

## Greenspace in the draft OP

### 1.2 Role of the Official Plan

Ottawa's Official Plan is a legal document, adopted under the authority of the *Ontario Planning Act*. It contains the City's goals, objectives, and policies to guide growth and manage physical change to 2046. It also implements the priorities identified in City's Strategic Plan as they relate to land use. Land use direction is both driven by, and has an impact on, Ottawa's health, economy, environment, and sense of community. As such, this Plan provides direction to other city plans such as the Transportation Master Plan and the Parks and Greenspace Master Plan. Official Plan policies are often implemented through these related plans.

Figure 2, p.10

### Urban Forest and Greenspace Master Plan

#### 2.1 The Big Policy Moves

Big Policy Move 1: Achieve, by the end of the planning period, more growth by regeneration than by greenfield development.

The Official Plan will increase the share of future growth to be within Ottawa's existing built-up area to 60% by 2046 by putting in place zoning and other mechanisms to give the City the option not to further expand the urban boundary beyond 2046. In support of this direction, new policies will increase the variety of affordable, low-rise housing options for residents within existing neighbourhoods close to hubs and corridors, and within walkable 15-minute neighbourhoods. Built form policies will also help to ensure that new housing in existing neighbourhoods complements the character of these neighbourhoods, protects the urban tree canopy and promotes an evolution to 15-minute neighbourhoods.

Big Policy Move 4: Embed environmental, climate and health resiliency and energy into the framework of our planning policies.

The Official Plan contains bold policies to encourage the evolution of communities into healthy, inclusive and walkable 15-minute neighbourhoods...It also includes policies to help the city achieve its target of 100% greenhouse gas emissions reduction by 2050, its target of a 40% urban forest canopy cover and to increase the city's resiliency to the effects of climate change including much warmer temperatures, more rain, and more extreme weather such as heat waves, floods and storms.

#### 2.2 Cross Cutting Issues

##### 2.2.1 Regeneration

It also presents incredible opportunities to shape Ottawa in a way that promotes healthy, vibrant and walkable 15-minute neighbourhoods.

Regeneration in this Plan incorporates the definition of "intensification" in the Provincial Policy Statement, the relationship of redevelopment to its surrounding and future context, and how community infrastructure and other neighbourhood amenities within a walking distance are to improve over the life of this Plan. However, growth and development within the built-up area is not only about

the numerical targets of regeneration and simply increasing urban density. Regeneration is about guiding the evolution of neighbourhoods into complete 15-minute neighbourhoods, which includes ensuring that the services, parks, recreational facilities, public spaces, and other elements of a complete neighbourhood, are keeping up with the increases in population.

### 1) Direct residential growth within the built-up urban area to 15-minute neighbourhoods

The growth management strategy includes a 60% regeneration target by 2046. This means that by 2046, 60% of all new dwelling units will be built in existing neighbourhoods as opposed to undeveloped 'greenfield' lands.

This Plan envisions directing residential regeneration towards existing locations where daily and weekly needs can be accessed within a 15-minute walk, otherwise known as 15-minute neighbourhoods. This direction will increase the number of transportation options and convenience to access services, amenities, and schools. This direction will also contribute to the needs of an aging population by enhancing accessibility to more vibrant areas with social interaction, health services, and community facilities.

### 3) Improve public amenities and services within 15-minute neighbourhoods

The supportive policies for growth management, housing, transportation, urban design, and parks and greenspace throughout this Plan will provide some of the necessary elements to facilitate achieving a 60% regeneration target. Policies are also included to guide the preparation of local plans such as secondary plans and area-specific policies, as well as development. To support the City's strategy to achieve a 60% regeneration target by 2046, the City will:

Direct residential regeneration to 15-minute neighbourhoods;

Help neighbourhoods evolve towards being inclusive, walkable, 15-minute neighbourhoods that will provide the public and private amenities that will attract new residents;

Require the production of denser, small-scale, low-rise infill housing of generally three or more units per existing lot that will increase the supply of growth allocated for the built-up area;

Require a greater proportion of housing with three or more bedrooms that will provide more housing choices for the projected population;

Protect the urban tree canopy and provide equitable access to greenspace that will provide shade and opportunities to promote mental and physical health and well-being;

Ensure that the development and redevelopment of transit, road and active transportation infrastructure supports the City's regeneration targets;

Provide guidance on the compatibility of new housing with the desirable character of the surrounding neighbourhood so that development opportunities are more welcoming to the existing neighbourhood; and

Seek a variety of housing typologies, including some that do not exist today, to meet the needs of diverse households and provide a supply of affordable housing.

### 2.2.3 Energy and Climate Change

#### 5) Reduce the urban heat island effect and help protect the vulnerable from extreme heat.

Rising temperatures due to climate change will affect the liveability of our communities. The design of the built and natural environment also impacts how temperatures are felt. In built-up areas with limited greenspace temperatures can increase by several degrees in the day due to the urban heat island effect, and by as much as 12°C at night. Anyone can face health risks during prolonged or more frequent heat waves, but those who are more vulnerable include older adults, young children, persons with chronic diseases or mental illnesses, those who work or are physically active outdoors, those with low-income, those that are vulnerably housed or experiencing homelessness, and those living without air conditioning. Mitigating the impacts of heat and protecting those most vulnerable will require actions such as:

Providing shaded parks, sidewalks, pathways, streets, transit stops and other public spaces to encourage safe outdoor recreation and active transportation in much warmer temperatures;

Reducing the urban heat island effect through shade, urban greening and light-coloured (reflective) roofs and other surfaces; and

Providing access to cool amenity spaces for those who need relief from extreme heat.

#### 6) Build resilience to future flood risks.

Flooding is now the costliest type of natural disaster in Canada. Floods damage property and infrastructure, contaminate drinking water, and affect people's safety, finances, and physical and mental health. Changing snow and rainfall patterns and increases in the total amount and intensity of rainfall can increase flooding near watercourses and in neighbourhoods. It is possible to increase our resilience to floods by:

Avoiding building in flood plains and mitigating risks in areas vulnerable to flooding under future climate conditions;

Implementing stormwater management practices and designing infrastructure that is resilient to future climate conditions, including extreme weather events; and

Using low impact development stormwater management features to manage rain where it falls.

#### 7) Protect trees, wetlands, and other natural areas and use nature-based solutions.

Nature builds resilience to the impacts of climate change through flood protection, heat mitigation, stormwater management, biodiversity and improved mental, social and physical health. Natural resilience to climate change can be enhanced by:

Protecting, enhancing and managing trees and the natural environment for the climate services they provide;

Considering and mitigating the impacts of climate change on the natural environment; and

Managing the risks of wildland fire.

## 2.2.4 Healthy and Inclusive Communities

### 3) Promote health through sustainability

A healthy community is one that supports sustainable environments for present and future generations. Health is promoted through conserving, protecting, rehabilitating, and creating safe environments.

In addition to section 2.2.3, a healthy community is also protected through:

Promoting resilient, sustainable and active building design principles;

Recognizing the value of trees and the access to greenspaces and parks and trail systems;

Protecting health from natural and human-made hazards, including buffering sensitive land uses from traffic-related air pollution; allowing for indoor and outdoor crop production in urban areas to promote equitable access to healthy food and organic waste, and environmentally responsible residual management.

## 3 Growth Management

5) The identification of new or additional urban area, and new or additional village area, may only occur through a comprehensive review in accordance with the *Planning Act* and Provincial Policy Statement and only where all of the following has been demonstrated:

d) That lands designated “Agricultural Resource Area” are excluded from consideration;

f) That lands designated as part of a natural heritage system are avoided unless the features are isolated or poorly connected to the larger natural heritage system, or the feature will be maintained if the lands are developed for urban uses. The land containing the natural heritage system feature will not be considered as contributing to developable area;

## 4 City-wide Policies

### 4.1 Mobility

#### 4.1.3 Support growth management and a greener and more resilient city

1) The street and road network shall support multi-modal travel, the movement of goods and services, access to properties, public space functions, street trees and/or shade corridors, and contribute to the overall quality of the urban environment.

