

COUNTY OF RENFREW OFFICIAL PLAN March 26, 2020

Adopted by County Council: March 27, 2002
Approved by the Ministry of Municipal Affairs and Housing: June 16, 2003

Updated with:

Official Plan Amendment No. 25 (5-Year Review) partially approved by the Ministry of Municipal Affairs and Housing on March 22, 2019, now in effect.

Official Plan Amendment No.11 (Township of Whitewater policies) partially approved by the Ministry of Municipal Affairs and Housing on July 10, 2019, now in effect.

Official Plan Amendment No. 25 (5-Year Review) final approved by the Ministry of Municipal Affairs and Housing on March 26, 2020, now in effect.



County of
Renfrew
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APPLICABLE COUNTY BY-LAWS

By-law No. 21-02	A By-law to Adopt an Official Plan for the County of Renfrew
By-law No. 05-04	A By-Law to Adopt Amendment No. 1 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 52-04	A By-Law to Adopt Amendment No. 2 to the Official Plan of the County of Renfrew (Text and Schedule change)
By-law No. 14-05	A By-Law to Adopt Amendment No. 3 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 61-07	A By-Law to Adopt Amendment No. 4 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 42-08	A By-Law to Adopt Amendment No. 5 to the Official Plan of the County of Renfrew (Text change only)
By-law No. 100-07	A By-Law to Adopt Amendment No. 6 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 96-08	A By-Law to Adopt Amendment No. 7 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 43-08	A By-Law to Adopt Amendment No. 8 to the Official Plan of the County of Renfrew (Text and Schedule change)
By-law No. 97-08	A By-Law to Adopt Amendment No. 10 to the Official Plan of the County of Renfrew (Text and Schedule change)

By-Law. 78-14	A By-Law to Adopt Amendment No. 11 to the Official Plan of the County of Renfrew (Text and Schedule Change)
By-law No. 23-10	A By-Law to Adopt Amendment No. 14 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 24-10	A By-Law to Adopt Amendment No. 15 to the Official Plan of the County of Renfrew (Text and Schedule change)
By-law No. 25-10	A By-Law to Adopt Amendment No. 16 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 12-11	A By-Law to Adopt Amendment No. 18 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 62-11	A By-Law to Adopt Amendment No. 19 to the Official Plan of the County of Renfrew (Text and Schedule change)
By-law No. 67-11	A By-Law to Adopt Amendment No. 20 to the Official Plan of the County of Renfrew (Text and Schedule change)
By-law No. 86-11	A By-Law to Adopt Amendment No. 21 to the Official Plan of the County of Renfrew (Text and Schedule change)
By-law No. 13-12	A By-Law to Adopt Amendment No. 22 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 105-13	A By-Law to Adopt Amendment No. 24 to the Official Plan of the County of Renfrew (Text and Schedule change)

By-law No 49-18	A By-law to adopt Amendment No. 25 to the Official Plan of the County of Renfrew (Text and Schedule change) – 5 Year Review
By-law No. 92-14	A By-Law to Adopt Amendment No. 26 to the Official Plan of the County of Renfrew (Schedule change only)
By-law No. 16-16	A By-Law to Adopt Amendment No. 27 to the Official Plan of the County of Renfrew (Text and Schedule change)
By-law No. 92-15	A By-Law to Adopt Amendment No. 28 to the Official Plan of the County of Renfrew (Schedule change only)

TABLE OF CONTENTS

1.0	INTRODUCTION	7
1.1	County Profile	7
1.2	Authority of the Plan	8
1.3	Purpose and Objectives of the Plan	8
1.4	Basis of the Plan.....	9
1.5	Scope and Structure.....	12
1.6	Local Planning.....	14
1.7	Provincial Policies.....	14
2.0	GENERAL DEVELOPMENT POLICIES	15
2.1	General Intent.....	15
2.2	Policies	15
3.0	URBAN COMMUNITY	66
3.1	Introduction.....	66
3.2	Objectives.....	66
3.3	Policies	67
4.0	VILLAGE COMMUNITY	71
4.1	Introduction.....	71
4.2	Objectives.....	71
4.3	Policies	71
4.4	Special Policy Exceptions.....	74
5.0	RURAL.....	77
5.1	Introduction.....	77
5.2	Objectives.....	77
5.3	Policies	78
5.4	Special Policy Exceptions.....	84
6.0	AGRICULTURE	102
6.1	Introduction.....	102
6.2	Objectives.....	102
6.3	Policies	103
6.4	Special Policy Exceptions.....	105
7.0	MINERAL AGGREGATE	106
7.1	Introduction.....	106
7.2	Objectives.....	106
7.3	Policies	106
7.4	Special Policy Exceptions.....	112
8.0	ENVIRONMENTAL PROTECTION.....	113
8.1	Introduction.....	113
8.2	Objectives.....	113
8.3	Policies	113
8.4	Special Policy Exceptions.....	117
9.0	AT CAPACITY LAKES.....	118
9.1	Introduction.....	118
9.2	Objectives.....	118
9.3	Policies	119
9.4	Special Policy Exceptions.....	123

TABLE OF CONTENTS CONTINUED

10.0 COUNTY OF RENFREW FOREST	127
10.1 Introduction.....	127
10.2 Objectives.....	127
10.3 Policies	128
11.0 MINING RESOURCES	129
11.1 Introduction.....	129
11.2 Objectives.....	129
11.3 Policies	129
12.0 WASTE DISPOSAL	133
12.1 Introduction.....	133
12.2 Objectives.....	133
12.3 Policies	133
13.0 TRANSPORTATION.....	137
13.1 Introduction.....	137
13.2 Objectives.....	138
13.3 Policies	138
14.0 LAND DIVISION POLICIES	144
14.1 Intent	144
14.2 General Policies	144
14.3 Consent Policies.....	144
14.4 Plans of Subdivision/Condominiums	150
14.5 Industrial Subdivision.....	153
15.0 LOCAL OFFICIAL PLAN – TOWNSHIP OF LAURENTIAN VALLEY	154
15.1 Introduction.....	154
15.2 Objectives.....	154
15.3 Policies	155
16.0 TOWNSHIP OF WHITEWATER REGION POLICIES.....	160
17.0 IMPLEMENTATION AND INTERPRETATION	194
17.1 General Policies	194
17.2 Official Plan Review and Amendments.....	194
17.3 Local Official Plans	195
17.4 Community Improvement Plans	195
17.5 Site Plan Control.....	197
17.6 Holding Provisions.....	199
17.7 Legal Non-Conforming Uses	200
17.8 Temporary Uses	201
17.9 Interim Control By-laws	202
17.10 Minor Variances.....	202
17.11 Public Works	203
17.12 Maintenance and Occupancy By-laws	203
17.13 Interpretation	203
17.14 Zoning By-laws	204
17.15 Tree Cutting and Site Alteration By-laws	204
17.16 Tariff of Fees	204
17.17 Pre-consultation and Complete Application.....	204
17.18 Public Consultation.....	206

COUNTY OF RENFREW

BY-LAW NUMBER 21-02

**A BY-LAW TO ADOPT AN OFFICIAL PLAN FOR THE
COUNTY OF RENFREW**

The Council of the Corporation of the County of Renfrew in accordance with the provisions of Section 17 (22) of the Planning Act, 1990, hereby enacts as follows:

1. THAT the first Official Plan for the County of Renfrew consisting of the attached text and Schedule 'A' is hereby adopted.
2. THAT the clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for the approval of the Official Plan for the County of Renfrew.
3. THAT this by-law shall come into force and take effect on the day of final passing thereof.

READ a first time this 27th day of March, 2002.

READ a second time this 27th day of March, 2002.

