

Town of Carleton Place

Official Plan Ad Hoc Committee



Scope of Area Subject to Consideration:

The Green Infrastructure Policies pertain on a case-by-case basis as applicable conditions exist – ie. policies for Fish Habitat are only applicable to locations where Fish Habitat conditions exist.

Policies detailed in Section 4.1.3 only pertain to the areas described as “Natural Environmental District” on the map below.

In contrast, Street Tree policies included in Section 4.1.6 are applied widely across the municipality.

[Key Map of the Collective Policy Areas]



Instructions:

- 1) Review the policy sections included in the information package;
- 2) If there are provisions from other sections of the OP referenced in the sections under review, refer to the copy of the Official Plan on the [website](#).
- 3) Go for a walk (or drive) through the identified neighbourhoods;
- 4) Think about how these policies have (or have not) been applied to the development in the neighbourhoods;
 - Has development in the last 10 years reflected this policy mandate?
 - Does this policy seem relevant today?
 - Does this policy reflect the type of development I want to see in the community?
 - Are there policies I would like to see that do not exist today?

Policy for Review:

The Official Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.

The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Official Plan as a whole.

There is no implied priority in the order in which the policies appear.

4.0 Green Infrastructure

4.1.1 Natural Heritage Policies

Protection and enhancement of the Town's natural heritage is one of the Plan's guiding principles. Although there are no natural heritage features within the Town's boundaries that have been identified as provincially significant such as Provincially Significant Wetlands or Areas of Natural and Scientific Interest, there are a number of areas which have been identified as having substantial importance to area residents. These areas are designated as Natural Environment District on Schedule A of this Official Plan. The policies in this section of the Plan also include the need to protect fish habitat and the habitat of rare, threatened and endangered species.

They are also identified on Schedule B in order to demonstrate linkages with the rest of the Town's green infrastructure. The other components of the green infrastructure, where appropriate, are shown on Schedule B and include existing recreational trails, public parks and recreational facilities as well as future trails and trail linkages.

4.1.2 Objectives

It is the objective of the Natural Heritage policies to:

- preserve the Town's natural heritage as part of the Town's cultural heritage and a valuable resource, providing wildlife habitat and recreational opportunities;
- maintain and enhance ecological functions where possible;
- protect the natural heritage features from the negative impacts of development through the use of appropriate management and mitigative techniques;
- Provide for the long term improvements to the Town's recreational pathway system; and
- Increase the number of urban street trees.

Since the adoption of the Official Plan in 2015, the Mississippi Valley Conservation Authority has mapped "potentially significant wetlands" – being those which have a certain area threshold and connect into larger hydrogeological systems.

Do you believe that the Town should adopt "locally significant wetland" policies to manage and assess these areas?

Note that the Town of Carleton Place does not have any identified Provincially Significant Wetlands or Provincially significant Woodlots as classified by the Provincial Policy Statement.

4.1.3 Natural Environment District

Areas designated Natural Environment are areas which are deemed by the Town to be of high natural and environmental quality. These include old growth woodlots, stands of Hackberry trees and riparian areas which have been singled out as worthy of full protection from future development in order to ensure the long term viability of the natural feature. These areas contain important features, functions and processes, and the intrusion of development would pose a severe threat to their natural features or ecological functions. The intent of this designation is to protect and enhance the identified natural environment areas and to encourage a healthy environment. Additionally, the designation is intended to minimize harmful alterations to the Mississippi River Corridor.

4.1.3.1 Permitted Uses

The following uses are permitted:

- passive recreational uses which do not require buildings or structures
- recreational trail development and maintenance
- conservation uses
- scientific or educational study of the natural characteristics of the area
- forestry conducted in accordance with good forestry and arboricultural practices

4.1.3.2 Policies

1. Development on adjacent lands within 50 metres of areas designated Natural Environment District may be permitted only if it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or on the ecological functions of the protected area.
2. Council shall, in a fiscally and environmentally responsible manner, endeavour to enhance those areas designated Natural Environment District.
3. Council may designate other areas identified as having locally important natural environment features, functions or ecological processes through an amendment to this Official Plan.
4. Council may use the Natural Environment designation to protect and enhance any Provincially significant natural features which may be identified in the future.