2) The City recognizes that the parkway network is a multi-modal corridor, primarily developed by the National Capital Commission, that contributes significantly to the urban greenspace network while providing access to major capital and civic destinations.

6) New and reconstructed streets shall include street trees that contribute to the urban forest and streetscaping elements appropriate for its context.

7) Parts of the street and road network may be repurposed and dedicated to certain modes of transportation, uses of land, or streetscaping if it contributes to the implementation of transportation and land-use objectives of this Plan, including:

c) Conversion of a portion of a right-of-way to a public space, including a car-free zone, as part of a road closure application; and

d) Dedication of a portion of a right-of-way to street trees or low impact development (LID) stormwater features and related infrastructure, such as curb extensions, soil structures and landscaping.

9) The City shall support wildlife crossings where:

a) City freeways and arterials cross through the natural heritage system; or

B) Studies have identified an elevated risk of hazardous wildlife collisions or elevated mortality of species at risk.

#### 4.2 Housing

4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

3) Accessory Dwelling units, including coach houses, secondary dwelling units and garden suites are recognized as key components of the affordable housing stock and shall be protected for long-term residential purposes. The Zoning By-law shall permit these uses on residential lots with one principal dwelling unit in all areas of the City and shall establish criteria to govern compatibility of these units with the main dwelling and surrounding context. Furthermore, the following criteria and limitations apply:

a) A coach house is permitted on a lot in which the primary home also contains a secondary dwelling unit;

b) A coach house shall be smaller than the primary home and the Zoning By-law shall set forth the appropriate maximum permitted size;

c) The size, floor area, function and occupancy of a dwelling unit in a coach house in the urban area is not intended to exceed that of a typical two-bedroom apartment;

d) A coach house may not be severed from the lot accommodating the primary dwelling;

e) Applications for minor variances with respect to coach houses shall have regard for all applicable policies of this Plan, as well as the following considerations:

i. The proponent can demonstrate that the privacy of the adjoining properties is maintained;

ii. The siting and scale of the coach house does not negatively impact abutting properties; and

iii. Distinctive trees and plantings are preserved on the subject property.

f) The Zoning By-law shall limit the coach house to a height of one storey for lots in the urban area. An application to allow a height of up to two storeys through a minor variance may be considered where the considerations noted in Section 4.2, Policy 3 e) above can be satisfied.

4.2.3 Protect existing rental housing stock and support the production of more rental units

3) The Committee of Adjustment shall, in addition to all other policies in this Plan, have regard for the following when evaluating minor variances to permit low-rise infill apartment dwellings:

a) Variances to increase permitted unit counts should generally be proportional to the size of the lot, such that the effective unit density permitted by the zoning is not significantly increased;

b) Variances to reduce the minimum required lot size may only be considered where adequate waste storage and management, bicycle parking and intensive soft landscaping can be provided.

c) Variances to alter exterior design requirements such as balconies or facade articulation may be considered where, in the opinion of the Committee of Adjustment, the proposal serves the goals of context sensitive design and urban design as well or better than would compliance with the relevant zoning standard.

d) Variances to reduce the minimum required side yard:

i. may only be considered where alternate measures to ensure adequate access for waste management and bicycle parking are provided; and

ii. may reduce side yards to zero to enable attached building designs, where the written consent of the abutting lot owner is secured;

e) Variances to reduce the required area of soft landscaping

i. may be tied to requirements for more intensive plantings such as trees or shrubs, so that the volume of vegetation compensates for reduced horizontal area; however,

ii. despite (i), where the purpose or effect is primarily to enable motor vehicle parking or driveways, variances to reduce the required soft landscaping are contrary to the intent of this Plan.

#### 4.4 Parks and Recreation Facilities

Parks are one component of the city's greenspace and are important for our quality of life, active recreation and health.

The City of Ottawa has created a classification system to define park typologies, outline standards related to park size, location, configuration, management and amenities in order to inform the selection and design of park blocks. Parks should be of a shape and size that provide appropriate access and visibility and suit the scale and fabric of the surrounding community. Community design that connects sidewalks and linear corridors featuring multi-use pathways, living streets, woonerfs, canopy trees and vegetated areas to parks is essential. Parks are distributed throughout a community, and across the City, to enable residents to easily access parks and fulfill a range of municipal recreational needs.

##### 4.4.1 Identify park priorities within Ottawa's growth areas

1) The City shall provide parks through the following three mechanisms:

a) As a condition of development, the City shall acquire land for parks or cash-in-lieu as directed by the *Planning Act* and the City's Parkland Dedication Bylaw or any successor By-law; or

b) The City may choose to lease or secure parks by agreement from other public agencies such as the National Capital Commission; or

c) The City may choose to buy parks with cash-in-lieu of parkland or through capital expenditures.

2) All development, regardless of use, shall meet all of the following criteria to the satisfaction of the City:

a) Consider land acquisition for parks as directed by the Parkland Dedication By-law to meet community needs for both residential and non-residential development, with an emphasis on active recreation amenities and potential cultural development with new parks acquired to address gaps or community needs;

b) Prioritize land for parks on-site over cash-in-lieu of parkland. Cash-in-lieu of parkland shall only be accepted when land or location is not suitable. The land to be conveyed shall:

i. be a minimum of 400 m<sup>2</sup>

ii. be free of encumbrances above and below ground when land for parks is obtained by parkland dedication; or in the case of land purchases for the creation of new parks in established areas;

iii. be of a usable shape, topography and size that reflects its intended use

iv. meet applicable Provincial soil regulations; and

v. meet the minimum standards for drainage, grading and general condition.

d) Where cash-in-lieu is taken, it shall be principally for the acquisition of new parkland or the improvement of existing local, park and recreational facilities accessible to the area being developed. However, in most cases, the City's Parkland Dedication By-law or any successor By-law shall provide for a portion of these funds to be used for park and recreation purposes that are city-wide in scale.

3) For site plan applications, when the development site is more than 4,000 m<sup>2</sup>, the City shall place a priority on acquisition of 10% of land for park(s) as per the *Planning Act* and the Parkland Dedication By-law.

4) The Parkland Dedication Bylaw, or any successor By-law, shall include provisions for the rate of parkland dedication. As per the *Planning Act* the following rates apply at the time of adoption of this Plan:

a) All development shall be subject to the dedication of 5% of lands for parks purposes for residential development and 2% for all other uses unless the alternative parkland dedication rate applies. The dedication at this rate shall be for gross land area and shall not include shoreline or hazard lands;

b) An alternative parkland dedication rate of 1 hectare per 300 dwelling units shall be applied to parkland dedication for residential development at densities that exceed 18 units per net hectare. For developments types that exceed this density, the parkland conveyance will not exceed a maximum of 10% of the land area of the site being developed. For cash-in-lieu of parkland at this density, the rate will be the lesser of 1 hectare for every 500 dwelling units or 10% of the value of the land as determined by the City's Realty Services Branch;

c) The City shall determine the parkland dedication for mixed-use development based on the proportion of the site or building occupied by each type of use; and

d) Where cash-in-lieu is taken, it shall be principally for the acquisition of new parkland or the improvement of existing local, park and recreational facilities accessible to the area being developed. However, in most cases, the City's Parkland Dedication By-law or any successor By-law shall provide for a portion of these funds to be used for park and recreation purposes that are city-wide in scale.

6) Consistent with Section 4.8, Section 4.9 and Section 7, the following lands and features shall not be considered as part of the parkland dedication, at the discretion of the Department responsible for recreation: Natural Heritage Features as defined by the City's Environmental Impact Study Guidelines, the minimum setback from surface water features, Natural Environment Areas, Significant Wetlands, Open Spaces, Urban Natural Features and Conservation Areas.