READ a third time and finally passed this 27th day of March, 2002.

BILL SCHWEIG, WARDEN

NORM LEMKE, CLERK

1.0 INTRODUCTION

1.1 County Profile

The County of Renfrew is located in the eastern part of Ontario. It stretches from the National Capital Region of Ottawa in the southeast to the northern tip of Algonquin Park in the northwest. To the west, Renfrew County is bounded by Algonquin Park, part of the District of Nipissing, and part of the County of Hastings. The Ottawa River forms the entire northeastern boundary of Renfrew County, a distance of approximately 241 kilometres. The County encompasses an area of approximately 8,000 square kilometres. In terms of area, it is the largest county in Ontario.

Renfrew County contains twelve Townships and five Towns. The Townships are: Admaston/Bromley, Bonnechere Valley, Brudenell, Lyndoch & Raglan, Greater Madawaska, Head, Clara & Maria, Horton, Killaloe, Hagarty & Richards, Laurentian Valley, McNab/Braeside, Madawaska Valley, North Algona/Wilberforce, and Whitewater Region. The Towns are: Arnprior, Deep River, Laurentian Hills, Petawawa, and Renfrew.

According to the 2011 Census, approximately 86,534 people make Renfrew County their home. These residents enjoy a high quality of life, rich cultural history and a rich diversity of natural features. Over 300 lakes and four major river systems (Ottawa, Petawawa, Madawaska and Bonnechere) provide unlimited recreational and leisure opportunities. As identified in the County's Strategic Plan and Council Priorities, the County is committed to being Canada's leading lifestyle experience featuring safe, thriving and affordable communities, supported by a commitment to creating opportunities to prosper.

The economic base of Renfrew County has a good mix of agriculture, resource mining, forestry, manufacturing, retail, service and government activity. In recent years, smaller high-tech firms associated with the Ottawa high-tech community have located in the County, further expanding the economic base. The top four employers, by numbers of employees, in Renfrew County are Garrison Petawawa, Canadian Nuclear Laboratories (CNL), Renfrew County District School Board, and County of Renfrew.

Approximately forty-eight per cent of the County of Renfrew's land base is composed of Crown land. The Province of Ontario manages these lands and charges fees such as aggregate permits, hunting and fishing permits, licensing fees, and stumpage fees, etc. for their use. The Crown lands generate substantial revenues for the Province of Ontario and are an extremely valuable asset, heavily utilized by members of the public and government agencies. County roads provide access to the Crown land base of the area as well as to Algonquin Park. County and local municipalities are responsible for maintaining road access and other services to and from Crown lands without the ability to

recoup any tax revenue from the lands or receive a grant-in-lieu of taxation to offset costs. The Crown lands also remain unavailable for private sector development.

An additional four (4) per cent of the County of Renfrew land base consists of federal lands dedicated to Garrison Petawawa.

This Plan recognizes that lands within the boundaries of Renfrew County lie within the historic Algonquin Territory that is part of current Treaty Negotiations with the Federal and Provincial Crowns. As such, this Plan will respond to direction from the Federal and Provincial Crowns as to the progress of these negotiations and will incorporate any Official Plan requirements that arise from any future Treaty. In the interim, the County will seek opportunities for mutually beneficial engagement with the Algonquins on matters that affect aboriginal history, culture and economic development.

1.2 Authority of the Plan

This Plan constitutes and shall be known as the “OFFICIAL PLAN FOR THE COUNTY OF RENFREW”. It was prepared and enacted in accordance with the provisions of the *Planning Act* of the Province of Ontario. This Plan is the first Official Plan for the County of Renfrew.

1.3 Purpose and Objectives of the Plan

The purpose of the Plan is to provide a policy framework for growth and development in the County. The Plan will be reviewed as required by the *Planning Act*.

The intent of the Plan is to promote orderly and efficient development in a manner which is consistent with the desired lifestyle and needs for growth and prosperity, as envisaged by the local communities and Councils, and County Council.

The objectives of the Plan are as follows:

- (1) To maintain and enhance the quality of the natural, built and human environments in the County.
- (2) To strengthen and diversify the County’s economic base within municipal servicing limitations.
- (3) To facilitate compatibility between land uses and to provide policies to guide the establishment of uses in an integrated manner.
- (4) To identify and protect renewable and non-renewable resources.

- (5) To ensure that development occurs in a sustainable manner, which considers the natural water systems, environmentally sensitive areas and hazard lands.
- (6) To cooperate with local municipalities for the wise management of our resources and the well-being of the community.
- (7) To cooperate with adjacent municipalities, counties and senior levels of government in order to provide for the needs of the community.
- (8) To direct the majority of projected residential growth to Urban and Village Community areas designated on Schedule “A” to this Plan (and to settlement areas identified in a local Official Plan). Appendix “A” to this Plan, which forms part of this Plan, identifies population projections for all lower-tier municipalities. These figures shall also function as allocations for the purposes of growth management. The land and unit supply maintained by the lower-tier municipality shall be based on and reflect this allocation. In the future, these figures may be revisited and adjusted based on changes to local circumstances and informed by provincial guidelines. Any proposed change to these figures will require an amendment to this Plan.
- (9) To promote efficient and cost-effective development to sustain the financial well-being of the municipalities over the long term and to ensure the financial viability of infrastructure and public service facilities as a component of cost-effective development patterns. This may be demonstrated through asset management planning.
- (10) To seek an appropriate balance between the interests of private property owners and the overall public good.
- (11) In the future, the County may undertake an enhanced regional role concerning matters which cross municipal boundaries and are considered to be of a County wide and/or Provincial interest. This may include conducting County wide studies on cross-jurisdictional issues and enhanced policy direction on matters such as employment planning, growth management and economic development.

1.4 Basis of the Plan

In 1998, County Council determined that a Plan was needed to establish a comprehensive policy direction at a level of detail sufficient to reflect existing demographic and land use trends, economic trends, and provincial legislation as well as the overall development goals of the communities within the County.

Council's decision to prepare a Plan for the County arose out of a number of development issues and concerns, namely:

- (1) A need to establish overall goals, objectives and policies consistent with the future development needs of the County.
- (2) In light of proposed amalgamations, a need for a coordinated approach to land use planning as municipalities with separate Official Plans or no Official Plans were scheduled to blend together.
- (3) A concern for the County's economic well-being and the need to develop policies to provide direction for future economic growth and diversification.
- (4) A need to incorporate policies which would streamline the planning process.
- (5) Smart Growth

The County of Renfrew recognizes that growth is beneficial when it is well managed, as it generates employment and a stronger tax base. The County also recognizes the interdependence between a healthy environment, healthy communities, and a strong economy.

To foster a healthy environment, healthy communities, and a strong economy, the following initiatives need to be achieved:

Improved Telecommunication Infrastructure – A high-speed telecommunications network has been installed throughout most of Renfrew County. This network is essential to provide County residents the opportunity to do business where they reside, rather than only in the larger urban centres of Ontario, thereby enhancing community and economic development opportunities.

Upgrade or Replacement of Existing Infrastructure – Water pollution control plants, water treatment plants, municipal airports, and roads and bridges need to be upgraded or replaced to promote environmental health and commercial and industrial growth within the County.

Development of New Infrastructure – The further expansion of Highway 417 from Ottawa into the County will provide the impetus needed for new private/public sector commercial, tourism and industrial developments as well as encourage expansion and investment within existing business.

Development of Economically-feasible and Environmentally-responsible Nutrient Management and Septage Disposal Systems – Cost effective and environmentally responsible means of managing nutrient from agricultural

operations and septage disposal are needed to protect the quantity and quality of potable water within the County.

