

SECTION 9.0 ENVIRONMENTAL PROTECTION

COPY

9.1 INTRODUCTION

The Township of McNab/Braeside possesses diverse natural heritage features and functions. The Madawaska and Ottawa Rivers, together with Dochart and Locha Creeks with their numerous tributaries, form the backbone or central nervous system of the Township's natural heritage systems. The water systems include rivers, lakes, creeks and their tributaries, flood plains, river valleys, marshes, wetlands, shorelines and banks.

The source areas of Dochart and Locha Creeks are discharge and recharge aquifers associated with the drumlin field and wetland complexes situated in the northwest quadrant of the Municipality. Natural heritage features consist of wetlands, woodlands, valley lands, fish and wildlife, threatened and endangered species and their habitat, and Areas of Natural and Scientific Interest. **These features are identified on Appendix A to this plan.** The Ottawa River and the associated limestone bluff, which formed part of the old shoreline of post-glacial Lake Champlain, possesses alvar soil conditions producing globally rare plants.

Support

9.2 GENERAL GOAL AND INTENT

The Environmental Protection policies are intended to protect the natural water systems and natural heritage features in the Municipality.

HP will/may be zoned EP when a law is updated(?)

9.3 OBJECTIVES

- (1) To identify and protect all natural water systems and natural heritage lands in the Municipality.
- (2) To preserve the natural amenities offered by the natural water systems and heritage resource features in the municipality as defined in Section 9.1 of this Official Plan.

9.4 POLICIES

- (1) The uses permitted on lands within the Environmental Protection designation as shown on the Land Use Schedule(s) shall be limited to conservation of soil and wildlife, non-intensive outdoor recreation uses such as cross country skiing, hiking, etc., dams and other water control devices, ~~non-intensive~~ agricultural uses, nurseries, forestry, reforestation, boat anchorages and moorings. Agricultural and forestry operations should maintain the unique natural characteristics of such lands and must not contribute to problems of erosion, flooding, pollution or the deterioration of the environment. Uses involving disturbance of the soil, vegetation or stream banks, or uses which require the construction of buildings greater than 9.0 square metres (or approximately 108 square feet), shall not be permitted.
- (2) The placement or removal of fill whether originating on site or elsewhere shall not be permitted, except where such fill is intended for flood or erosion control, duly approved by Municipal Council and the County of Renfrew. Council may adopt a

Site Alteration By-law pursuant to Section 142 of the Municipal Act, 2001, in this regard.

- (3) Council may consider a rezoning without the need for an Official Plan Amendment to allow uses and development permitted in the abutting designation after taking into account:

Implications for NHF? →

- (i) the adjacent land use designations;
- (ii) the nature, extent and potential impact of any physical hazard. An applicant may be required to provide any information that Council, in consultation with the County, considers necessary to determine that a physical hazard does not exist or will not have an impact on the proposed development (e.g. engineering study, environmental impact study, geotechnical study or site elevation plan by an Ontario Land Surveyor);
- (iii) the impact on the water systems, including water quality and the fishery environment, wildlife habitat and significant areas of natural and scientific interest;
- (iv) the proposed methods by which the above impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.

- (4) Council may recognize non-conforming uses and allow for their continuation. Any expansion of a non-conforming use may be permitted subject to the policies in subsection (3) above.

- (5) ~~The White Lake Fen, Donnelly's Bay and Horton Lake/Deil's Lake wetlands areas are determined by the Ministry of Natural Resources as Provincially Significant Wetlands. As such, these areas contain many species of flora and fauna and are considered environmentally sensitive to development. The limits of the wetlands are shown on the Land Use Schedules.~~

~~Development and site alteration may be permitted by amendment to this Plan in these wetlands, if it has been demonstrated that it will not negatively impact the natural features or the ecological functions for which the area is identified.~~

~~Development and site alteration may be permitted on adjacent lands, if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. The diversity of natural features in an area and the natural connections between them should be maintained and improved where possible. Adjacent lands are defined as lands within 120 metres of the boundaries of significant wetlands. This distance may be modified based upon the findings of a site specific impact assessment. Council may require an Environmental Impact Study (EIS). It also may consult with the Ministry of Natural Resources regarding development within or adjacent to significant wetlands and its possible impacts.~~

~~These policies do not apply to existing agricultural uses.~~

The White Lake Fen, Donnelly's Bay and Horton Lake/Deil's Lake wetlands areas are determined by the Ministry of Natural Resources as Provincially Significant Wetlands. As such, these areas contain many species of flora and

fauna and are considered environmentally sensitive to development. In addition, within the Township there are local wetlands that are also considered sensitive. The limits of the wetlands are shown on the Land Use Schedules and Appendix A. Development and Site alteration shall not be permitted within these areas.

Development and site alteration may be permitted on adjacent lands to a Provincially Significant Wetland, if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. Council shall require an Environmental Impact Study (EIS) regarding development adjacent to Provincially Significant Wetlands in accordance with Section 9.6 of this plan. The diversity of natural features in an area and the natural connections between them should be maintained and improved where possible.

Adjacent lands are defined as lands within 120 metres of the boundaries of Provincially Significant Wetlands. This distance may be modified based upon the findings of a site-specific impact assessment.

EIS

These policies do not apply to existing agricultural uses.

The Ministry of Natural Resources may identify additional provincially significant wetlands. These new wetlands will be applied, without amendment to this plan, to its schedules and appendices.

Need a site alteration bylaw to enforce

(6) It is Council's intention that any dredging, filling or alteration of the shoreline or any watercourse or waterbody shall not be permitted without the approval of Council in consultation with the Ministry of Natural Resources and Ontario Power Generation.