7) The Zoning By-law shall designate urban parkettes/plazas, woodland parks, parkettes, neighbourhood parks, community parks as permitted uses in any zone, and may provide large regional parks, district parks and recreational facilities such as recreation centres, community centres, arenas with a separate zone.

8) The City may approve the conversion of a public right of way to designated parkland with a Street Closing Application. The City will identify and consider public rights of ways, vehicular lanes, underused road segments, and other vehicular spaces as opportunities for park space. These features may be purchased, used by agreement, expropriated or conveyed to the City as part of development. This policy complements public realm improvements to existing streets as directed by Section 4.6, Policy 15.

9) Council may consider City-owned properties, including those being considered for disposal, as a location to build a new park. Parking facilities are a notable example.

10) The City shall protect public access to existing parks for recreation and programmable use. Public consultation is required where a municipal park is to be sold or changed to another use.

11) The City may identify locations for linear parks. The linear parks are not only used for transportation; but also provide opportunities for lookouts, playgrounds, water features, art installations, and places to picnic; these are spaces that encourage both movement and relaxation. For a linear park to be considered for parkland dedication, it must be able to accommodate active recreation amenities.

#### 4.4.2 Guide decision-making for future parks

1) A range of park typologies and their associated recreation amenities and recreation facilities shall be identified in secondary plans and local plans and regeneration areas. This does not preclude the City from identifying additional lands for acquisition or dedication.

2) For large development areas, a cost sharing agreement and area parks plan among all landowners may be required to coordinate several developers to collaborate and to allocate parkland dedication towards one larger park, to obtain the most optimal park locations for these areas.

3) Where a development proposal is generally five hectares in area or larger, or within a priority neighbourhood identified in the Ottawa Neighbourhood Equity Index, City Council may approve an account where 100% of the cash-in-lieu of parkland collected in that area shall be used to acquire new or improve existing parks

#### 4.4.3 Provide new parks in the Downtown Core and Inner Urban Area

1) To provide new parks in the Downtown Core and Inner Urban Area, the City will consider the following:

- a) An Urban Parks Strategy or similar document shall identify the City's preferred location for parks where higher density communities exist or are expected;
- b) New park sites will be considered in Hubs, Corridors and, when in Neighbourhoods, in the centre of communities;
- c) The acquisition of large parks in the Downtown Core and Inner Urban Area will be prioritized where opportunities arise, for example as part of the LeBreton development.
- d) Opportunities for urban plazas and urban parkettes that alongside recreational uses consider cultural development opportunities such as space for performance, exhibition, commemoration and ceremony;
- e) If land is of sufficient size and shape to accommodate recreational amenities, linear parks may be considered; and
- f) Privately-owned public spaces may be considered when City ownership is not feasible.

#### 4.4.4 Emphasize larger parks in Outer Urban and Suburban Areas

1) For future neighbourhoods in Outer Urban and Suburban Areas, the City has the following preferences:

- a) Larger park properties that offer the widest range of activity spaces, such as sports fields are preferred. In Hubs and Corridors, urban parkette and plazas may provide opportunities and are intended to complement larger parks;
- b) In Hubs and Corridors in the Outer Urban and Suburban Areas, urban parkette and plazas will provide central gathering space and recreational components. These are intended to complement larger parks;
- c) If land is of sufficient size and shape to accommodate recreational amenities, linear parks may be considered;
- d) For greater land efficiency, the co-location of parks with housing components, schools and other institutions, or stormwater management facilities, may be considered in the planning of such parks; and
- e) For lands with facilities such as recreation centers and libraries, the opportunity for co-location of housing, especially affordable housing, above the facility should be provided, or at least where an immediate co-development is unfeasible, the facility structure should be planned to accommodate the loading of addition of residential storeys through future development.

#### 4.4.5 Locate new rural parks in villages

1) In the rural area, the City will encourage the location of new parks and recreation amenities in villages. Development in the rural area outside of villages shall contribute via cash-in-lieu of parkland towards parks and recreation amenities in villages, however the City may consider developing groupings of fields and amenities for tournament locations in the rural area outside of agricultural land.

#### 4.4.6 Design parks that contribute to quality of life and respond to climate change to the satisfaction of the Department responsible for recreation

1) The design of parks should meet each of the following criteria:

- a) The emphasis on parks will be to provide space for recreational activities;
- b) Consider potential cultural development opportunities by including performance and cultural gathering spaces, or by reflecting diverse cultural groups through commemoration or park design;
- c) Consistent with the City's Public Art Policy, opportunities will be explored to select appropriate sites for the installation of new public art in parks;
- d) Some parks in the Downtown Core and Inner Urban area shall be built to withstand the impact of high usage and may require water, lighting and electricity, maintenance, more expensive recreational amenities and event/festival spaces that are of higher cost than that of parks that are less intensively used;
- e) The City may establish minimum standards on adjacent properties to avoid shadow and wind impacts from adjacent properties and ensure a minimum number of hours of sunlight in parks and protect for sky views. Additional shadow, noise, traffic and wind on parks will be minimized as necessary to preserve their utility;
- f) A preferred minimum of 50% of the park perimeter shall be continuous frontage on abutting streets; Sidewalks shall be provided along the entirety of a park's street frontages in all cases in all transects, and required on local roads that lead directly to parks;
- g) Parks have a preferred tree canopy target of 40% in all areas of the City. Existing mature trees shall be preserved and incorporated into landscape designs, where possible. Additional tree cover requires detailed landscape plans in relation to servicing, hard and programmed assets, and impact of tree cover on sportsfields requires forethought;
- h) New park space should be co-located with an existing or proposed park or another element of urban or rural greenspace, where possible; and
- i) To adapt to climate change, provide cooling amenities in park design such as splash pads or wading pools, where possible.

2) Privately-Owned Public Spaces (POPS) shall complement public parks and be focused on supplying seating and other amenities. POPS do not replace the need for new public parks and may be provided through the site plan control process. They should meet all of the following criteria:

- a) Privately owned public spaces shall not be maintained by the City;
- b) Privately owned public spaces shall have a minimum area of 200 m<sup>2</sup>;
- c) Surface easements shall ensure privately owned public spaces are public accessible in perpetuity;
- d) Signage that identifies the space as public shall be required;

e) When at ground level, privately owned public spaces shall be located in highly visible locations with a minimum of 50% of the perimeter bounded by a public street and sidewalk;

f) privately owned public spaces shall be designed to create a comfortable microclimate, utilizing trees or landscaping to provide shade, buffer noise, and control downdrafts and wind.

3) The development of parks which include facilities, such as but not limited to: recreation centers, libraries and/or other buildings, which are strategically located in proximity to higher order transit, shall consider the co-location of housing or other complementary non-park uses above the facility structure where the facility is built on land dedicated through parkland. The City will develop an inter-departmental working group for the successful integration of co-locating parkland facilities with complimentary non-park uses at strategic locations.

#### 4.6.4 Apply innovative design practices and technologies in site planning and building design

1) The High-performance Development Standard shall be applied to development and local plans in accordance with the thresholds listed in the Standard. The Standard shall apply innovative sustainable and resilient design practices and technologies in site planning and building design in order to ensure that high quality urban design is aligned with climate change mitigation and adaptation goals and objectives, as follows:

e) Protecting and enhancing natural systems and increase biodiversity;

4.6.5 Ensure efficient site planning that supports the vibrancy of Ottawa's Hubs and Mainstreets that respects the character of our neighbourhoods, villages and rural landscapes.

