

# Overview

- The recent OMB decision requires the City to provide a position as to what land it believes should make up the balance of the 850 hectares. The selection of land to make up the balance is of substantial concern because some of the candidate areas for inclusion in the 850 ha impact floodplains and would contravene the applicable subwatershed plan for Shirley's Brook / Watt's Creek.
- There are 2 areas of OPA-76 that are of concern (Areas 1 & 2) because they are adjacent to the South March Highlands which, according to the City of Ottawa's Natural Environment Systems Strategy, are one of the most significant natural areas within the City of Ottawa for maintaining biodiversity and ecological function, and supports a variety of landscape features found nowhere else in the City. Among the high ranking evaluation criteria for South March Highlands are endangered, threatened, and rare species.
- The Planning Act & Provincial Policy Statement provides for protection of significant natural areas. MNR Significant Wildlife Habitat Technical Guide is one of the documents that establishes criteria for determining which areas are "significant" and it identifies eco-corridors as significant natural features (Chapter 7). The Natural Heritage Component of the Ontario Provincial Policy Statement also states that "*natural connections between natural features should be maintained and improved where possible.*"
- This submission documents that it is evident that much of Area 1 and all of Area 2 must be excluded from the urban boundary if the city is to remain in conformance with the Provincial Policy Statement.



**R-1462  
OVERSIZED  
Ottawa-Carleton**

**Shirley's Brook and  
Watts Creek  
Subwatershed Study**

*Main Report*

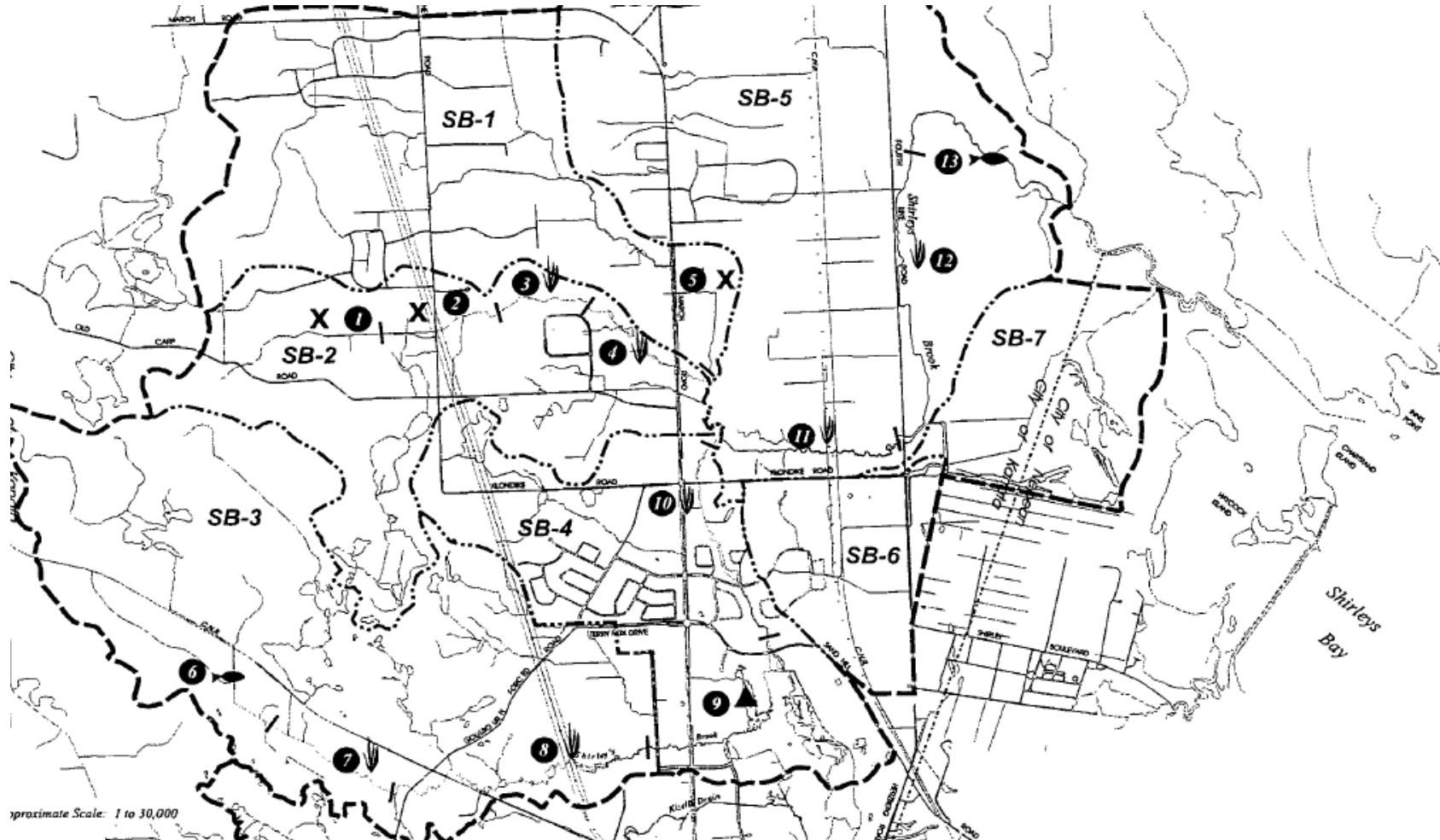
*September 1999*

*Submitted by*

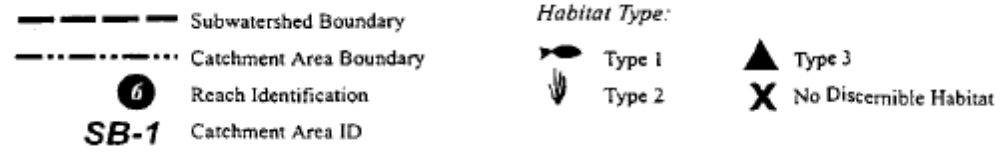


- **Addresses:**
  - Shirley's Brook Fish Habitat
  - Shirley's Brook Floodplain Mapping
  - Eco-Corridor Function
- **Recommends:**
  - an integrated approach to SWM management and environmental studies
  - all development activities are to be aligned with the integrated plan

