

may also be included in the Natural Environment Area, pursuant to the 40% open space agreement between the City of Kanata and the developer (s.6.4.2.4). This will be approved in the Plan of Subdivision approval process.

The realignment of Terry Fox created an opportunity for the expansion of the Kanata Lakes NEA. W.J. Richardson, J&C Burke and E.A.B. Management Co. Lands own the private property west of Goulbourn Forced Road. The Richardson family runs an active farm fronting on Richardson Side Road (Brunton 1992). As the provincially significant wetlands and higher quality forest within the lands are compatible with the existing NEA, it is recommended that the land west of Goulbourn Forced Road also be designated NEA-A. Financial compensation to landowners may be appropriate where zoning changes result in a loss of development potential (Brunton 1992). However, if the lands cannot be acquired by the City, individual land owner co-operation is a possibility. The boundaries of the NEA are discussed further in Section 3.3.

3.2.5 Stormwater Facility Approval Process

As land is developed, the stormwater management strategy will change to accommodate increased runoff. Stormwater management is addressed further in section 4.0 of this report. The existing stormwater pond is an existing utility and therefore permitted in the Kanata Lakes NEA. Any new stormwater facilities would need to go through the approval process.

The stormwater facility can be approved through the Plan of Subdivision application process as the desirability of integrating the planning processes and approvals under the *Environmental Assessment Act* and the *Planning Act* is recognized. The approved Class Environmental Assessment for Municipal Water and Wastewater Projects Document prepared by the Municipal Engineers Association in June 1993 and updated in June 2000 states that the modification of a stormwater facility would require a Schedule B Class Environmental Assessment. However, if a project which would otherwise be subject to a Class EA comes into effect or receives approval under the Planning Act and meets the intent of the Class EA then that project is considered to be a Schedule A under the Municipal Class EA and pre-approved.

In section 1.6.3 of the Region's Official Plan, it is stated that public utility facilities subject to requirements of the *Environmental Assessment Act* may be permitted in all land use designations. This means any new stormwater facilities would be permitted under the Region's Official Plan as long the requirements under the *Environmental Assessment Act* are met.

Subsection 3.3.2 of the City of Kanata's Official Plan states that public uses are permitted in all of the land use classifications except Agricultural Resource. Subsection 3.3.6 emphasizes the responsibility to evaluate impacts pursuant to the Environmental Assessment Act.

3.2.6 Piped Utilities Approval Process

Similar to stormwater facilities, piped utilities are permitted if they have met the requirements under the *Environmental Assessment Act*. Before piped utilities are proposed in the Kanata Lakes NEA, the City should require the applicant to prepare an Environmental