1)

Providing underground parking while accommodating space on the site for tree retention and planting;

Development in Hubs and along Corridors shall respond to context, Transect area and Overlay policies, and shall be organized to meet all of the following:

a) Generally, locate buildings to frame the adjacent street, parks and greenspaces;

b) Provide a consistent building setback within the street context, and provide broader setbacks in areas of high pedestrian volume in order to accommodate pedestrians, attract outdoor activities; and accommodate trees and street furniture;

c) Ensure main building entrances front a public street or park, are visible and directly accessible from a public street and conveniently and safely connect to a transit stop if applicable;

d) Include adequate space and soil volume to accommodate tree planting including within the street right of way;

3) Development of mid-rise and high-rise buildings, shall be organized to minimize the impacts on the safety and attractiveness of the public realm, and minimize conflict between vehicles and pedestrians, to the extent possible through means such as:

b) Providing underground parking while accommodating space on the site for tree retention and planting;

4.6.6 Enable the compatible development of low-rise, mid-rise and high-rise buildings to ensure Ottawa meets its regeneration targets while considering livability for all

6) Shopping centres shall be designed in accordance with applicable Transect and Overlay policies. Their site layout shall support walkable 15-minute neighbourhoods, sustainable modes of transportation, and help to achieve the environmental, economic development, and the climate and health resiliency goals of the Official Plan by:

e) Pursuing sustainability and resiliency by meeting or exceeding the requirements of the High-performance Development Standards, particularly with respect to the mitigation of the urban heat island effect the use of low impact development, and the provision of soil volume for large trees, energy conservation, and sustainable expansive rooftop designs;

7) Low-rise buildings shall be designed to respond to context, Transect area and Overlay policies, and the following objectives, the standards for which shall be set out in the Zoning By-law: Include areas on the property for soft landscaping in order to provide opportunities for tree retention and tree planting to meet health and tree canopy target and climate change objectives;

8) Mid-rise buildings shall be designed to frame the street block and provide mid-block connections to help break up large blocks, and shall include: A base that provides active frontages, as well as landscaping and tree planting that support the Official Plan's tree canopy target and climate change goals;

9) High-rise buildings and skyscrapers shall be composed of a well-defined base, middle, and top, and shall ensure a high quality of life for their residents while mitigating impacts to adjacent or nearby properties: The base shall respect the scale, proportion, and character of the surrounding buildings, adjacent public rights-of-way, parks, and public or private amenity spaces and shall provide active frontages. Microclimate impacts shall be mitigated through design to ensure a comfortable pedestrian environment that includes trees and soft landscaping which also support the Plan's tree canopy target and climate change goals;

#### 4.8 Natural Heritage, Greenspace and the Urban Forest

The City recognizes, conserves, and protects its natural landscape and environment by identifying natural heritage features and designating the most important of them in a natural heritage system consisting of core natural areas and natural linkage areas. The City also recognizes the contribution of all natural features and areas to the health of the environment, whether or not they fall within the natural heritage system. Consequently, the City has established a target of no net loss of woodlands and wetlands in its rural area.

Within Ottawa's urban area, the natural heritage system overlaps with a connected Greenspace Network of natural and semi-natural areas, open spaces and pathways within the public realm. Many parks also lie within and complement the Greenspace Network but have their own policies and zoning to support their form and function. The Greenspace Network provides all Ottawa's residents with access to all the benefits of nature, including promotion of individual wellness and community health, while improving resilience to the effects of climate change, especially anticipated increases in extreme heat events.

Trees provide many of these benefits. Large mature trees are particularly valued for their contributions to our city's resiliency and character. However, urban trees continue to experience pressure from growth, invasive species and diseases, and natural aging. In response, the City has brought in strong policies, regulations and processes to maintain and grow the urban forest canopy.

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.
- 2) The City shall seek to improve the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land, and support for voluntary, private land conservation and stewardship.
- 3) The City recognizes the following natural heritage features, as defined in Ottawa's Environmental Impact Study Guidelines:
  - a) Significant wetlands;
  - b) Habitat for endangered and threatened species;
  - c) Significant woodlands;
  - d) Significant valleylands
  - e) Significant wildlife habitat;
  - f) Areas of Natural and Scientific Interest;
  - g) Urban Natural Features;
  - h) Natural Environment Areas;
  - i) Natural linkage features and corridors;
  - j) Groundwater features;
  - k) Surface water features, including fish habitat;
  - l) Landform features; and
  - m) Natural features or natural areas having significant cultural, economic, or historical value to the Algonquin Anishinabe Host Nation, as may be identified in mapping through dialogue and collaboration between the Host Nation and the City.
- 4) The natural heritage overlay policies apply to all features in Policy 3 regardless of whether they appear on Schedules to the Official Plan.
- 5) The City prohibits development and site alteration within natural features or natural areas identified under Section 4.8.1, Policy 3(m) without the consent of the Algonquin Anishnabe Host Nation.

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.

7) The City shall identify municipal nature reserves in the Tree Protection by-law as those lands that require special restrictions on access and use to protect their natural values or ecosystems services. These will typically be lands supporting endangered species, threatened or endangered habitats, or other sensitive values for which normal restrictions on use do not suffice for protection.

8) The City shall not identify non-City lands as municipal nature reserves without the consent of the property owner.

9) Where feasible, the City will manage City-owned forests and natural lands to maximize carbon storage and sequestration in vegetation and soils.

#### 4.8.2 Provide residents with equitable access to an urban forest canopy

1) Ottawa's urban forest includes all of the trees, and their growing environments, whether they grow singly, in groups, or in woodlands, on both public and private property.

2) The City shall pursue an urban forest canopy cover target of 40%.

3) Growth, development, and regeneration shall not compromise the urban forest canopy or its ecosystem services, in accordance with the following:

a) Preserve and provide space for mature, healthy trees on private and public property, including the provision of adequate volumes of high-quality soil;

b) On urban properties subject to site plan control or community planning permits, development shall create tree planting areas within the site and in the adjacent boulevard, as applicable, that meet the soil volume requirements in any applicable City standards or best management practices;

c) Planning and development decisions, including Committee of Adjustment decisions, shall have regard for short-term, long-term, and cumulative impacts on the urban forest at the neighbourhood and urban-wide scale;

d) When considering impacts on individual trees, planning and development decisions shall have regard for the mitigation hierarchy and the greater ecosystem services provided by large, healthy trees; and

e) Planning and development review processes shall support the goals and effective implementation of the Tree Protection By-law, including early consideration of trees in application and business processes.

4) The City shall consider trees to be an important element in:

a) Infrastructure design, especially in conjunction with low impact development;

b) Good urban design;

c) Good park design;

d) The design of the City's active mobility network; and

e) The design of local connections to the City's transit network.

5) City tree-planting and stewardship programs shall prioritize the provision of ecosystem services, especially in support of social equity and health.

6) When considering impacts on the urban forest and trees, approvals and Tree Permits shall not be denied for development that conforms to Zoning By-law. Council or the Committee of Adjustment may object to an amendment to the Zoning By-law which does not otherwise conform to the Official Plan, or a variance to either By-law, as the case may be, if the proposed development impacts the retention of tree(s) that are protected by the City's Tree Protection By-law, or if it fails to consider the planting of new tree(s). Approvals granted by Council or Committee of Adjustment may include conditions to support tree protection, removal, and replanting. The City and the Committee of Adjustment may object to an application where it deems the loss of a tree(s) avoidable. This policy shall also apply to a Community Planning Permit approved through delegated authority or Council.

4.8.3 Provide residents with equitable access to an inclusive urban greenspace network.

1) The City shall protect all of its various types of Greenspaces as described in Section 7 for their ecosystem services and their contributions to healthy, active communities.

2) In general, and to support health, climate resiliency, accessibility, and gender and social equity, the City shall seek to provide all urban residents with the following minimum access to high quality greenspace:

a) Within a 5-minute safe walking distance (400 metres), a public greenspace providing space for passive or active recreation;

b) Within a 10-minute safe walking distance (800 metres), two green public spaces; and

c) Within a 15-minute trip by transit, a publicly owned Urban Natural Feature or Natural Environment Area.

3) Where lands identified as Greenspaces in this Plan are in private ownership, this Plan shall not be construed as implying that such areas are open to the general public, nor that any such lands shall be purchased by the municipality except in accordance with the City's policies.