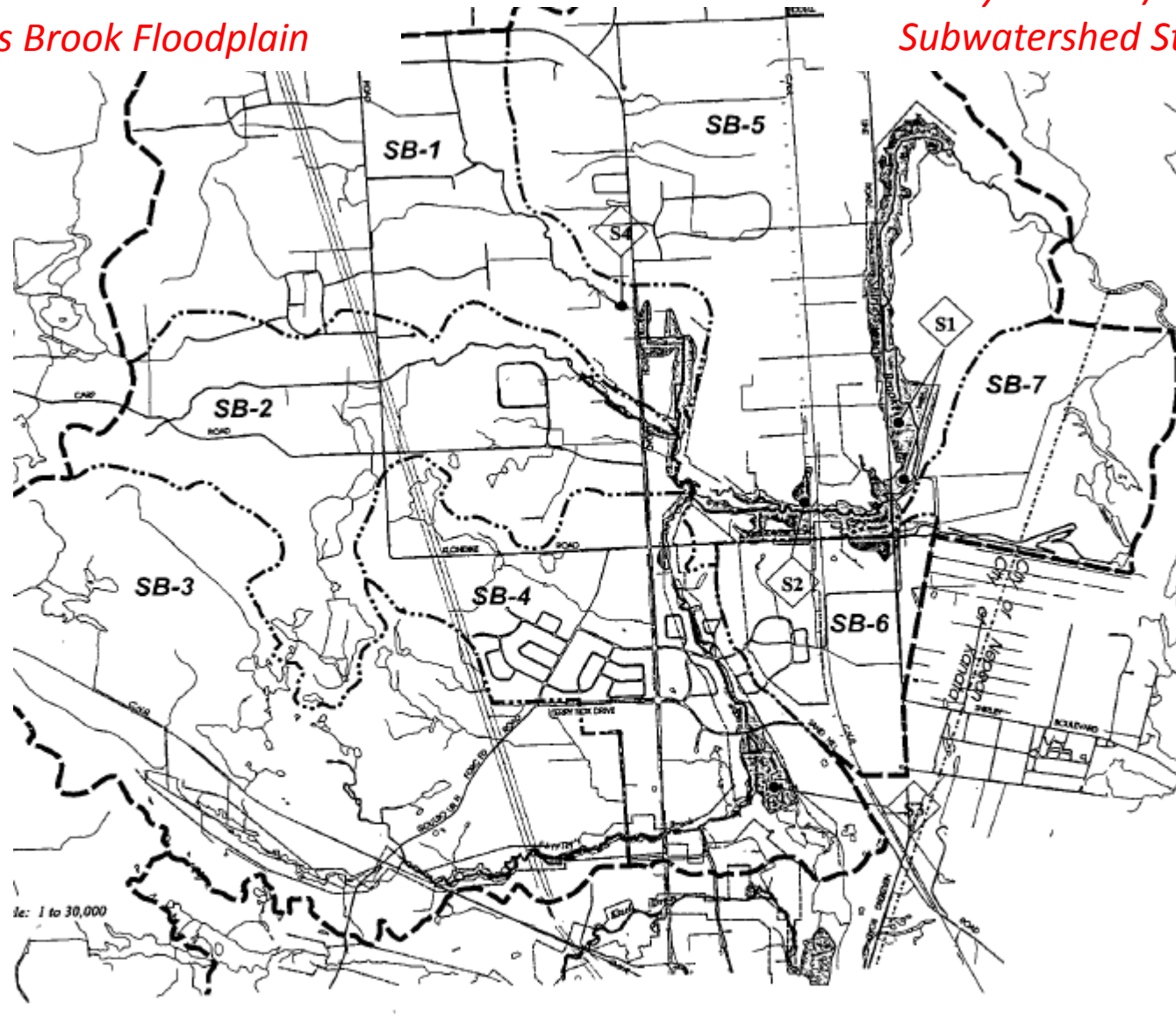
Shirley's Brook Fish Habitat



Approximate Scale: 1 to 30,000



Shirley's Brook Floodplain