Development of Brownfields – The development of brownfields will result in the use of existing infrastructure, clean-up of contaminated lands, improvement of the community tax base, and provide an alternative to using Greenfield sites.

Development of the Tourism Sector – The County of Renfrew brands itself as “Ontario’s Adventure Playground” and “Whitewater Capital” and looks to further expand this important sector. The creation of the Ontario’s Highlands Tourism Organization will also help build and support tourism in the County and surrounding regions.

Purchase of Abandoned Rail Corridors – Local and/or County purchase of abandoned, rail corridors (linear corridors) is extremely important as they can be used for utility, recreation or future transportation corridors.

As the County of Renfrew and local municipalities do not have the financial means of the senior levels of government and the private sector, financial and technological partnerships with the federal and provincial governments as well as the private sector will be required to fulfill many of the above-noted initiatives.

The following were utilized to formulate the policies of the Plan:

- County of Renfrew Strategic Plan and Council Priorities 2013 – 2018
- Ottawa Valley Economic Development employment and business data
- Statistics Canada data
- Survey of local Councils and staff, community leaders and stakeholders to identify land use issues
- Ministry of Natural Resources and Forestry (“MNRF”)/NRVIS digital data system
- MNRF in conjunction with County of Renfrew, forestry industry partners, Stewardship Councils, Central and Eastern Ontario Healthy Forests, Healthy Business study
- Canada Land Inventory for Agriculture
- Harry Cummings & Associates, The Economic Impacts of Agriculture on the Economy of Lanark and Renfrew Counties, Final Report
- 2014 Provincial Policy Statement (PPS)
- County of Renfrew Active Transportation Study
- The Business Case for the Accelerated Extension of Highway 417 (Prepared by the County of Renfrew, May 2015)
- Renfrew County-Mississippi-Rideau Groundwater Study (2003)
- Wellhead Protection Area Study – Killaloe (2003)
- Wellhead Protection Studies – Beachburg and Haley Town Site (2003)

- County of Renfrew Housing and Homelessness Plan (2013)

1.5 Scope and Structure

- (1) This Plan shall be known as the “OFFICIAL PLAN OF THE COUNTY OF RENFREW.” The Urban Communities, as well as the Township of Laurentian Valley, have local Official Plans which provide more detailed land-use planning policies for those municipalities. The policies of this Plan as well as the policies of local Official Plans shall apply.
- (2) The Official Plan is a legal document prepared pursuant to Section 17 of the *Planning Act*. The policies and planning principles contained herein are intended to guide public administrators and private interests in such a way so as to ensure the most desirable form of development under the most desirable conditions. Implementation of the Plan must be carried out in accordance with Section 17.0 of this Plan.
- (3) The Official Plan has been prepared to guide future development to the year 2038 (twenty years from approval).
- (4) The following text and attached Land Use Schedule(s) constitute the Official Plan for the County of Renfrew.

Schedule “B” to the Official Plan is intended to contain supporting information to the Official Plan and constitutes that part of the Plan which forms a part of the Schedules. There are four Schedule B maps: Map 1 – Hazards, Map 2 – Infrastructure, Map 3 – Mineral Aggregate and Mining Resources, Map 4 – Natural Heritage Features.

In this document, the “Official Plan for the County of Renfrew” may be referred to as the “Plan” or the “Official Plan”. The Plan shall be read with such changes of gender and number as the context may require.

The text of this Plan is divided into the following parts:

Section 1:	Introduction
Section 2:	General Development Policies
Sections 3-13:	Land Use Designations and Transportation
Section 14:	Land Division Policies
Section 15:	Township of Laurentian Valley
Section 16:	Township of Whitewater Region Policies
Section 17:	Implementation and Interpretation

Section 1 is informative in nature. It describes the general purpose, objectives, basis, and structure of the Official Plan.

Section 2 contains general policies which apply to all development regardless of the classification of land. These general policies must be considered when reviewing a development application.

Sections 3 to 13 contain policies for land use that are specific to each classification of land. The classification of land is established by the designation and transportation categories shown on the Land Use Schedules attached to this Plan. The specific land use designations established through the policies of these sections include:

- Urban Community
- Village Community
- Rural
- Agriculture
- Mineral Aggregate
- Environmental Protection
- At Capacity Lakes
- County Forest
- Mining Resources
- Waste Disposal
- Transportation

Every development change in land use must satisfy the specific policies of the designation and the transportation categories for the lands subject to the proposal. These policies must also be read in conjunction with, interpreted and applied within the context of the Objectives and General Policies of this Plan.

Additional policies, in the form of local Official Plans, may be prepared for local municipalities as required in those municipalities.

Section 14 states the policies and criteria to be considered when applications for consent (severance) and plans of subdivision are reviewed.

Section 15 of this Plan contains policies specific to the Township of Laurentian Valley and its local Official Plan.

Section 16 of the Plan contains policies specific to Township of Whitewater Region.

Section 17 describes the methods for implementing the policies of the Plan and the interpretation of the various policy matters.

Appendix A contains a chart of projected population and the share of Growth Allocations by Municipality to the year 2036.

1.6 Local Planning

As a result of amalgamations many municipalities within the County do not have Local Official Plans that encompass their entire municipality. The County's Official Plan has been designed to provide a consistent and detailed set of policies across Renfrew County that respond to local conditions. Local municipalities will have the option of relying on this Plan or developing their own Plan for all or parts of their community.

The following local municipalities have indicated that they will utilize the County Official Plan as their detailed Official Plan:

- The Township of Admaston/Bromley,
- The Township of Bonnechere Valley,
- The Township of Brudenell, Lyndoch & Raglan,
- The Township of Greater Madawaska,
- The Township of Head, Clara & Maria,
- The Township of Horton,
- The Township of Killaloe-Hagarty-Richards,
- The Town of Laurentian Hills,
- The Township of Madawaska Valley,
- The Township of McNab/Braeside
- The Township of North Algona Wilberforce,
- The Township of Whitewater Region.

Local municipalities will continue to manage the development control process, through their ability to pass comprehensive local Zoning By-laws that implement the County Official Plan or a Local Official Plan, as applicable. The use of the local Zoning By-laws together with the site plan and development agreements will ensure that local standards are applied to new development.

The 4 urban towns in the County of Renfrew (Arnprior, Renfrew, Petawawa, and Deep River) have their own detailed local Official Plans. Section 3 of this Plan – Urban Community contains policies specific to the Urban Communities and their Local Plans. The Township of Laurentian Valley is the only other municipality that has chosen to maintain a local Official Plan. Section 15 of this Plan contains policies specific to the Township of Laurentian Valley and its local Official Plan.

1.7 Provincial Policies

There are many Provincial policies that influence growth and development in Renfrew County. The intent of those Provincial policies is embodied in the policies of this document.

2.0 GENERAL DEVELOPMENT POLICIES

2.1 General Intent

The General Policies for development outlined below augment the other policies of the Plan by defining requirements relating to specific aspects of development.