4.9 Water Resources

4.9.2 Keep watercourses in a natural state while managing erosion, slope stability and flooding concerns

1) Natural watercourses shall be kept in their natural condition. Where an alteration is assessed as being environmentally appropriate and consistent with a Council-approved study, watercourse alterations shall follow natural channel design.

4.9.3 Restrict or limit development and site alteration near surface water features

1) The minimum setback from surface water features shall be the greater of the following:

- 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.

2) Lands within the minimum setback shall remain in a naturally vegetated condition to protect the ecological function of surface water features from adjacent land-use impacts, subject to the exceptions in Policies 5 and 6. Any natural vegetation that is disturbed due to development or site alteration activities shall be restored and enhanced, to the greatest extent possible, with native species and shall avoid non-native invasive species. Where exceptions are permitted, burial or complete encasement of a permanent surface water feature shall not be allowed.

3) The setback provided for in Policy 1 shall be implemented through the Zoning By-law, and any change in the setback shall require a Zoning By-law amendment or variance that conforms with the policies in this section of the Official Plan.

4) Where development or site alteration is proposed in adjacent to headwater drainage features, the proposal and supporting studies must address the following:

- 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.

5) No site alteration or development is permitted within the minimum setback, except as otherwise provided for in this section. Exceptions to this policy are:

- a) Development or site alteration approved through a Secondary Plan in the Downtown Core or Inner Urban Transects;
- b) Activities that create or maintain infrastructure within the requirements of the environmental assessment process or works subject to the *Drainage Act*;
- c) Alterations necessary for passive open spaces (including pathways and river access points), environmental restoration or slope stability works that are approved by the City and the Conservation Authority;

d) Activities and uses along permanent waterbodies (rivers and lakes) that support active transportation (including canoe/kayak rental facilities, docks for non-motorized watercraft, pathways) and are approved by the City and the Conservation Authority;

e) Water-oriented facilities along the Ottawa and Rideau Rivers and the Rideau Canal that are compatible with the designations shown in Schedules B1-B8, are developed in an environmentally sensitive manner, preserve a waterfront shoreline aesthetic and are approved by the City and the Conservation Authority to support the following:

i. Water-based recreation (including yacht clubs, marinas and beaches);

ii. Active transportation (including canoe/kayak rental facilities and pathways);

iii. Water-based transportation services (including ferry and water taxi services, boat launch facilities, or tourist-related activities such as scenic cruises); and

iv. Small-scale commercial services that contribute to or are ancillary to a use permitted in (i), (ii) or (iii) above (including concession stands and restaurants).

6) Exceptions to the setbacks in Policy 1 shall be considered by the City in consultation with the Conservation Authority in situations where development is proposed on existing lots where, due to the historical development in the area, it is impossible to achieve minimum setback distances because of the size or location of the lot, approved or existing use on the lot, or other physical constraint, providing the following conditions are met to the City's satisfaction:

a) The ecological function of the site is restored and enhanced, to the greatest extent possible, through naturalization with native, non-invasive vegetation and bioengineering techniques to mitigate erosion and stabilize soils; and

b) Buildings and structures are located, or relocated, to an area within the existing lot that preserves the minimum setback distance to the greatest extent possible.

7) Notwithstanding Policy 1, a lot created by severance may include land within the minimum setback if the following criteria are satisfied:

a) Within the urban boundary, the City and the Conservation Authority deem that the severance will not negatively affect aquatic or shoreline habitats and will not restrict existing or planned public access to the Ottawa River, Rideau River, or Rideau Canal;

b) Where slope stability is an issue, the lot area outside the geotechnical hazard limit is sufficient to meet the required minimum lot size, and the Council-approved Slope Stability Guidelines for Development Applications in the City of Ottawa are satisfied; and

c) The lot area outside the setback is sufficient to accommodate all structures and water and wastewater services.

8) Where development is proposed on private services, no septic tank or distribution piping may be located within the minimum setback from surface water features unless an alternative setback has been permitted by the City in consultation with the Conservation Authority.

9) In addition to the provisions for setbacks described in this section, development proposals next to municipal drains or other works under the Drainage Act shall also maintain clear access to the legal working space adjacent to the drain. This working space is defined in the Engineer's Report adopted through a By-law approved by Council under the Drainage Act for the construction and future maintenance of drainage works.

#### 4.10 School Facilities

##### 4.10.3 Make trees an important component of a school's outdoor space

- 1) Existing trees and new tree planting shall be incorporated into school site design.
- 2) Woodlots, stands of trees, or clusters of newly planted trees, may be incorporated as part of "outdoor classroom" programming, where appropriate and feasible.

#### 5. Transects

##### 5.6 Overlays

##### 5.6.3 Natural Heritage Overlays

The City has two natural heritage overlays which appear on Schedule C9 of the Official Plan: a Natural Heritage System overlay and a Natural Heritage Features overlay.

##### 5.6.3.1 Protect the Natural Heritage System and Natural Heritage Features

- 1) The Natural Heritage System overlay consists of core natural areas and natural linkage areas, as follows:
  - a) In core natural areas, 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; and
  - b) In natural linkage areas, development or site alteration shall maintain or improve the ecological and recreational connectivity of the area; and, not compromise the potential for long-term enhancement and restoration of ecological and recreational connectivity of the area.
- 2) The Natural Heritage Features overlay consists of those natural heritage features identified in Policy 4.8.1(3) which can reasonably be mapped and displayed at the resolution of the Official Plan schedules.
- 3) The City shall protect natural heritage features for their natural character and ecosystem services.
- 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. Development and site alteration shall be consistent with the conclusions and recommendations of an approved Environmental Impact Study.

## Section 7. Greenspace Designation

The Greenspace designation identifies a network of public parks, other spaces within the public realm and natural lands that collectively provide essential ecosystem services to Ottawa's residents, support biodiversity, climate resilience, recreation, and healthy living.

Sub-designations are used to denote the different types of Greenspaces, based on their various functions. Lands owned by partner agencies such as the National Capital Commission, local Conservation Authorities, and other public bodies contribute to the richness and extent of the city's Greenspaces and are included in this Plan. Privately owned Greenspaces, while not publicly accessible, are still valued for their ecosystem services and are also included in this Plan.

The policies in this section outline the City's intent to protect its Greenspaces and their various functions. Access to public Greenspaces will be preserved and enhanced where possible, especially in the urban area. In some cases, however, access to certain types of Greenspaces may be restricted due to concerns for public safety or environmental sensitivity.

7.1 Provide convenient, inclusive access to a variety of greenspaces across the city.

1) Urban and rural Greenspaces are shown on Schedule B. These Greenspace designations consist of sub-designations which appear on Schedule C9 (for the urban area) and include:

- a) Parks;
- b) Open Spaces;
- c) Urban Natural Features;
- d) Significant Wetlands;
- e) Natural Environment Areas; and
- f) Conservation Areas.

2) Only greenspace of 3.2 hectares or larger appears on Schedule B. Smaller areas of greenspace may appear on Schedules C9, in Secondary Plans, in the Parks Master Plan, and in the Urban Forest and Greenspace Master Plan as appropriate.

3) Lot creation shall not be permitted within the Greenspace designation and associated sub-designations, to protect and maintain their overall quality and character.

4) Public access and connections to Greenspaces shall be facilitated and enhanced wherever possible through the following mechanisms:

- a) Secondary, Community Design and Site-specific Master Plans shall refine priorities for the securement of land for specific greenspace purposes;
- b) Acquisition, conveyance or dedication of new Greenspaces through the development review process;
- c) Pursuing opportunities for public access and enhancing urban forest canopy cover, where appropriate, in the design of transportation corridors, infrastructure, and other municipal facilities as directed in other sections of the Official Plan and capital budget processes;

d) Permitted activities, for example ancillary uses, as directed by policies in other sections of this Plan;

e) The sale or disposal of municipally owned Greenspace shall not be supported where:

i. It includes a natural heritage feature or is part of the Natural Heritage System;

ii. There is no demonstrated public benefit, either locally or city-wide;

iii. There is no equivalent amount of greenspace land provided to complement the existing supply of greenspace in the surrounding area;

iv. The potential exists to utilize the land for existing or future pathway connections;

v. Public access to a waterway or other Greenspace component would be removed or restricted;

vi. A culturally significant landscape at the local or city-wide scale would be adversely affected; or

vii. There is unevaluated archeological potential.