Are there other areas of Town that you believe should be protected by "Natural Environmental District" policies?

Should the policies be interpreted more generally than to this specified area?

4.1.4 Species at Risk

Endangered and threatened species can encompass any of the many types of living things: birds, mammals, plants, fish, reptiles, amphibians and invertebrates. The existing habitat sites of any endangered or threatened species in Carleton Place are not identified in this Plan in order to protect endangered or threatened species.

It is important to protect the significant habitat of endangered and threatened species found within the municipality. The Town will work with the Ministry of Natural Resources to develop a mutually acceptable protocol for sharing available endangered and threatened species habitat information.

1. Where endangered or threatened species habitat is identified, development and/or site alteration shall be prohibited except where it is undertaken in accordance with federal and/or provincial legislation. Development within 120 metres of the identified habitat shall be subject to an Environmental Impact Assessment (EIA) to determine that no

adverse impact will result by means of the proposed development.

2. A site inventory for butternut, an endangered tree species, will be required prior to disturbance or removal of butternut trees. Where harm to or removal of butternut is proposed, prior assessment of the health of the species by a qualified professional is required. If the Butternut is determined to be “not retainable” a certificate will be issued by the assessor and the tree can be removed/harmed. If, however, the Butternut is determined to be retainable, appropriate authorization will be required for its removal pursuant to the *Endangered Species Act, 2007*.

4.1.5 Fish Habitat

1. The River Corridor consists of the river itself and lands within 30 metres of natural shoreline areas and 15 metres of hardened shoreline areas. Development and/or site alteration is not permitted on lands within the river corridor, unless the ecological attributes and function(s), including fish habitat, have been evaluated through an Environmental Impact Statement (EIS) and it has been demonstrated that there will be no negative impacts on the areas natural features or ecological functions.
2. It is the policy of this Plan to encourage the re-establishment of naturally vegetated bufferstrips along the River Corridor where possible.
3. Although storm water management and drainage measures are often located some distance from a watercourse these measures can impact the water quality and quantity of the watercourse and affect fish habitat. When evaluating storm water management and drainage activities, consideration shall be given to impacts upon fish habitat.
4. The advice of the Department of Fisheries and Oceans or their delegate shall be sought where any proposal may potentially impact fish habitat. In instances where a proposal may result in a harmful alteration, disruption or destruction of fish habitat the proponent must obtain authorization from the Department of Fisheries and Oceans or their delegate.

4.1.6 Street Trees

1. Street trees and the preservation of tree canopies shall be protected to the greatest extent possible. Accordingly a tree preservation plan may be required in support of development applications.
2. Council may enact more restrictive regulations under the Municipal Act to protect the Town's urban trees and will ensure that proposed development is reviewed to provide for the preservation and protection, wherever possible, of existing treed areas.
3. Council recognizes the local importance of the Hackberry tree and shall endeavour to protect large stands through designation as Natural Environment District or through the use of tree preservation plans where they are located in areas designated for

future development.

4. Tree planting and tree preservation will occur so that all areas of the Town are provided with a sufficient number of trees to maintain a high standard of amenity and appearance. Where new development will result in the loss of existing wooded areas, a condition of development approval will require that the lost trees be replaced at a 1 to 3 ratio (1 new tree for every 3 trees)

For the purposes of this policy the replacement ratios will only apply to the removal of trees having a minimum caliper of 200mm or more. The new trees will be planted within the boundary of the proposed development to the greatest extent possible with the remaining trees to be planted in public parks or on publicly owned lands as directed by the Town. The caliper size and tree species shall be a condition of the development approval. The requirements of this policy shall be in addition to any other landscaping requirements associated to any particular development application.

5. Notwithstanding Section 4.1.6.6, where Hackberry trees are removed the replacement ratio shall be 1 to 1.
6. Restrictions shall be applied through the provisions of the Municipal Act, the Development Permit By-law or subdivision agreements to prevent or control the removal of trees and soil.

Are there other general Environmental Policies that you believe it is important to incorporate into the Official Plan?

Should the Town be taking a more sustainable approach to “green” policies to incorporate additional aspects of climate change resiliency? If so, what should the priorities be?