2.2 Policies

(1) Housing

County Council supports the following Housing policies:

- (a) Maintaining at all times at least a 10-year supply of land designated and available for new residential development and residential intensification;
- (b) Maintaining at all times, where new development is to occur, at least a 3-year supply of residential units with servicing capacity in draft approved or registered plans;
- (c) Encouraging housing forms and densities designed to be affordable to moderate and lower income households. Local municipalities may develop policies, zoning standards, site plan requirements, licensing by-laws (or a combination thereof), to permit and regulate alternative forms of affordable housing (i.e., tiny homes);
- (d) Encouraging all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available from residential intensification;
- (e) Establishing cost-effective development standards for new residential development and redevelopment to reduce the cost of housing;
- (f) Monitoring the need for social assisted housing for households and seniors through periodic surveys in co-operation with area municipalities. Where specific needs are identified, Council will work with the Ministry of Municipal Affairs and Housing and the Social Services Department of the County of Renfrew to meet identified needs;

- (g) As Service Manager, the County of Renfrew has a responsibility for the funding and administration of various housing and homelessness programs. As part of this responsibility, the County of Renfrew has prepared a Housing and Homelessness Plan (August 2013), which promotes access to housing that is affordable, adequate and suitable, and recognizes that these elements of housing are vital indicators of the overall health and wellbeing of a community. Delivery of that housing is facilitated through an interconnected and coordinated system of partners, whether in the private, public or not-for-profit sectors.
- (h) Encouraging 15% of new housing units to be affordable (as defined by the Provincial Policy Statement);
- (i) An adequate supply of rental accommodation in the County is encouraged. A 3% vacancy rate in rental units in a municipality is desirable. The conversion of rental accommodation to condominium tenure may be discouraged by the local municipality where the conversion would result in a rental vacancy rate below 3%.
- (j) If a private water and/or a private sewage service is proposed, it shall be demonstrated that the site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 2.2(12) of this Plan.

(2) Minimum Distance Separations Relating to Agriculture

All new farm and non-farm development, including consents, shall comply with the applicable Minimum Distance Separation (MDS) Formula I and II requirements, as amended from time to time or as outlined in an approved local Official Plan. The calculations are meant to assist landowners and developers in reducing land use conflicts and minimizing odour complaints between farm and non-farm uses. MDS I is applied to new/expanding non-farm land uses. MDS II is applied to new/expanding livestock facilities.

- a) MDS I does not apply within settlement areas;
- b) MDS I does not apply to existing lots of record that are less than 2 Hectares in area;
- c) For the purposes of MDS, closed cemeteries shall be considered a Type A land use.

Local Official Plans or Zoning By-laws may be more restrictive in accordance with the MDS guidelines.

(3) Buffering and Land Use Compatibility

Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

In order to implement buffering principles, regulations may be established in local zoning by-laws providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, septage and sewage sludge disposal sites, industrial uses and waste disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of applicable governing agencies (e.g., D-1 Land Use Compatibility, D-2 Compatibility Between Sewage Treatment Facility and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses, Publication NPC 300: Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning.

For the purposes of this Plan, sensitive land uses are defined as buildings, amenity areas or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated nearby. Sensitive land uses include dwellings, daycare centres, educational facilities, and health facilities.

The MECP recommends separation distances and/or other control measures for sensitive land uses close to sewage treatment facilities and waste stabilization ponds (lagoons). Separation distances are based on the design capacity of the sewage treatment facility and the type of waste stabilization pond and the characteristics of the waste. These distances are outlined in MECP guideline D-2: Compatibility between Sewage Treatment and Sensitive Land Use.

Sewage Treatment Facility Capacity	Separation Distance
= or < 500 m ³ /day	100 metres
> 500 m ³ /day or <25,000 m ³ /day	Minimum 100 metres Recommended 150 metres
> 25,000 m ³ /day	Greater than 150 metres Site specific Assessment
Waste stabilization ponds/lagoons	Site Specific Assessment Between 100 and 400 metres

(4) Commercial, Industrial and Institutional Uses

The following provisions shall apply to the establishment of any commercial, industrial or institutional use:

- (a) all new uses/buildings should have direct access to a public road (or a common element access) and be set back from adjacent road allowances a sufficient distance to permit vehicle parking and maneuvering clear of any road allowance;
- (b) adequate off-street vehicle loading and parking spaces shall be provided;
- (c) access points to such parking and loading areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic;
- (d) buffering, including minimum separation distances, shall be provided in accordance with the relevant Section(s) of this Plan, to ensure that any negative impacts upon adjoining lands are mitigated;
- (e) no use shall be permitted which is an obnoxious trade, business or manufacture under the *Health Protection and Promotion Act* and the *Environmental Protection Act* or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations;
- (f) wherever possible, the use shall not be located on agricultural lands classified Class 1 to 3 under the Canada Land Inventory for Agriculture and should not negatively impact on any nearby farm operation;
- (g) where appropriate, the proponent may be required, to prepare a servicing options report undertaken for the purpose of determining the preferred servicing alternative for the proposed development;

- (h) if a private water supply is proposed, an adequate and potable water supply shall be available. It shall be the responsibility of the applicant to provide a report on the adequacy of the water supply, if required by the approval authority or any other agency;
- (i) if a private water supply is proposed, soils shall be suitable or made suitable to support an individual waste disposal system subject to the approval of the authority having jurisdiction;
- (j) if a private water and/or a private sewage service is proposed, it shall be demonstrated that the site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 2.2(12) of this Plan.
- (k) unless pre-zoned, all new commercial uses, institutional uses, and industrial uses shall require an amendment to a local zoning by-law, or the removal of the Holding-h symbol in the local zoning by-law. The removal of the Holding symbol from a local zoning by-law will be in accordance with Section 17.6 of this Plan or an approved local Official Plan;
- (l) Industrial Minimum Separation Distance and Influence Area
 - (1) In accordance with the Ministry of Environment and Climate Change Guideline D-6, the minimum separation distances from industrial uses are outlined below. The minimum distance separations may be increased or decreased in accordance with the D-6 Guideline. This guideline does not apply to pits and quarries which are subject to site-specific studies.
 - i. Class I – 20 Metres

A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.
 - ii. Class II – 70 metres

A place of business for medium scale processing and manufacturing with outdoor storage or wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise,

odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

iii. Class III – 300 metres

A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

(2) In accordance with the Ministry of Environment and Climate Change Guideline D-6, the potential influence areas from industrial lands uses within which adverse effects may be experienced are:

- i) Class I: 70 m
- ii) Class II: 300 m
- iii) Class III: 1000 m

The concept of an influence area is a means of protecting against incompatible land uses encroaching on each other. The land use separations should be applied reciprocally to new industrial uses encroaching upon sensitive land uses and sensitive use encroaching on industrial uses. The approval authority for a development application within an influence area shall request that the proponent provide necessary studies (i.e. noise, dust, air, vibration) to demonstrate whether distance separation between an industrial use and sensitive land use is necessary, establish dimensions of any needed separation area, and provide for implementation of the study results.

- (m) Large scale commercial developments shall be supported by a Market Impact Study when determined by the Local Municipality to be necessary.
- (n) The design of new and re-developed buildings shall meet the requirements of the *Accessibility for Ontarians with Disabilities Act* (AODA).

(5) Crown Lands

The Ministry of Natural Resources and Forestry administers Crown lands within the County. The use of Crown lands will be in accordance with the management policies and plans of the Ministry of Natural Resources and Forestry. The Ministry of Natural Resources and Forestry shall have due regard for land use policies and designations for lands located within the immediate vicinity of Crown lands, when preparing management plans and policies. The Ministry of Natural Resources and Forestry shall consult with the County and relevant local municipality prior to the implementation of plans and programs within the County of Renfrew.

Council will have regard for the uses carried out on Crown lands when considering proposals for new land uses on adjacent lands. Should Crown lands become private lands, the Rural policies of this Plan shall apply.

(6) Cultural Heritage and Archaeological Resources

(1) Archaeological Resources

Council recognizes that there are archaeological remains of prehistoric and historic habitation within the County. Where new development is proposed within an area which has been identified as containing known archaeological resources or having archaeological resource potential, a development proponent shall undertake an archaeological impact assessment of the property in accordance with the archaeological assessment technical guidelines of the Ministry of Tourism, Culture and Sport. Such assessments shall be undertaken by a consultant archaeologist licensed pursuant to the provisions of Section 38 of the *Ontario Heritage Act*. Adequate measures shall be undertaken to mitigate potential impacts upon identified significant archaeological resources. Impact mitigation may include preservation in situ as the preferred method, followed by avoidance and removal if necessary.