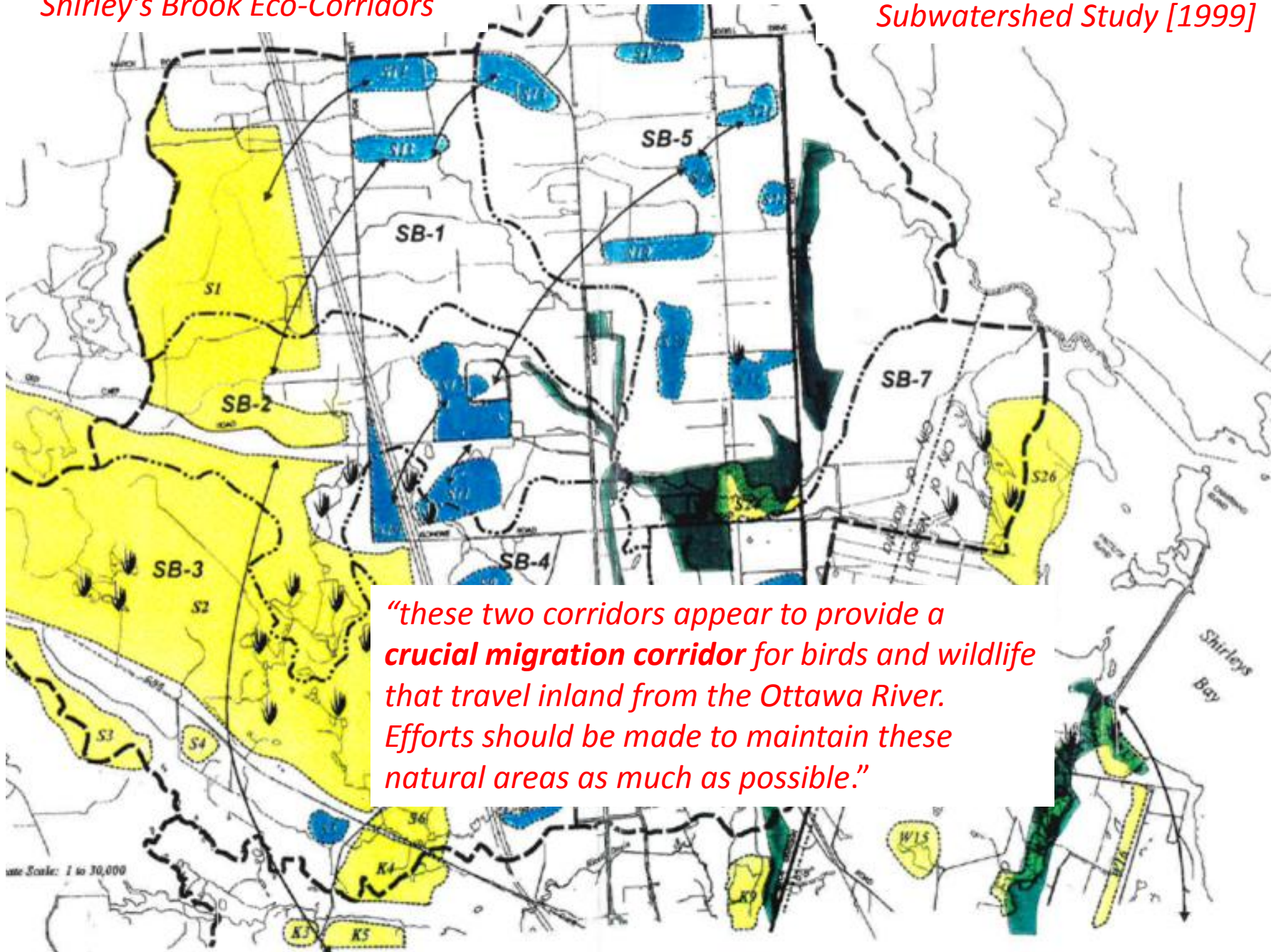


--- Watershed Boundary  
- - - Catchment Area Boundary  
..... Fill Line (1989)\*  
[Symbol] 100-Year Floodplain (1989)\*