(7) Council intends to assist the Ministry of Natural Resources in notifying the public that Ministerial approval is required for any diversion, channelization, construction of impoundment or any other modification of watercourses in accordance with The Lakes and Rivers Improvement Act and the Public Lands Act. *Ⓟ Shoreland work*

Site alteration Bylaw

Where development is proposed adjacent to a watercourse, Council intends to protect the fisheries environment by restricting the removal of the bank vegetation. Council intends to consult with the County of Renfrew in this regard and shall consider the use of site plan control and development agreements to regulate development.

(9) In the absence of more detailed mapping, the boundaries of the Environmental Protection designation, as shown on the Land Use Schedule(s), will be used as guides for the preparation of zoning by-law provisions. When more detailed mapping becomes available, the Municipality will amend this Plan and the implementing zoning by-law as required.

(10) Consents for conveyance may be granted for those uses permitted under this Section, as further provided under Section 15.0 Land Division Policies.

(11) Council recognizes the importance and value of the endangered and threatened species in the municipality and supports their protection. Development, including

site alteration will not be permitted in significant habitat of endangered and threatened species. Sensitive Areas of Concern are identified on Appendix A to this plan. Development and site alteration may be permitted on adjacent lands only if it has been demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified. The Ministry of Natural Resources will be circulated as a commenting agency for development proposals within identified areas. For the purposes of this subsection, adjacent lands mean those lands within 50 metres of an identified threatened or endangered species.

→ w/out amendmen

Alvar = rare veg. community = SWHT (12)

Portions of the Township possess ^{Support} alvar soil conditions producing globally rare plants. These areas are identified on Appendix A as "Potential Alvar Habitat". Within these areas the following policies apply:

a) Council recognizes the importance and value of wildlife and supports the protection of significant wildlife habitat, although the significance of specific areas of alvar have not been identified.

consent for lot addition

b) ^{and site alteration} Development shall not be permitted in the areas identified as potential alvar habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. For the purposes of this subsection, development shall not include a consent for residential purposes, nor the residential development of existing lots of record. - any dvmt on lots zoned residential?

"lots of records" "residential dvmt"

c) Development applications (except residential consents) shall be accompanied by a scoped, site specific environmental survey in areas identified to have potential alvar habitat. If significant wildlife values are found, in some instances more detailed study may be required and/or conditions of development may need to be implemented. Eg.

natural heritage features

significant → consistent w/ PPS defin by a qualified individual w/ experience specific to always to establish how the SWHT will be protected from the impacts of proposed dvmt site alteration

d) As habitat quality and wildlife use patterns change and new information/data is acquired, the mapping of the potential alvar habitat on Appendix A may be updated without an amendment to this plan. → what process will be followed to achieve this? - Bruce (H&L)

what will determine this • Consult w/ MNR?

features are known but not mapped eg. sensitivity 9.5

EIS consistent wording develop an EIS guideline to include in OP - previous reference to an EIS in the OP? → 9.4.(5) → 9.6

e) adjacent lands Natural Heritage Values Mapping

50m. site specific evaluations may demonstrate the need for less or more

The Ministry of Natural Resources provided resource mapping of known heritage values in the Township of McNab/Braeside. It is acknowledged that it is not possible to identify and map out all significant natural heritage features in the Township. However, for that reason, Council may require a site-specific biological overview (ie. scoped EIS) prepared by a qualified biologist, before new planning approvals are given, to determine the potential location of sensitive natural heritage areas and features. In particular, areas of endangered or threatened species habitat and other significant wildlife habitat need to be identified and or confirmed, in order to protect them from incompatible development. The objective of the assessment would be to ensure that appropriate mitigation is applied to ensure that Council will make planning decisions that are consistent with the PPS.

It shall be the policy of Council to utilize Appendix A, Map 2.1 and Appendix 3, Map 2.2 titled "Natural Areas and Significant Features" - as guides in reviewing development proposals (including severance applications). Where a development is proposed in or

⊕ Consultation w/ MNR

to determine whether EIS will A0087946_4-000294

adjacent to these areas, due consideration shall be given to the proposed location of the proposal and its impact on the natural heritage feature and/or function.

9.6 Environmental Impact Studies

An **Environmental Impact Study (EIS)** is intended to provide for an assessment of the potential impacts of a proposed development or site alteration on the natural features and/or ecological functions for which an area has been identified. *⊕ establish protection mitigation measures*

W/ experience specific to always
An Environmental Impact Study required by the policies of this plan is to be prepared by a qualified professional and may be subject to peer review. Submission of a completed EIS does not guarantee approval. Where the impact of a development and/or site alteration cannot be mitigated and will result in a negative impact on the ecological functions and/or natural features for which an area has been identified, then it will not be permitted. The Study should address the following criteria:

- a) examine the functions of the natural heritage features, their sensitivity and their significance;
- b) identify the location and extent of sensitive or significant natural heritage features;
- c) identify the potential impacts of the proposed development on the natural heritage features and their ecological functions;
- d) identify any lands to be preserved in their natural state;
- e) identify mitigating measures to address the negative effects of development on the natural heritage features and their ecological functions, including;
- f) make recommendations on how to implement the proposed mitigation *recommend!* measures;
- g) include any additional information required by the Township.

Various planning and other approvals such as site plan control, site specific zoning, and site alteration by-laws may be used to ensure that the development and/or site alteration occurs in accordance with the recommendations of the EIS.