County Council or local Councils may also undertake the preparation of an Archaeological Master Plan. The Plan will identify and map known archaeological sites registered with the Provincial Archaeological Sites Database as well as lands within the County or municipality that have the potential for the discovery of archaeological resources. The plan will also outline policies, programs and strategies to protect significant archaeological sites.

- (a) It is the intent of this Plan to encourage Council:
 - i) to enter into a Municipal-Provincial Heritage Data Sharing Agreement with The Ministry of Tourism, Culture and Sport that will provide updated archaeological site mapping and a database to the County; and

- ii) to update any archaeological mapping and database as new archaeological sites are identified from land development and/or from the Provincial archaeological database.
- (b) Archaeological Resources
Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*. Council may maintain the integrity of archaeological resources by adopting zoning by-laws under section 34(1) 3.3 of the *Ontario Planning Act*, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.
- (c) The Agonquins of Ontario shall be notified, through the Algonquins of Ontario Consultation Office, if any artifacts of aboriginal interest or human remains are encountered during development.

(2) Built Heritage and Cultural Landscape Resources

Council recognizes the importance of cultural heritage resources within the municipality. Therefore, Council will encourage the identification, conservation, protection, restoration, maintenance and enhancement of cultural heritage resources. All new development permitted by the land-use policies and designations of this Plan shall strive to conserve cultural heritage resource and incorporate them into development plans. In addition, all new development will be planned in a manner which preserves and enhances the context in which cultural heritage resources are situated.

- (a) Designation
Pursuant to the *Ontario Heritage Act*, and in consultation with the Municipal Heritage Committee, Council may, by by-law:
 - i) designate properties to be of cultural heritage value or interest
 - ii) define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and
 - iii) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.
- (b) Municipal Heritage Committees (MHC)
Pursuant to Section 28 of the *Ontario Heritage Act*, a municipality may establish a Municipal Heritage Committee (MHC) to advise and assist local council on matters related to Parts IV and V of the Act. Council may expand the role of the Municipal Heritage

Committee to advise and assist Council on other matters of cultural heritage conservation.

(c) Municipal Register

In accordance with Section 27 of the *Ontario Heritage Act*, the municipal clerk shall maintain a register of all property designated under Part IV and Part V of the *Ontario Heritage Act*. This register may also contain properties that have heritage conservation easements placed upon them and properties that are not designated, but which are considered by Council to be of cultural heritage value or interest.

(d) Municipal Initiative

Council shall conserve cultural heritage resources by:

- i) conserving heritage buildings, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;
- ii) conserving and mitigating impacts to all significant cultural heritage resources when undertaking public works;
- iii) respecting the heritage designations and other heritage conservation efforts by area municipalities; and
- iv) respecting the heritage resources recognized or designated by federal and provincial agencies;

(e) Demolition Control for Built Heritage Resources

Council shall ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse versus demolition when considering demolition applications of designated heritage properties.

(f) Heritage Impact Assessments

Council will require the preparation of a conservation plan or a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a protected heritage property/ cultural heritage resource.

(g) Accessibility and Heritage Conservation

In attaining its goal for establishing a barrier-free environment, municipalities shall endeavour to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. Council recognizes that standardized designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes. Council encourages this

practice for privately-owned heritage buildings that are open to and used by the public.

- (h) **Waste Reduction/ Adaptive Re-use**
Council shall support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.
- (i) **Energy Efficiency and Heritage Conservation**
Retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.

(3) Algonquins of Ontario Engagement

The County shall engage with the Algonquins of Ontario on matters of archaeological or cultural heritage interest and the opportunity for input on any Municipal Heritage Advisory Committee; as well as the opportunity to review any Archaeological Reports that indicate areas of Algonquin historical interest or potential for encountering aboriginal artifacts prior to its submission to the Ministry of Tourism, Culture and Sport.

(4) Indigenous Engagement

In partnership with Indigenous communities the County may develop a protocol and collaborative process for identifying, evaluating and protecting properties, cultural heritage landscapes, and archaeological resources that are of interest to Indigenous communities.

(5) Land Use

- (a) **Waterfront Development**
In considering applications for waterfront development Council shall ensure that archaeological and cultural heritage resources both on shore and in the water are not adversely affected. For applications adjacent (within 300 metres) to navigable waterbodies the policies of Section 2.2(6)(1) shall apply. Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.
- (b) **Mineral Extraction**
Council shall conserve cultural heritage resources when considering the establishment of new areas for mineral extraction

or when considering the establishment of new operations or the expansion of existing operations. When necessary, Council will require satisfactory measures to mitigate any negative impacts on cultural heritage resources.

(6) Implementation

(a) Ontario Heritage Act

The *Ontario Heritage Act* will be utilized to conserve, protect and enhance the cultural heritage resources in the municipality through the designation by by-law of individual properties, cultural heritage landscapes, heritage conservation districts and archaeological sites.

(b) Community Improvement Plans (CIPs)

Council shall ensure that community improvement plans enacted under Section 28 of the *Planning Act* and other programs encourage the preservation, rehabilitation, renewal and reuse of heritage resources. Where possible, new development in older established areas of historic, architectural, or landscape value shall be encouraged to develop in a manner consistent with the overall character of these areas.

Council shall ensure that infill development in significant areas with heritage value is sensitive to the existing scale, massing, and pattern of those areas; is consistent with existing landscape and streetscape qualities; and does not result in the loss of any significant heritage resources.

(c) Municipal Public Works – EA Process

Council shall make every effort to conserve and protect known cultural heritage resources and areas of archaeological potential when undertaking municipal public works, such as roads and infrastructure projects, carried out under the Municipal Class Environmental Assessment (EA) process. When necessary, Council will require heritage impact assessments and satisfactory measures to mitigate any negative impacts affecting identified significant heritage resources.

(7) Contaminated Lands and Brownfield Sites

The development or redevelopment of potentially contaminated sites shall be assessed and remediated in a manner consistent with the *Environmental Protection Act* and relevant regulations, and the relevant MECP guidelines and procedures.

Sites known or suspected to have soils contaminated with residues of current or previous industrial or commercial land uses must have the environmental condition of the site assessed. When managing development on potentially contaminated sites, a Record of Site Condition (RSC) either prior to the development approval, at the time of release of conditions of approval, or at the time of issuance of building permits, as required or stipulated by the municipality must be received.

When considering applications for development which include sites suspected or known to be contaminated, the municipality will require at its discretion a Phase I Environmental Site Assessment (ESA) be undertaken by the applicant in accordance with Ontario Regulation 153/04 as amended. If recommended by a Phase I ESA or mandated under Regulation 153/04, a Phase II ESA must be undertaken by the applicant in accordance with Ontario Regulation 153/04. This would require sampling and analysis of the site to confirm and delineate the presence or absence of contamination suspected by the Phase I ESA report.

As a condition of approval, the municipality will require that remediation, where required, is undertaken to appropriate standards of the MECP, as specified in Ontario Regulation 153/04 and in the guideline Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act*, or other regulatory requirements of the MECP, as amended from time to time.

Mandatory filing of a Record of Site Condition in the Registry, by a qualified person, as defined in O. Reg. 153/04, as amended, is required for a change in use of a property from industrial or commercial to residential or parkland, as defined in the regulation, and will be acknowledged by the MECP. A site clean-up plan may be required and the site may need to be cleaned-up in accordance with the O. Reg. 153/04, as amended and with MECP guideline "Records of Site Condition – A Guide on Site Assessment, the Clean-up of Brownfield Sites and the Filing of Records of Site Condition" dated October 2004 or associated guidelines.