[Symbol] S1 Flood Susceptible Area  
(Refer to Section 3.8.8)  
SB-1 Catchment Area ID

\*Floodplain and Fill Lines are approximate.  
MVCA floodplain mapping should be referred  
to for the precise boundary.

Shirley's Brook Eco-Corridors



*"these two corridors appear to provide a crucial migration corridor for birds and wildlife that travel inland from the Ottawa River. Efforts should be made to maintain these natural areas as much as possible."*

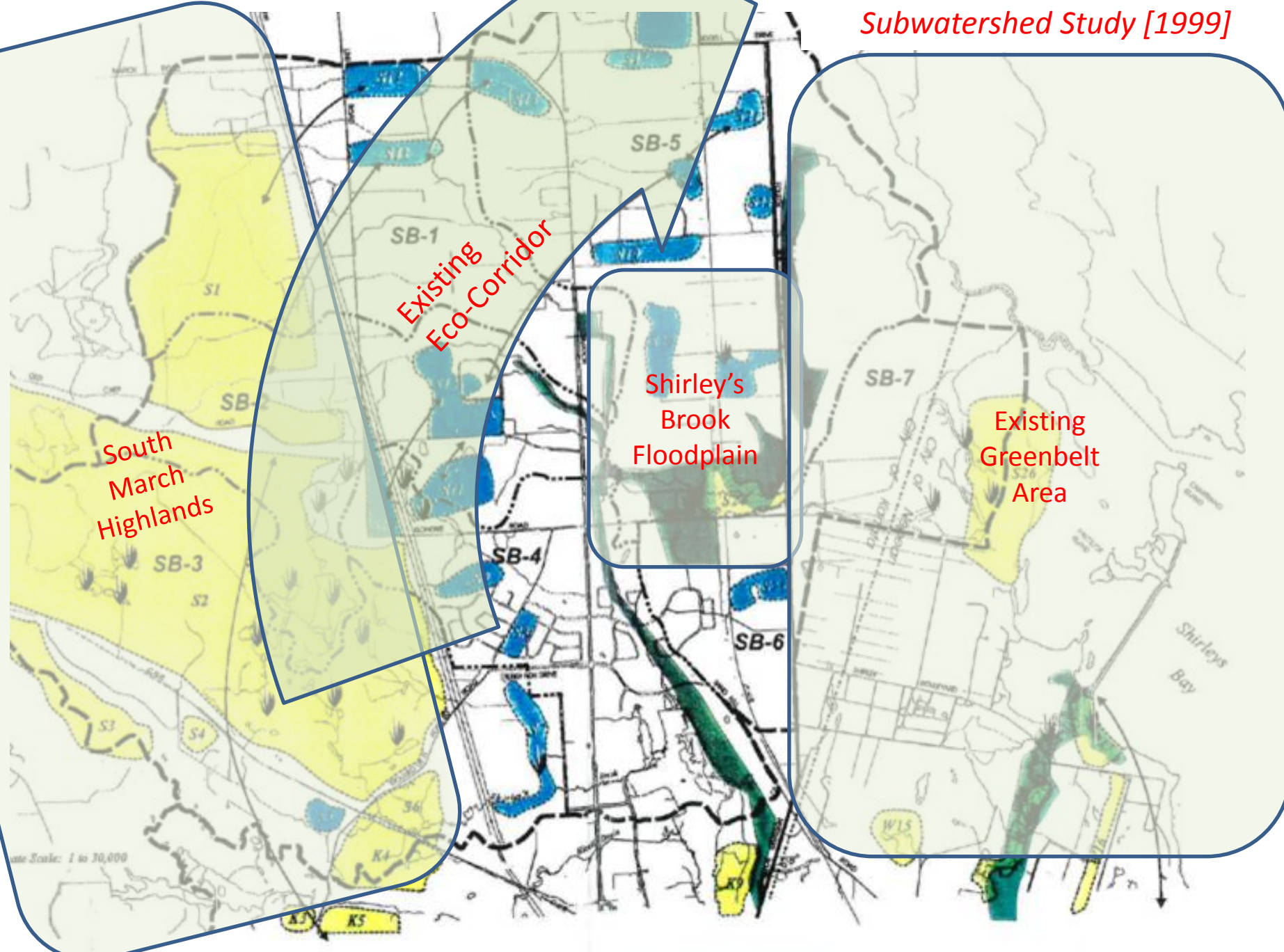
*Shirleys Brook / Watts Creek  
Subwatershed Study [1999]*