5) To promote tourism and to provide convenient, inclusive access to large areas of public greenspace, the City shall support the improvement of public Greenspace destinations in proximity to the following existing and proposed rapid transit stations: Bayview, Lincoln Fields, Moodie, Barrhaven Town Centre, Carling, Carleton, Leirtrim, Hurdman, Blair, Montreal, and Trim. Such improvements:

a) Should include the necessary amenities to support day use, including accessible washrooms and drinking water wherever possible; and

b) May include small-scale commercial activities as ancillary or temporary uses at entry points.

6) Parks comprise a vital component of Ottawa's Greenspace and make a critical contribution to its quality of life. The policies for Parks appear in Section 4.4 of the Official Plan.

7) Open Spaces provide many of the benefits associated with other Greenspaces but are not intended primarily for recreation or natural heritage protection purposes and are not suitable for dedication as Parks. The City shall:

a) Seek to secure public access to, and enjoyment of, Open Space lands in a manner that supports this Plan's goals for 15-minute neighbourhoods, through partnerships with other public landowners or through development; and

b) Identify the intended primary function(s) of Open Spaces as green transportation and utility corridors, stormwater management facilities, capital greenspaces, or passive open spaces, through the Urban Forest and Greenspace Master Plan, Secondary Plans or Community Design Plans, and the Zoning By-law as appropriate.

7.2 Design and animate certain types of publicly owned greenspace to enhance their contributions to healthy, active communities

1) The City may permit art and cultural activities, including temporary or permanent art installations, in any City-owned urban Greenspace, subject to such restrictions and conditions as it deems reasonable.

2) The City shall collaborate with the Algonquin Anishinabe Host Nation and the National Capital Commission on respectful inclusion and representation of Algonquin Anishinabe, First Nations, Inuit, and Metis people's culture and heritage in urban greenspace. This will include the identification and development of a safe and secure outdoor space(s) for Indigenous ceremony in Ottawa, hosted and facilitated by the Algonquin Anishinabe Host Nation.

7.3 Protect the ecosystem services of natural features and recognize their role in building resilience to future climate conditions

1) Urban Natural Features are publicly owned urban natural areas that are managed for conservation or passive leisure uses. The following shall apply:

a) Development and site alteration are prohibited in Urban Natural Features;

b) Permitted uses in Urban Natural Features are: passive open spaces; scientific, educational, or conservation uses associated with the natural features; agricultural operations established prior to May 2003; and forestry as defined in the *Forestry Act*;

c) Notwithstanding the prohibition on development and site alteration, the City, at its discretion, may allow pathways and stormwater infrastructure within Urban Natural Features, where such pathways and infrastructure will not adversely affect the natural characteristics of the areas or their ecosystem services;

d) The City may allow amenities and small-scale commercial operations as ancillary or temporary uses in Urban Natural Features for the purpose of supporting more intensive public use and equitable public access, subject to zoning and/or site plan;

e) Development and site alteration within 30 m of the boundary of an Urban Natural Feature must demonstrate no negative impacts on the natural features within the area or their ecosystem services;

f) Where Urban Natural Features are privately owned, public use and access to these lands for any purpose requires the consent of the owner; and

g) Urban Natural Features do not form part of parkland dedication.

2) The Significant Wetlands designation protects provincially significant wetlands and their ecosystem services. The following shall apply:

a) Within six months of the identification or revision of a provincially significant wetland by the Province of Ontario, the City shall initiate an Official Plan Amendment to designate the wetland area as Significant Wetland;

b) The City shall consider the identification or revision of a *provincially* significant wetland by the Province in any applicable *Planning Act* process;

c) Council may consider exceptions to the designation of new significant wetlands where the lands have current approvals under the *Planning Act* or are licensed under the *Aggregate Resources Act*;

d) Development, lot line adjustments and site alteration are in Significant Wetlands;

e) Permitted uses in Significant Wetlands are: passive open spaces; scientific, educational, or conservation uses associated with the natural features; agricultural operations established prior to May 2003; and forestry as defined in the *Forestry Act*;

f) The City shall permit a single-detached dwelling and accessory buildings on lots existing as of May 2003, where the lot fronts on an open, maintained, public road, and where a dwelling is permitted in the Zoning By-law. Where the lot lies partially within the boundaries of a designated wetland area, the new construction and on-site servicing shall occur outside the boundary of the feature to the greatest extent possible on the lot, disturbance of the natural feature shall be minimized, and a Conservation Authority permit shall be required;

g) Development and site alteration within 120 m of the boundary of a Significant Wetland must demonstrate no negative impacts on the natural features or their ecosystem services within the area;

h) Where Significant Wetlands are privately owned, public use and access to these lands for any purpose is not permitted without the consent of the owner; and

i) Significant Wetlands do not form part of parkland dedication.

3) The Natural Environment Areas designation protects larger natural areas with multiple, overlapping natural heritage features and functions. The following shall apply:

a) Development lot line adjustments and site alteration are prohibited in Natural Environment Areas;

b) Permitted uses in Natural Environment Areas are: passive open spaces; scientific, educational, or conservation uses associated with the natural features; agricultural operations established prior to May 2003; forestry as defined in the *Forestry Act*; and renewable energy generation, subject to demonstration that the use will not compromise the character, form, and ecological functions of the area;

c) The City may permit amenities and small-scale commercial operations as ancillary or temporary uses in Natural Environment Areas for the purpose of supporting more intensive public use and equitable public access, subject to zoning and/or site plan;

d) The City shall permit a single-detached dwelling and accessory buildings on an existing lot of record, which has open, maintained, public road frontage. The building shall be subject to site plan. Where new construction occurs on a lot that lies partially within the boundaries of a designated area, the new construction and on-site servicing shall be located outside the boundary of the area to the greatest extent possible on the lot and disturbance of the natural area will be minimized;

e) Development and site alteration within 120 m of the boundary of a Natural Environment Area must demonstrate no negative impacts on the natural features or their ecosystem services within the area;

f) Where Natural Environment Areas are privately owned, public use and access to these lands for any purpose requires the consent of the owner;

g) Where land designated Natural Environment Area is privately owned, the City shall acquire the land at the request of the landowner, in keeping with the City's acquisition policies;

h) The City may lease portions of Natural Environment Areas to another party for a permitted use, having regard for the interests of adjacent landowners and in accordance with other objectives and policies in this section;

i) The City may adjust the boundaries of Natural Environment Areas to reflect their features and functions based on new information as it is obtained. Where boundary adjustments impact Provincial Areas of Natural and Scientific Interest, the agreement of the Ministry shall be required; and

j) Natural Environment Areas do not form part of parkland dedication.

4) The Conservation Area designation identifies provincial parks, Conservation Authority properties, and other lands which are identified or protected through separate legislation, regulation, or convention for conservation, sport, recreation, leisure and cultural facilities, but does not include the National Capital Greenbelt. Examples include Fitzroy Provincial Park, the Baxter Conservation Area, and the Beckett Creek Migratory Bird Sanctuary.

5) Where a Conservation Area is not subject to other land-use policies established under Federal or Provincial legislation and regulations, the policies for Natural Environment Areas shall apply.