A Record of Site Condition may, at the municipality's discretion, be a required condition of approval under this Plan. In addition to changes of use prescribed by the *Environmental Protection Act* as uses for which a Record of Site Condition is mandatory (a change of use to a more sensitive land use), the municipality may require a RSC to be filed where the application does not involve a change of use to a more sensitive land use as defined in the *Environmental Protection Act*. This requirement is to ensure, that any remediation, or risk assessment and risk management, necessary to permit the intended use is to the satisfaction of the MECP.

(8) Natural Heritage

The Official Plan incorporates broad general principles protecting and enhancing natural heritage areas and features. These principles include themes of biodiversity and connectivity. Development proposed within and adjacent to sensitive areas are to be assessed to demonstrate that the natural heritage feature is not negatively impacted. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored, or where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Information (where it exists) about these natural heritage features have been identified on Schedule “B” to the Official Plan. This information is updated from time to time by the Province and Schedule “B” may not contain the most current information. Minor updates to Schedule “B” may occur without amendment to this plan. Where the extent of, or location of, natural heritage features is unknown, it is Council’s intention to ensure that these features or areas are identified and incorporated into the Official Plan as part of the five-year review of the Plan.

It is Council’s intention to protect natural heritage features and to ensure no loss of form or function through the review of development applications. Council promotes development and land use patterns that conserve biodiversity and considers the impacts of a changing climate. Private land owners are encouraged to protect and enhance natural heritage features through sound management practices. Council recognizes that hunting, fishing, woodlot management, and trapping have historically been carried out within natural heritage features and that these practices will continue. Nothing in Policy 2.2(8) is intended to limit the ability of agricultural uses to continue.

(a) Habitat of Endangered and Threatened Species

Development and site alteration shall not be permitted in the habitat of endangered species and threatened species except in accordance with provincial and federal requirements.

Proposed development within known Habitat of Endangered and Threatened Species shall be supported by an evaluation in accordance with Section 2.2(23) – Environmental Impact Study.

Information gaps pertaining to species at risk exist on private land, and it is important to understand that the absence of an occurrence does not indicate the absence of a species. Council shall be

satisfied that sufficient analysis has been undertaken to identify species at risk and their habitat within an area prior to undertaking any development and/or site alteration and to ensure that any work and/or activity will not contravene the Endangered Species Act.

(b) Areas of Natural and Scientific Interest (ANSI)

ANSIs are areas of land and water containing natural landscapes or features which have been identified as having values related to protection, appreciation, scientific study or education. These areas have been identified, mapped, and ranked by the Ministry of Natural Resources and Forestry. The boundaries of some ANSIs have been shown on Schedule “B” to the Official Plan. Development and site alteration may be permitted within an ANSI subject to the following policies:

- (i) Applications for development and/or site alteration within an ANSI or, within 50 metres of an Earth Science ANSI, or within 120 metres of a Life Science ANSI, must be accompanied by an Environmental Impact Study prepared in accordance with Section 2.2 (24) of the Official Plan.
- (ii) Changes to the boundaries of an ANSI require the approval of the Ministry of Natural Resources and Forestry.

(c) Significant Wildlife Habitat

Significant Wildlife Habitat (SWH) includes seasonal concentration areas, rare vegetation communities, and specialized habitats for wildlife, movement corridors, and the habitat of species of conservation concern. Significant wildlife habitat will be identified on Schedule “B” – Natural Heritage Features.

Proposed development within or adjacent (within 120 metres) to significant wildlife habitat shall be supported by evaluation in accordance with Section 2.2(23) – Environmental Impact Study, that clearly demonstrates no negative impact on the habitat.

(d) Fish Habitat

All rivers, drains, and watercourses have the potential to be fish habitat. Known fish habitat may be identified on Schedule “B” as either Fish Spawning Area or as Fish Habitat. Development and site alteration within fish habitat is not permitted except in accordance with provincial and federal requirements. Development and site alteration shall not be permitted on adjacent lands (within

120 metres) of a water body containing fish habitat unless it is demonstrated that there will not be negative impacts on the habitat. The level of detail of the assessment should correspond with the complexity and scale of the development proposal.

If fish habitat is unknown, the proposed development and/or site alteration will be screened with the assumption that fish habitat is present. Field studies by a qualified individual in accordance with Section 2.2(23) – Environmental Impact Study would be required to determine the presence and extent of fish habitat and thermal regime.

(e) Significant Woodlands

Woodlands means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Significant Woodlands are identified on Schedule “B” to the Official Plan. These are areas that are: ecologically important (species composition, age of trees), functionally important (location, size), or economically important (quality, species composition, past management history). Proposed development under the *Planning Act* that occurs within or adjacent (within 120 metres) to significant woodlands shall be supported by an evaluation in accordance with Section 2.2(23) – Environmental Impact Study that demonstrates that there will not be a negative impact on the woodlands. The level of detail of the assessment should correspond with the complexity and scale of the development proposal.

(f) Significant Valleylands

Valleylands are the natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. Valleylands are identified on Schedule “B” to the Official Plan. Valleylands identified on Schedule “B” are illustrated as 30 metres from watercourses and may not all be significant. In some cases the Significant Valleylands may extend beyond the 30 metres illustrated on Schedule “B”

Significant Valleylands are areas that are ecologically important in terms of features, functions, and contribute to the quality and biodiversity of the natural heritage system. Significant Valleylands often provide the important linkages connecting other natural

heritage features. In some circumstances, Valleylands may also be associated with some natural hazards such as steep slopes or unstable soils (leda clays).

Development and/or site alteration shall not be permitted within or adjacent (within 120 metres) to a significant valleyland unless an evaluation is undertaken in accordance with Section 2.2(23) – Environmental Impact Study and it is clearly demonstrated that there is no negative impact to the valleyland.

(g) Natural Heritage System

The Natural Heritage System is comprised of natural heritage features, areas and linkages intended to provide connectivity (at the regional or site level) and supports natural processes which are necessary to maintain biodiversity, natural functions, viable populations of indigenous species and ecosystems. The features identified on Schedule “B” – Natural Heritage Features, will function as a Natural Heritage System for the County and will be used to determine when an Environmental Impact Study is required for proposed development or site alteration. The County shall seek to further strengthen the system through the addition of relevant connections between the features and areas that will assist in enhancing, restoring, maintaining and protecting the overall health of the system, its features and areas.

(9) Hazards

(a) General

Development and site alteration shall generally be directed, in accordance with the guidance developed by the Province (as amended from time to time) to areas outside of hazardous lands and away from hazardous sites.

However, development and site alteration is not permitted within:

- a) Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards and erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- b) A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Notwithstanding the above, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems where:

The development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is an institutional use or an essential emergency service or associated with the disposal, manufacture, treatment or storage of hazardous substances.

(b) Hazardous Slopes, Unstable Slopes, and Steep Slopes

Many of the river and stream corridors within the County possess sensitive marine clays and easily erodable soils which may become unstable and prone to failure when heavily saturated, particularly in the area between Arnprior and Pembroke where deposits of the Champlain Sea are present in the subsurface. Local Council, will require that development applications adjacent to these river and stream corridors be accompanied by a geotechnical study prepared by a qualified geotechnical engineer, indicating how development can be accommodated on the site.

Hazardous slopes and unstable slopes will be identified on Schedule “B” to this Plan as information becomes available. Such areas may also be identified in local implementing zoning by-laws. A geotechnical study may also be required where the approval authority has local knowledge or becomes aware of a potential steep or hazardous slope not identified on Schedules to this Plan.