*Existing  
Eco-Corridor*

*South  
March  
Highlands*

*Shirley's  
Brook  
Floodplain*

*Existing  
Greenbelt  
Area*





WATTS CREEK WATERCOURSE  
AND WATERSHED MANAGEMENT  
PLAN

Prepared for:

National Capital Commission  
200-40 Elgin Street  
Ottawa, ON

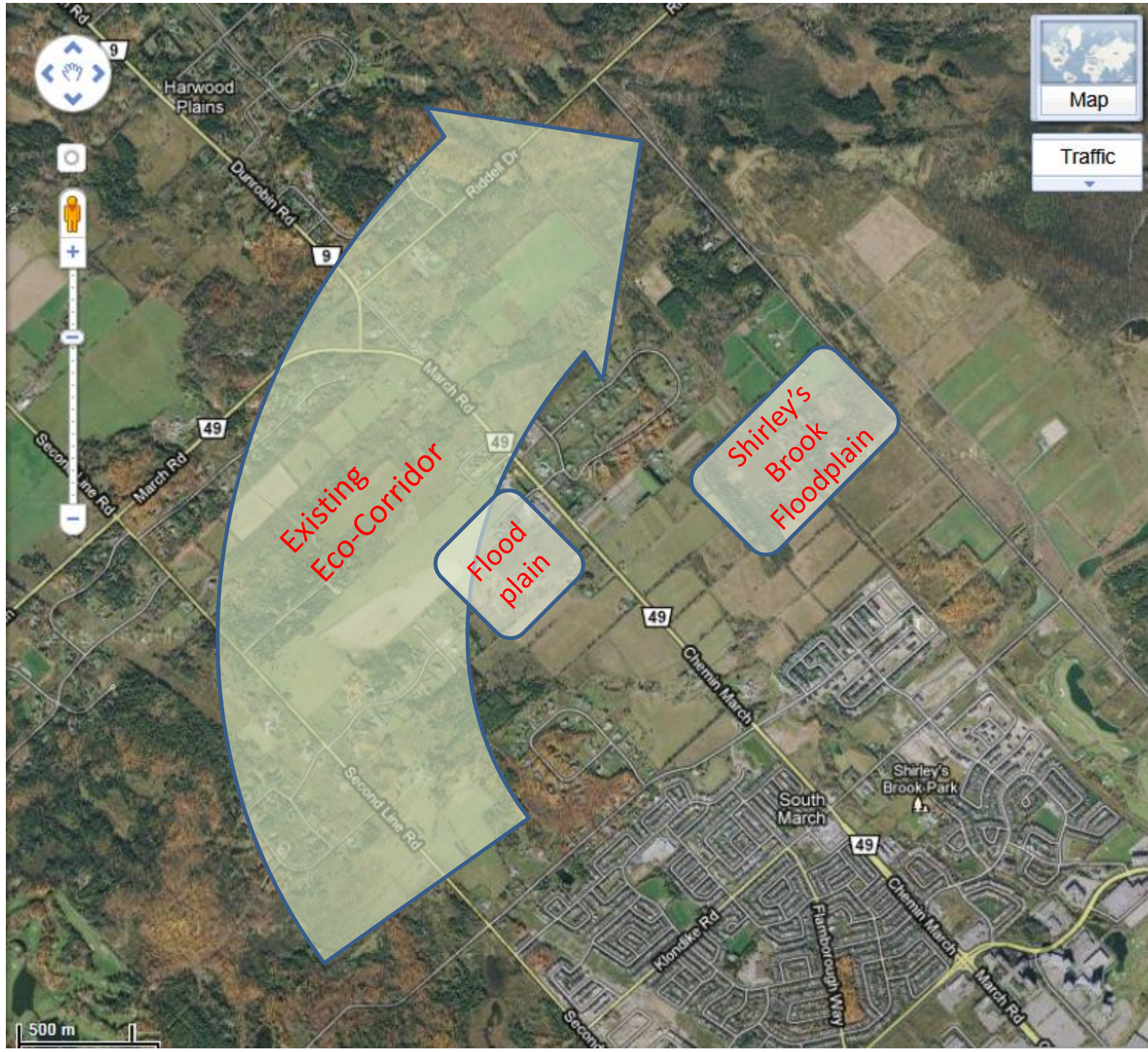
Prepared by:

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1505 Laperriere Avenue  
Ottawa, ON K1Z 7T1

Project No.: 1634-00982

- Affirms the findings of the Shirley's Brook / Watts Creek Subwatershed Study
- Recommends:
  - an integrated approach to SWM management and environmental studies
  - all development activities are to be aligned with the integrated plan

Current  
Condition

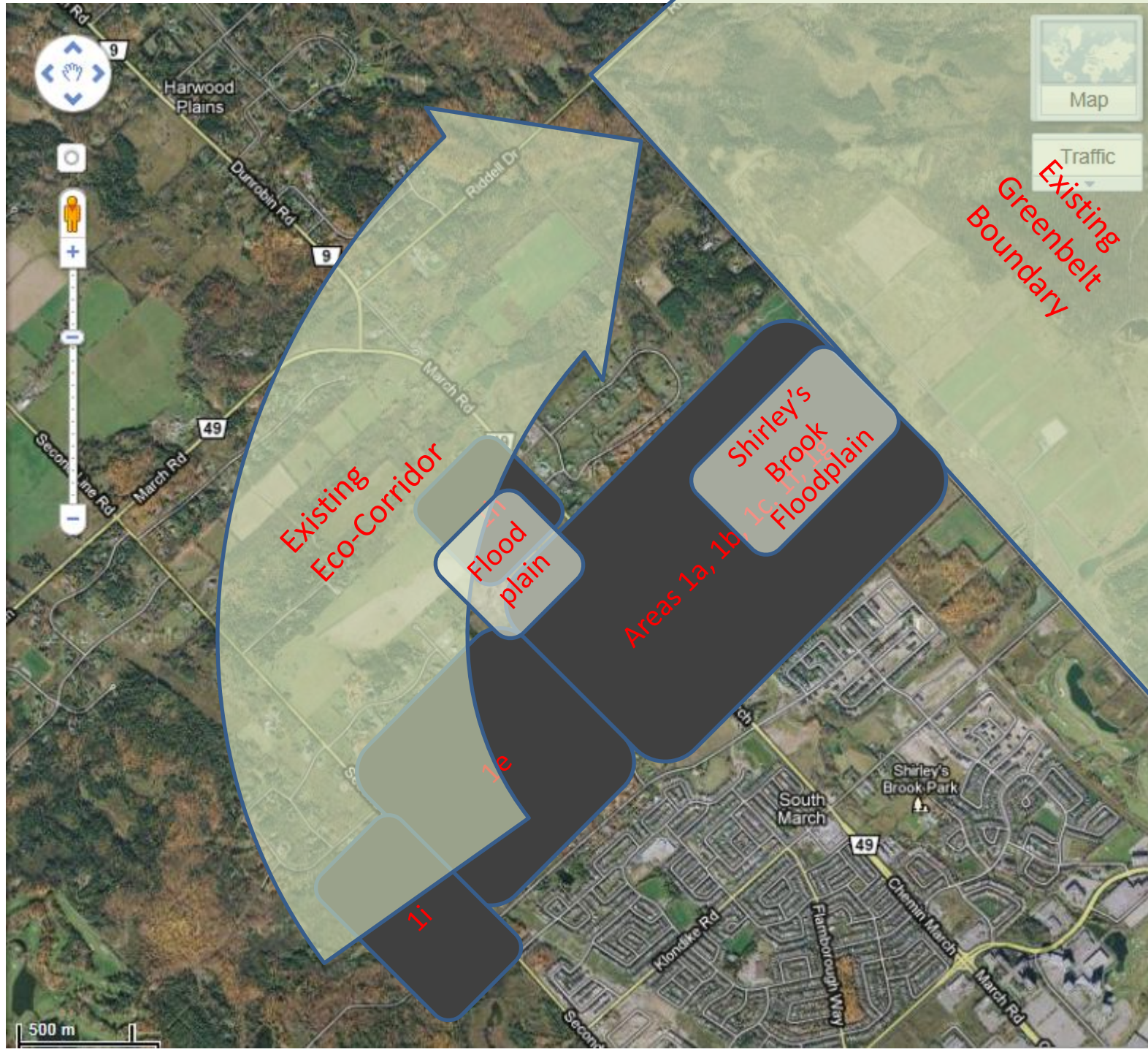




Area1  
Parcels  
Affected  
By  
OPA-76



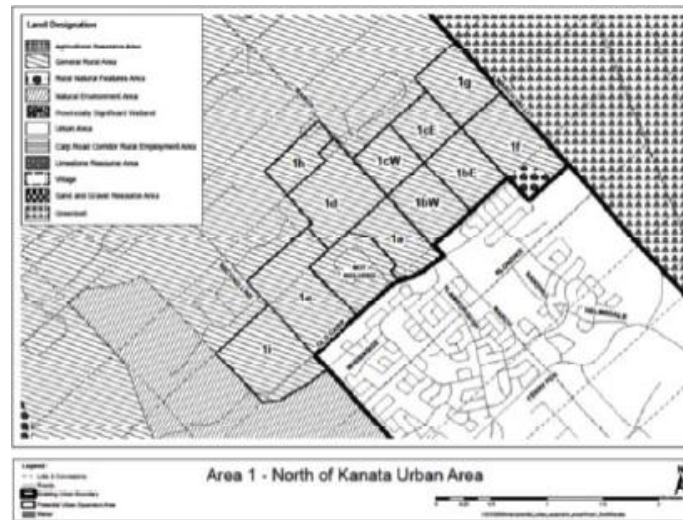
Conflict  
With  
Applicable  
Subwatershed  
Plan



# Discussion of Area 1

- With respect to Area 1, the applicable subwatershed plan has identified an eco-corridor between the natural features in the South March Highlands and the natural features in the National Capital Greenbelt at Shirley's Bay, as well as to the natural features to the north of the Greenbelt around Constance Lake and Constance Creek. The subwatershed study states (page 3-13): *"these two corridors appear to provide a crucial migration corridor for birds and wildlife that travel inland from the Ottawa River. Efforts should be made to maintain these natural areas as much as possible."* Figure 3.3a showing the location of the eco-corridor and its relationship to OPA-76 is reproduced in the attached presentation.
- The applicable subwatershed plan also identifies Shirley's Brook as containing a Species at Risk of Special Concern – the Bridle Shiner (table 3.1) and that Shirley's Brook consists of Type 2 fish habitat (Figure 3-2a) in the reaches (#3, 4 and 11) affected by the candidate areas identified in OPA-76. According to the Ontario Fish Habitat Conservation and Protection Guidelines for Developing Areas, Type 2 habitat requires protection because it includes areas used by fish for feeding, growth, and migration.