## Section 8. Greenbelt Designations

The Greenbelt is comprised of approximately 20,000 hectares of land, most of which is owned by the National Capital Commission. It is made of lands that are considered natural environment areas such as significant wetlands and Areas of Natural and Scientific Interest (ANSI) and rural and Prime Agriculture lands, and provides for a range of range of cultural and economic activity such as public and private sector employment, recreation, cultural creative industries, and tourism institutions, and services like the Queensway-Carleton Hospital. The Greenbelt also supports major transportation infrastructure like the City's rapid transit system, major arterials and Highways 416 and 417.

### 8.1 Ensure resilience by protecting lands that are designated as Greenbelt

1) The Greenbelt is identified as a transect area on Schedule A of the Official Plan. Within this transect are designations identified on Schedule B4 that are specific to this transect area while others are also found throughout other transect areas, such as:

a) Lands designated Greenbelt Rural are shown on Schedule B4; and

b) Lands designated as Greenbelt Facility are shown on Schedule B4.

### 8.2 Harmonize Official Plan policies with the policies of the National Capital Commission Greenbelt Masterplan with the policies of the Official Plan

1) The policies for the Greenbelt Transect Area implement the provisions of the Greenbelt Master Plan, prepared by the National Capital Commission.

2) Development within the Greenbelt Transect Area shall include a coordinated effort between each level of government and its agencies, which may require plans and studies not typically required by the City such as a Federal Environmental Effects.

### 8.3 Limit uses and activities that place heavy demand on the transportation network

1) Roads in the Greenbelt Transect shall be designed to a rural standard and support sustainable modes of transportation, to maintain the rural character of the Greenbelt, minimize the fragmentation of farmland and disruption of natural areas, and ensure connectivity across the transects.

## Section 9. Rural Designations

### 9.1 Agricultural Resource Area

Farmland accounts for approximately 40 per cent of Ottawa's rural area and is required by the Provincial Policy Statement to be protected for long-term use. These lands are comprised of Class 1 2, and 3 soils, as identified through a Land Evaluation and Area Review (LEAR) study. Lands designated Agricultural Resource area may also include other classes of soil in order to recognize that they are part of a greater system. Ottawa's agri-economy is a mix of cash crop and livestock across approximately 1000 farm holdings and is a valuable industry which plays an important role to ensuring food security in the region.

#### 9.1.1 Protect farmland from uses that would impede productive farming operations

1) Lands designated as Agricultural Resource Area are shown on Schedules B4 and B8.

2) The City shall preserve Agriculture Resource Areas from development. Any consideration for the removal of land from an Agricultural Resource Area designation to allow for urban or village expansion shall take place only if it is demonstrated, through a comprehensive review undertaken by the City and addressing the matters required by the Provincial Policy Statement, that there are no other options to accommodate urban growth, including increasing regeneration targets, and the land is required for the expansion of an existing settlement area or identification of a new settlement area in the event of unforeseen or extraordinary rates of population growth.

3) Official Plan amendments for the removal of land from an Agricultural Resource Area designation, outside of a comprehensive review, and that does not constitute urban or village expansion, shall only be considered where it is demonstrated that the land does not meet the requirements for an Agricultural Resource Area through: A municipal-wide Land Evaluation and Area Review (LEAR); or

An area-specific assessment, where the area assessment is 250 hectares, or where the boundaries of less than 250 hectares are agreed to by the City, that demonstrates: Based upon new information, related to one or more LEAR factors, the lands are not part of a prime agricultural area; and

Any re-designation avoids the potential for adverse impacts to any adjacent agricultural land and operations, or if unavoidable, such adverse impacts are mitigated to the extent feasible.

#### 9.1.2 Support diversification of farming operations to increase local supply of goods and services in the rural community

1) On lands designated as Agricultural Resource Area, a variety of types, and intensities of agricultural uses and normal farm practices are be permitted and shall be consistent with Provincial guidelines related to uses and practices in prime agricultural areas.

2) On-farm diversified uses and agriculture-related uses that are compatible with and do not hinder surrounding agricultural operations are permitted subject to limitations on size, scale, and location on the property as determined by the Zoning By-law. A Zoning By-law amendment is required for any increase to the permitted size of an on-farm diversified or agriculture-related use.

3) New mineral aggregate extraction operations may be permitted as an interim use in the Agricultural Resource Area designation subject to an area-specific policy in Volume 2 of this plan and only where the provisions of Section 2.5.4.1 of the Provincial Policy Statement and Section 10.4 of this plan have been addressed. Wayside pits and quarries, portable asphalt plants and portable concrete plants are permitted subject to Section 10.7 of this plan.

9.1.3 Support agriculture-related uses to keep services needed by the farming community close to market

1) Residential uses in Agricultural Resource Areas shall be permitted either in the form of:

a) Farm housing; or

b) As a detached dwelling on a lot fronting an existing public road; and/or

c) Accommodation for full-time farm labour when the size and nature of the operation requires additional employment. Accommodations may be located on the same lot as the farmhouse and shall be removed once the farm help is no longer required; and

d) The City may require that the farm operator enter into an agreement which ensures that accommodations for farm help are removed once no longer needed.

2) Additional dwelling units may be restricted on lots containing a farm surplus dwelling.

3) The City shall permit lot line adjustments in Agricultural Resource Areas for legal or technical reasons, which do not result in the creation of a new lot, except when:

a) The new lot contains an existing dwelling and may also contain accessory buildings, made surplus through farm consolidation; and

b) as a condition of severance, the retained lands are zoned to prohibit residential uses; and

c) The severed lot is of a size that minimizes the loss of agricultural land and can be adequately serviced;

4) Applications shall only be considered for Consent to Sever a farm surplus dwelling after the purchase of the lands to be consolidated by the farm operator or where a legally binding agreement of purchase and sale is demonstrated.

5) Where the lands containing a surplus dwelling and accessory buildings are abutting the main farm property, the recommended method of separation of the surplus dwelling from the land is the use of a boundary line adjustment between the two properties to avoid the creation of a new lot.

6) The creation of lots for the purpose of agriculture-related uses shall be permitted in areas of poor soils where all of the following criteria are met:

a) The Zoning By-law permits the use prior to the approval of a consent to sever application;

- b) The soils have a capability rating for agriculture predominantly of Class 4 or poorer as determined from the soils maps of Ottawa;
  - c) The land is part of an identified poor pocket of at least 10 hectares in area and is identified on the City of Ottawa's soil mapping;
  - d) The land is not being used or capable of being used as part of an adjacent existing agricultural operation;
  - e) The proposed new lot has frontage on a public road;
  - f) The proposed new lot shall be limited to a minimum size needed to accommodate the use to ensure the minimal loss of prime agricultural land; and
  - g) As a condition of severance, the lot shall be zoned to prohibit residential uses.
- 7) The City shall permit the severance of a lot creating a new farm holding that will be used exclusively as an agricultural operation, provided that both the retained and severed parcels of land are no less than 36 hectares each, to maintain flexibility for future changes in the type and size of agricultural uses.

## 9.2 Rural Countryside

The rural countryside is made up of a variety of low intensity uses such as farming, small-scale industries, and tourism such as golf courses or bed and breakfasts. The rural countryside also contains clusters of low-density residential units which pre-date this plan. The intent of this designation is to accommodate a variety of land-uses that are appropriate for a rural location, limiting the amount of residential development, and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.

### 9.2.1 Protect and enhance rural character

- 1) Lands designated as Rural Countryside are shown on Schedule B8.

### 9.2.2 Support and strengthen the role of Villages as rural centres and points of service

- 1) The Zoning By-law shall permit the following uses on lands designated as Rural Countryside:
  - a) Forestry and conservation, and natural resource management activities;
  - b) Agriculture, agriculture-related, and on-farm diversified uses;
  - c) Wineries, Cideries, Breweries, or Distilleries where the majority of ingredients are sourced locally;
  - d) Residential uses on existing lots of record created by severance that exist as of the date of adoption of this plan;
  - 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;
  - f) Animal services boarding, breeding, and training, and equestrian establishments;

g) Bed and breakfasts; and

h) Utility Installations.