(1) Town of Laurentian Hills

In Lot 15, Range B, in the geographic township of Rolph, investigations have indicated that the slope adjacent to the Ottawa River may have a factor of safety of less than 1.5. This land will be placed in a holding zone under Section 36 of the *Planning Act*. No development shall be permitted including the installation of sewage disposal systems on steep or unstable slopes unless the hazard can be overcome. The holding provision may be lifted when a specific study undertaken by a qualified geotechnical engineer indicates that the site is suitable for the development using acceptable engineering techniques and where applicable, the standards set out in the Building Code can be met. The applicant may be required to enter into an agreement or make other acceptable arrangements with the Municipality to ensure that the recommendations in the study are implemented. This may include the requirements for financial security.

(c) Karst Topography

Karst topography generally forms on limestone and dolostone plains and is marked by sink or karst holes, interspersed with abrupt ridges and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding planes that influence the flow of surface and groundwaters. Due to the nature of its formation, karst terrains are ephemeral and are controlled by past and present climatic and local weather conditions. Due to its geological nature, karst topography presents a potential hazard to human safety which must be mitigated through development controls and approvals.

Areas shown on the Schedules to this Plan as being karst topography are considered to be potential development constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to development that must be addressed prior to development occurring. Development shall generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated. In areas suspected to have Karst topography, the following shall be undertaken for any Planning Act application to assess for the presence of karst topography and to mitigate against any potential hazard:

(i) Phase 1 - Desktop Study & Site Visit

A desktop evaluation and site visit, undertaken by a qualified geoscientist or geotechnical engineer with knowledge and experience in identification of karst topography, shall be undertaken to determine the potential for the presence of karst hazard. The desktop evaluation shall include but not be limited to the search and review of the following information:

- Mapping that shows historic and present day karst, ground and bedrock topography, physiography, hydrology, Quaternary and Paleozoic bedrock geology, glacial tills, drift thickness and partial aquitards.
- Existing engineering, geological (including oil / gas and geotechnical well records), hydrogeologic, hydrologic, geographic, agricultural studies and land use publications;
- Surface water and groundwater well record data to determine the position of the water table and seasonal fluctuations, rainfall records, river discharge data, water chemistry data;
- Comparison of historic and recent air photos and / or satellite imagery to determine changes in the landscape that may have

resulted from karstification and subsurface drainage and / or anthropogenic changes;

- A visit to the property to provide comparison to historic air photo and / or satellite imagery to evaluate changes in the landscape.

If the Phase 1 evaluation determines that karst is not present, no further study of karst is required in support of a Planning Act application. Should the evaluation identify the presence of karst features and / or karst terrain characteristics, a Phase 2 evaluation will be required.

(ii) Phase 2 – Field-Based Karst Investigation

In areas where a Phase 1 evaluation has identified the presence of karst features and / or karst formation characteristics, a field-based karst evaluation shall be required, to be undertaken by a qualified geologist.

A terms-of-reference shall be completed in consultation with the appropriate approval authority and / or any relevant agencies which outlines the investigation type that will be undertaken for the subject lands. The types of field work required will be determined based on the areal extent and complexity of the proposed development relative to the risk or potential for impacts related to karst. The types of field work that may be required include, but are not limited to, the following:

- Passive Geologic/Geomorphologic Methods – primarily for the detection and mapping of sinkholes and caves;
- Soil Probing—to determine the risk of soil subsidence;
- Rock Drilling and Well Records—to determine the karstic nature of the bedrock groundwater;
- Dye-Tracer Studies—to determine the sources, speed and direction of shallow potable water movement within bedrock.

(iii) Phase 3 – Mitigation

In areas where a Phase 2 evaluation confirms the presence of a karst hazard, a geotechnical study and land use compatibility study shall be undertaken by qualified individuals. The studies shall be required to:

- Assess the impacts and risks to surface and groundwater contamination and/or construction restrictions due to unstable bedrock conditions;
- Identify compatible land use activities for which the karst topography does not pose a hazard, including identifying incompatible industrial and waste management uses that may contaminate the groundwater and alter the water table;

- Establish any required development restrictions including limiting extensive blasting, intensive construction that would create excessive weight, and the alteration of drainage that could compromise underlying caves or buried sinkholes;
- Establish, where necessary, a karst feature buffer to restrict development around a specific hazard;

Site plan control and/or zoning by-law restrictions may be utilized to implement the recommended mitigation measures. Council will not support development where adverse impact due to karst cannot be mitigated.

- (iv) The County or local municipality shall utilize the karst investigations, and other studies submitted as part of a complete application to inform a recommendation on a Planning Act application. The County or local municipality may seek a peer review of karst investigations to ensure it is satisfied with the information provided.
- (v) Section 2.2(9)(b) shall not apply to the severed or retained parcels of a consent application where there is an existing dwelling and on which no additional development is proposed. Should additional development be proposed, the policies of this section shall apply.
- (vi) Council may pass a Zoning By-law Amendment with the effect of prohibiting development in potential karst constraint areas as an alternative to the requirements of this section or in the absence of more detailed information.

(d) Wildland Fire

The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ministry of Natural Resources and Forestry, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the Ministry of Natural Resources and Forestry.

Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject

lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Map 1 to this Plan. If development is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

Wildland fire mitigation measures shall not be permitted in provincially significant wetlands and significant coastal wetlands.

Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

In order to implement any mitigation measures that may be required, site plan control may be used.

(e) Flood Plain

A flood plain is defined as the area adjoining a watercourse, usually low lands, which has been or may be subject to flooding. There are numerous areas within the County that are within a flood plain. The 1:100 year flood means that flood, based on analysis of precipitation, snowmelt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. County Council supports the policies contained in Natural Hazards of the Provincial Policy Statement relating to the regulation of development within flood plains and has recognized the seriousness of flooding and has actively tried to minimize the threats to public health and safety through the following policies. The purpose of the following policies is to prevent risk to loss of life and to minimize property damage. The flood plain shall be measured from the existing ground contour elevation prior to the importation of any fill. A 15 metre building setback to a flood plain (or 30 metres to a high water mark, whichever is greater) should be implemented in the local zoning by-law.

(1) Existing FDRP Mapping

There are areas of the County along the Ottawa River that have been mapped in the course of a Flood Damage Reduction Program ('FDRP'). Where FDRP mapping is available and indicates that the two-zone approach is applicable, County Council and Local Councils support the use of the two-zone

approach (i.e. identification of the floodway and flood fringe areas).

The floodway is the inner portion of the flood plain where flood depths and velocities are considered to be such that they pose a threat to life or property. Within the floodway, as delineated by FDRP maps, no development and site alteration will be permitted.

The flood fringe is the outer portion of the flood plain, between the floodway and the limit of the regulatory flood line. Generally development and site alteration may occur within the flood fringe as provided in the underlying land use designation subject to the following policies:

- (i) The flooding hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
- (ii) New flooding hazards are not created and existing hazards are not aggravated;
- (iii) No adverse environmental impacts will result;
- (iv) Vehicles and people have a way of safely entering and exiting the area during times of flooding; and
- (v) The development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

The details of flood plain policies shall be set out in the implementing zoning by-law.

(2) No FDRP Mapping Available

In the absence of FDRP mapping, the one-zone approach will be applied, where development (including development on islands) is prohibited in the flood plain.

The local municipality, in consultation with the County, Ministry of Natural Resources and Forestry and Ontario Power Generation or other hydro-electric producers, will include (where available) specific elevations in the zoning by-law below which development will not be permitted.