- The applicable subwatershed plan also identifies (page 4-9) stormwater runoff as a major issue affecting erosion, creating flood hazards in the area, and impacting water quality in Shirley's Brook. Development in a floodplain is never a good idea and not surprisingly the subwatershed plan recommends continued protection of these areas (table 7.2) and notes (page 7-41) *"areas within the Shirley's Brook and Watts Creek Subwatershed are inherently susceptible to increased risk arising from hazards association with flooding and that this risk may present an unacceptable threat to human life or property. This requires that areas susceptible to flooding be identified and that new development or non-compatible land uses be required to locate in areas outside of hazardous lands."*
- A 2011 study conducted by the NCC for Watts Creek recently affirmed the recommendations in the applicable subwatershed plan and highlighted the importance of maintaining the ecology of this entire area to assure the health of the National Capital Greenbelt.

## Details Area 1



Area Reference	Size (ha)	Environmental Concern	Current Status	Protective Action Required
1a & 1bw & 1cw	70.6	Shirley's Brook Floodplain	Recommended for Development	Prohibit development in Shirley's Brook Floodplain and assure the use of increased buffer zones to offset erosion
1ce	20.7	None	Not Recommended for Development	None
1d	43.5	None	Recommended for Development	None
1h	18.2	(1) Within Eco-Corridor (2) Shirley's Brook Floodplain	Recommended for Development	Designate the Eco-Corridor as a Significant Area and prohibit development within the Eco-Corridor
1be	28.0	Shirley's Brook Floodplain	Not Recommended For Development	Prohibit development in Shirley's Brook Floodplain and assure the use of increased buffer zones to offset erosion
1e & 1i	98.4	(1) Woodland & Wetlands within Eco-Corridor (2) Conflict with Candidate ANSI	Not Recommended for Development	Designate the Eco-Corridor as a Significant Area so that no development will be permitted within the Eco-Corridor or woodlands area
1f & 1g	72.8	Adjacent to GB and Shirley's Brook Floodplain	Not Recommended for Development	Prohibit development in Shirley's Brook Floodplain and ensure adequate buffer is designated adjacent to nationally significant lands

