention will be required for those proposals that will accommodate people or include animal husbandry or food production. Where an operating solid waste disposal site is involved the City must be satisfied that the development will not impact the continuing operation of a solid waste disposal site (e.g., a use that would have the potential of impacting the water table).</p> <p>7. The study must be undertaken by a qualified professional and must also conform to the policies of Section 4.8.4 on contaminated sites. The study will be consistent with provincial regulations and address the presence and impact of the following: contamination by leachates, surface runoff, ground settlement, visual impact, dust, noise, soil contamination and hazardous waste, and landfill-generated gases. Particular attention shall be given to odour and the production and migration of methane gas.</p>	<p><b>Approve as Adopted and further Amended below:</b></p> <p>6. Proponents for any development that requires planning approval <b>on land</b> <del>and is</del> within the influence area of an operating or non-operating solid waste disposal site will <b>undertake a study, in consultation with the owner/operator of the disposal site, to</b> demonstrate, <del>through a study</del> that the solid waste disposal site will not have any <b>unacceptable</b> adverse effects on the proposed development and will not pose any risks to human health and safety. Particular attention will be required for those proposals that will accommodate people or include animal husbandry or food production. Where an operating solid waste disposal site is involved the City must be satisfied that the development will not impact the continuing operation of a solid waste disposal site (e.g., a use that would have the potential of impacting the water table).</p>

Item	Section	Details of Amendment	City Recommendations
		<p>8. Notwithstanding the requirement for a study in policy 6 above the following compatible uses may not require a study: utilities, waste-processing facilities, above-grade transportation routes, forestry activities, and gravel pits, quarries and other mining activities, provided that the solid waste disposal site water table is not affected and excavations will not result in landfill gas migration or removal of a visual screen buffering of the landfill from the public view.</p> <p>9. Notwithstanding polices 6, 7 &amp; 8 above no new land use will be permitted within 30 metres of:</p> <ol style="list-style-type: none"> <li>a. the licensed perimeter of an operating site or</li> <li>b. the ‘fill area’ of a non-operating solid waste disposal site. For the purpose of this policy the ‘fill area’ means the area of a waste disposal site that was set aside for land filling or dumping.</li> </ol> <p>Reuse of non-operating sites</p> <p>10. No reuse of a non-operating solid waste disposal site may occur within 25 years of closure, unless approved by the Minister of the Environment under the <i>Environmental Protection Act</i>.”</p>	
160	4.4.2.1 Subdivision	<p>Section 4.4.2.1 is amended by adding to the end a new policy as follows:</p> <p>“4. As a condition of approval of plan of subdivision the developer will be required to provide a dedicated monitoring well, at no cost to the City, and to which the City will have unlimited access to monitor groundwater conditions. Where the subdivision has a number of phases one monitoring well may be required for each phase of development.”</p>	<p><b>Approve as Adopted and further Amended below:</b></p> <p>“4. As a condition of approval of plan of subdivision, the developer will be required to <del>provide a dedicated</del> <b>dedicate a</b> monitoring well, at no cost, to the City. <del>and to which</del> The City will have unlimited access to <b>this well to</b> monitor groundwater conditions. Where the subdivision has a number of phases one monitoring well may be required for each phase of development. <b>The City, at its discretion, may determine to not require a monitoring well where there are sufficient wells already provided to satisfy the City monitoring program.</b>”</p>
269	Schedule A, Rural Policy Plan	<p>Schedule A, Rural Policy Plan, is hereby amended as follows:</p> <ol style="list-style-type: none"> <li>1. At another hearing,</li> <li>2. by changing the designation for the lands shown on Schedule R4 to this amendment from ‘General Rural Area’ to ‘Urban Area’,</li> </ol>	<p><b>Approve as Adopted and further Amended below:</b></p>

Item	Section	Details of Amendment	City Recommendations
		<p>3. Withdrawn,                      4. by changing the designation for the lands shown on Schedule R6 to this amendment:                          i) from ‘General Rural Area’ and ‘Rural Natural Features Area’ to ‘Village’ where indicated on Schedule R6, and;                          ii) from ‘General Rural Area’ to ‘Village’ where indicated on Schedule R6,                      5. Withdrawn,                      6- 20 At another Hearing,                      21. Approved by OPA                      22- 23. At another Hearing;</p>	<p>4. by changing the designation for the lands shown on Schedule R6 to this amendment:                          i) from ‘General Rural Area’ and ‘Rural Natural Features Area’ to ‘Village’ where indicated on Schedule R6, and;                          ii) from ‘General Rural Area’ to ‘Village’ where indicated on Schedule R6,</p>

OMB APPROVED