2) Subject to a Zoning By-law amendment, the following uses may be permitted on lands designated as Rural Countryside:

a) Outdoor recreational and tourism uses, campgrounds, and sports fields, unless considered to be a major facility as defined by this plan;

b) Small scale light industrial and commercial uses where all of the following criteria are met:

i) The uses serve nearby residents and the travelling public, such as restaurant, gas station, personal service, or motel;

ii) The lands have frontage on a major arterial road;

iii) The lands are located beyond 1 km of an urban or village boundary;

iv) missing

v. The lands are not adjacent to lands designated as Agricultural Resource Area;

vi The development can be supported by services available according to applicable Provincial regulations;

vii. The size does not exceed 300m<sup>2</sup> of cumulative total gross leasable floor area on a lot; and

viii. The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access, mitigate incompatibilities with adjacent residential uses, and to be compatible with rural character and landscape.

c) Institutional uses such as places of worship, medical facilities and post-secondary institutions, but not K-12 schools, where:

i. It is demonstrated that lands within the Villages or Urban Boundary are insufficient or inappropriate, or there is a specific need to locate in the rural area;

ii. The development can be supported by services available according to applicable Provincial regulations but will not place demand on the need to extend public services; and

iii, The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access and is compatible with rural character and landscape.

3) Any type of permitted development within 1 km of a Village or Urban Boundary will be reviewed to ensure that it shall not impede the expansion of a Village or Urban Boundary. When reviewing development within 1 km of a Village or Urban Boundary, all of the following shall be considered:

i. The use is a compatible use for a village or urban area;

ii. The development has frontage on an existing public road;

iii. The site shall consider future sidewalk connections and be designed to accommodate these along with street trees in the future; and

iv. The use can be adequately serviced by on-site systems and will not place demand on the extension of public services for any reason including fire suppression or contaminated groundwater.

#### 9.2.3 To limit the fragmentation of rural lands and ensure the preservation of health

1) In the case of non-residential uses, for the creation of three or more lots in a three-year period, development shall be by plan of subdivision.

2) Where the creation of less than three lots is proposed for a non-residential use, the Zoning By-law shall permit for the non-residential uses prior to the application for a consent to sever, and the City may require an amendment to the Zoning By-law to prohibit residential uses as a condition of severance.

3) Lot creation for the purpose of residential uses is prohibited except in the following circumstances:

a) A maximum of two lots can be created from any lot in existence on May 14, 2003;

b) The lot shall not be created from a lot within a registered plan of subdivision unless all of the following conditions are met:

i) The minimum size of the severed and retained lots are no less than 0.8 hectares;

ii) The retained and severed lots can be adequately serviced;

iii. It is demonstrated that the creation of any new lot shall not adversely affect the water and wastewater systems of adjacent developments; and

iv. The development is supported by sufficient water quality and quantity.

c)The retained lands shall have a minimum of 10 hectares unless the lot is within a historical settlement;

d)The severed lot shall be a minimum of 0.8 hectares, unless within a historical settlement, 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;

e) A lot that is within a historical settlement, where the minimum lot size shall be consistent with adjacent lots, where the lot shall not extend the settlement area in length, width, or depth, and where it shall be adequately serviced without adversely impacting existing private services on adjacent lots;

f) 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;

g) missing

h) The new lots shall comply with minimum distance separation formulae, in accordance with provincial regulations;

i) The lot(s) shall not impact on lands designated for mineral aggregates extraction and shall meet policies related to mineral extraction reserves and operations; and

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.

## Section 10. Protection of Health and Safety

### 10.3 Build resiliency to the impacts of extreme heat

2) Trees will be retained and planted to provide shade and cooling by:

a) Applying the urban tree canopy policies in Section 4.8 and other sections of the plan;

b) Requiring trees to be retained and planted, as applicable, where they will provide shade for users, as a priority in the design, operation of the pedestrian, cycling, transit networks and where they interconnect; and

c) Encouraging and supporting maintenance and growth of the urban tree canopy on residential, commercial, and private property.

3) For transit stops where the planting of trees is not feasible, shade structures should be considered in order to provide shelter from the sun as to ensure comfortable recreation and transit mobility during extreme heat conditions.

4) The use of artificial turf as ground cover is not permitted for residential, commercial or industrial uses but may be permitted for sports and sports training facilities.

5) Office buildings, commercial shopping centres, large-format retailers, industrial uses, and large-scale institutions and facilities, or for the development of existing sites containing such uses, shall incorporate heat mitigation measures such as:

a) Retention of existing large trees;

b) Planting of trees that will have a large canopy at maturity;

c) Use of light-coloured and reflective materials on roofs, parking lots, and other surfaces

d) Integration of shade features (natural or built);

### 11.1 Set the stage for Site Plan Control requirements and provisions

b) High-albedo surface materials, shade trees, green and cool roofs to reduce ambient surface temperature to minimize the urban heat island effect;

e) Low impact development and traditional approaches to manage stormwater and mitigate flood risks, and reduce demand for potable water;

f) Trees to enhance the urban forest and use of native species to protect, restore and enhance the natural heritage system;

g) Bird safe glass treatment to minimize the risk for bird collisions and energy efficient, shielded exterior lighting to reduce nighttime glare and light trespass;

### 11.2 Create the framework to for a Community Planning Permit System

1) The objectives for the creation a Community Planning Permit System include:

c) Protection of Natural Environment Areas, Significant Wetlands, significant features, and of the Natural Heritage System;

4) The City may impose conditions or require a development agreement to be entered into for purposes of satisfying any conditions associated with approval of a Community Planning Permit application. Considerations, may include, but not be limited to, the following:

a) The removal and replacement of trees and other vegetation;

d) Protection of the Natural Heritage System;

### 11.3 Establish direction for Community Improvement Plans

2) The designation of Community Improvement Project Areas shall be based on one or more of the following conditions being present:

l) Deficiencies in recreational, social or community facilities including but not limited to urban natural features and natural environment areas, parks and amenity areas, indoor/outdoor recreational facilities, adequate and accessible licensed child-care centres, and public social facilities and support services; and

m) Any other environmental, energy efficiency, climate resiliency, social or community economic development reasons.

4) Community Improvement Plans may be prepared and adopted to facilitate:

e) The growth of the Urban Forest and its benefits;

f) Local production and storage of produce and spaces for community gardens;

g) The restoration, maintenance, improvement and protection of parks, recreational amenities and other greenspace;

### 11.6 Provide direction around processes to implement the Plan

5) The City may acquire, hold, or secure land for the purpose of implementing any policy of this Plan, including:

a) for lands with natural heritage significance, by implementing alternative methods, such as: exchanging lands of similar value, negotiating conservation easements, entering into agreements with other public bodies concerning land management or maintenance, partnering with a land trust and other methods that may be proposed from time to time;

d) Acquiring land that is in private ownership at the request of the landowners for all lands except for those that are identified as flood plain, steep or unstable slopes, contaminated land, significant wetland, or habitat of endangered or threatened species under the following conditions:

- i) The land is designated Natural Environment Area or Urban Natural Feature by this Plan; or
  - ii) An EIS demonstrates that no development that is otherwise permitted can occur on the property without negative impact on the natural heritage system or natural heritage features.
- 6) Where the City acquires or holds lands with natural or heritage significance as per Section 11.6, Policy 5:
- a) The City shall negotiate a purchase price based on an independent market value appraisal but, if after six months, an agreement has not been reached, the City shall offer to acquire the lands under Section 30 of the *Expropriations Act* and compensation may be determined in accordance with the provisions of that *Act*;
  - b) Improvements shall not be acquired unless requested by the landowner; and
  - c) The acquisition may be limited to a part of a property, provided that the size of the part not acquired satisfies the requirements of this Plan.
- 7) When the City receives an application for a Zoning By-law amendment to permit development on lands that are in private ownership and where the land is currently zoned in an open space or leisure zone, the City shall consider the need to acquire the land to secure its greenspace interests.