Additional Area to be Excluded (1a, 1bw, 1cw, 1h): 88.8 ha

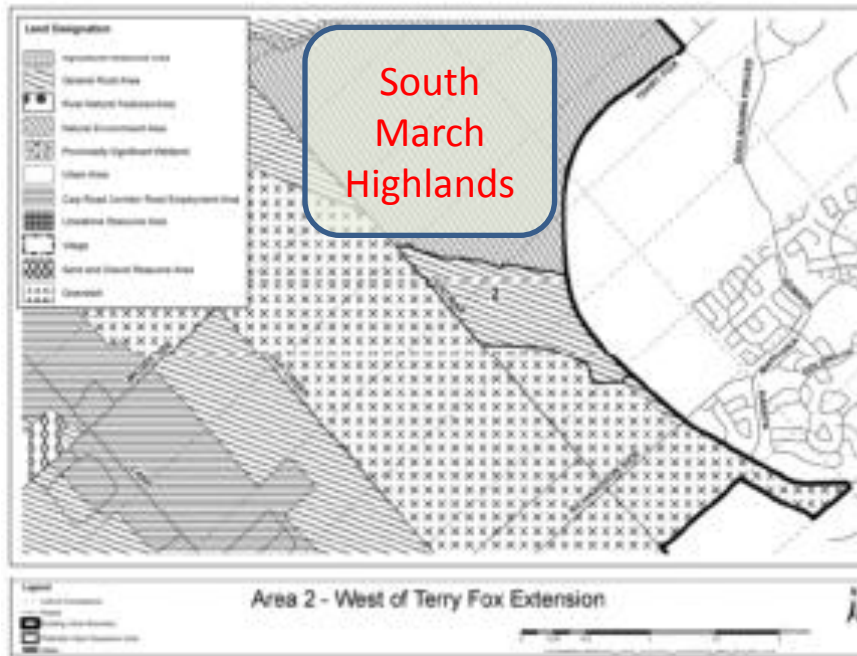
# Discussion of Area 2

- With respect to Area 2, the City of Ottawa prepared an EIS for the OPA that rezoned this area from Environmentally Protected to General Rural.
- This EIS also identifies that a significant animal movement corridor along the edge of the Hazeldean Escarpment first documented by Daniel Brunton in 1992 is still functioning in the area.
- It also identified Species at Risk in the area and recommended that a development hold be placed on the area.
- Furthermore much of Area 2 lies within the Carp River Floodplain. In a Letter of Opinion dated 2010-11-23 (File 10-KN-OPA), the MVC noted that the land affected by Area 2 is within the 1:100 year floodplain and that the MVC's regulations are restrictive regarding new development in the floodplain.
- Area 2 is excluded for sound environmental and human safety reasons

**Candidate Area for urban boundary rationalization  
Area 2 – West of Terry Fox Extension**

<b>Location:</b> West of the alignment of the future Terry Fox Drive extension	<b>OP Designation:</b> General Rural Area	<b>Current Land Use(s):</b> Undeveloped scrub land
<b>Size:</b> Gross ha = 75 Gross developable ha = 47	<b>Zoning:</b> RU – Rural Countryside	
<b>Planning Status:</b> Richcraft Group of Companies has submitted an Official Plan Amendment Application that includes these lands.	<b>Adjacent Land-Use designations:</b> South and West: Agricultural Resource Area East: Urban Area North: Natural Environment Area.	<b>Adjacent Land Use(s):</b> Huntmar Drive and agriculture to the west, Carp River to the south, future Terry Fox alignment to the east, and South March Highlands to the north.

**Details  
Area 2**



Area Reference	Size (ha)	Environmental Concern	Current Status	Protective Action Required
2	47.2	(1) Carp River Floodplain (2) Existing Eco-corridor along Hazeldean Escarpment (3) Contains Species At Risk (Bobolink, Blanding's, Butternut)	Not Recommended for Development	Prohibit further development in the Carp River Floodplain and obtain Assurance that loss of habitat for Species at Risk will not be permitted so that Eco-Corridor recharge / renewal functions will not be damaged.

# Summary

- Areas 1a, 1bW, 1cW, and 1h (88.8 ha currently recommended for inclusion) must be excluded for environmental reasons and to assure compliance with the applicable subwatershed management plan
- Maintain staff recommendation for excluding areas 1be, 1e, 1i, 1f, 1g, 2 for environmental reasons
- Consider including areas 1ce (20.7 ha) and areas 8 & 9 (60.4 ha) to offset 81.1 ha of the 88.8 ha that must be excluded above