As new information regarding the flood plain becomes available, these elevations may change without the need for an amendment to this Plan. The local zoning by-law should, however, be amended accordingly.

If development is proposed in a flood plain with no FDRP mapping, site specific engineering studies completed at the proponent's expense may need to be conducted to determine the exact location of the one-in-one hundred flooding elevations.

(3) Town of Laurentian Hills

The Ministry of Natural Resources and Forestry has identified the elevation of 115.2 m Geodetic Survey Canada (GSC) datum as a conservative estimate for the one in one hundred year flood plain downstream from Lot 45 Range B, Township of Rolph.

For the lands along the narrow section of the Ottawa River between Des Joachim Dam and Point Stewart, a one-zone concept flood plain applies because of currents and fast water. No development is permitted in this flood plain.

For the remainder of the lands along the Ottawa River between Point Stewart and the Town of Deep River (Town boundary), downstream of Point Stewart, a two-zone concept flood plain applies as follows:

- (i) For those lands within the floodway defined by the elevation 114.2 m, no building alterations or structures are permitted with the exception of:
 - 1. buildings or structures intended for flood or erosion control or slope stabilization;
 - 2. The strengthening or bring to a safe condition existing buildings
- (ii) For those lands within the flood fringe, between the elevations 114.2 m and 115.2 m GSC datum, development is permitted provided buildings and structures are flood proofed to the design elevation of 115.2 GSC datum with dry basements. All flood proofing methods shall be consistent with accepted engineering techniques and resource management practices.

(4) Township of McNab/Braeside

FDRP mapping along the Madawaska River in McNab/Braeside is not available and the one-zone approach applies. Based on input from Ontario Power Generation and the Ministry of Natural Resources and Forestry, the following elevations based on flooding potential have been established:

- (i) Along the Madawaska River between the Arnprior dam and the Stewartville dam, lands below the 100.58 m geodetic contour may be susceptible to flooding; and
- (ii) Along the Madawaska River above the Stewartville dam, lands below the 146.3 metre geodetic contour may be susceptible to flooding.

(f) Human-Made Hazards

Development on, abutting or adjacent to land affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed. Known human-made hazard sites are identified on Schedule “B” to this Plan.

(g) Propane Transfer Facilities

Known locations of propane transfer facilities are identified on Schedule “B” (Map 1 – Hazards) to this plan. Propane transfer facilities include retail facilities open to the public, transfer facilities that are accessory to an industrial use that utilizes propane (including welding and construction companies), and bulk propane storage which is considered an industrial use. The following policies should be applied when considering the development of a new propane transfer facility or development adjacent to an existing facility:

- (i) propane facilities will be located in well-ventilated open areas that are adequately protected from potential vehicle collision, and shall be at least 15 metres from any property line abutting a residential land use;
- (ii) propane facilities shall be located in a manner that minimizes any impacts on surrounding land uses, including visual intrusion, noise, odour and traffic related to such facilities through site plan approval and other agreements; and
- (iii) prior to municipal approval for the development of a propane transfer facilities, the applicant of the facility shall demonstrate to the satisfaction of the approval authority, that the facility conforms with Provincial legislation and all regulations.

(h) Septage Spreading

Land application septage is regulated by the Province. Known locations of septage spreading sites are shown on Schedule “B”. Development applications adjacent to licensed spreading areas will be reviewed to ensure land use compatibility. Studies that may be required to ensure land use compatibility include a hydrogeological assessment, environmental impact assessment and odour assessment. Zoning by-laws may implement setback requirements from licensed spreading areas. This section must be read in conjunction with section 2.2(18) when considering a new site for a septage spreading site.

(10) Wayside Pits, Wayside Quarries, Portable Asphalt Plants and Portable Concrete Plants

A wayside pit or wayside quarry or portable asphalt plant or portable concrete plant shall mean a temporary operation established by or on behalf of, a public road authority on short term notice to fulfill an immediate road construction need. Wayside pits and quarries and portable asphalt plants or portable concrete plant are permitted throughout the County without amendment to this Official Plan or an implementing local zoning by-law, with the exception of those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. The appropriate public road authority shall be responsible for rehabilitation of the pit or quarry.

- (a) Prior to the establishment of a wayside pit or quarry, the local municipality will be advised by the appropriate authority (i.e. Ministry of Transportation, County of Renfrew) that the pit or quarry qualifies as a wayside pit or quarry; and
- (b) A rehabilitation plan and the capacity of the wayside pit or quarry must be filed with the local municipality upon opening. Where the wayside pit or quarry is located within the Agriculture designation, rehabilitation shall comply with the Mineral Aggregate policies of this Plan (Section 7.3(3)(c)).

(11) Water Setback and Protection of Shoreline Integrity

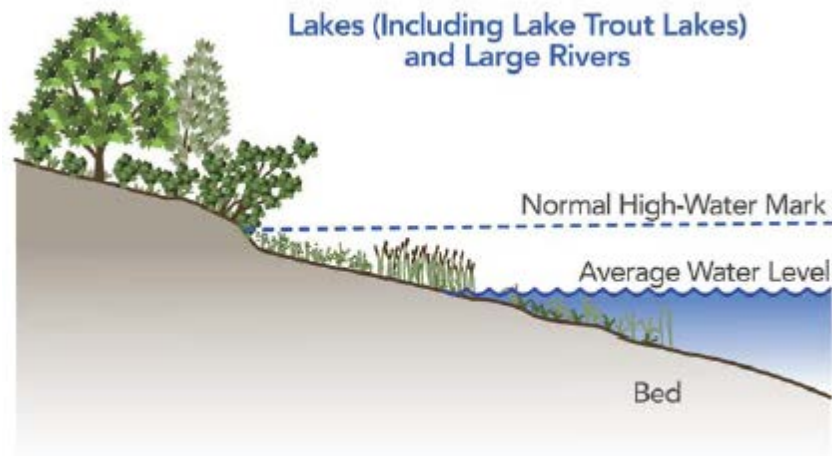
- (a) As undeveloped waterfront property becomes increasingly scarce, as existing properties become more intensively used, and as pressures mount to permit higher density development, there is a

need to ensure the protection of the unique physical, aesthetic, and environmental character of the waterfront areas.

These measures are intended to minimize lake impacts by reducing phosphorus inputs, preventing erosion, and by maintaining a natural appearance of the shoreline. Lakes and water bodies are an important asset to the County and must be protected from development that is incompatible with the goal of preserving the shoreline in its natural state.

Normal water's edge and normal high water mark are two different features as illustrated in the figures below (Source: Natural Heritage Reference Manual – Ministry of Natural Resources and Forestry 2010). Normal water's edge is typically where a water body has standing water and is used by surveyors to determine property boundaries.

The normal high water mark includes the riparian area (i.e., area along the bank of a watercourse) associated with a water feature and is defined as a point where the action of water has been so common and usual that it has created conditions where the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark is different.





In some cases, the normal water's edge and the high water mark will be at the same location. In other instances, common features along a river or lake, such as beaches, wetlands, swamps, and bogs create a high water mark inland from the water's edge. These features may be above the normal water's edge (under private ownership) but are considered to be within the normal high water mark. Buildings and structures are to be setback from this high water mark, as opposed to the water's edge. The local municipality is responsible for determining where the high water mark is located on any individual property. Where there is a dispute in determining the location of the high water mark, the local municipality may consult with experts (i.e., biologists, planners, chief building officials) as it determines appropriate.

- (b) Generally all buildings and structures and associated private waste disposal systems will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a water body. This requirement may be increased, or in very limited situations decreased. In the case of existing lots, where the setback cannot be met (parcel is a small size or has physical constraints), the setback shall be as remote from the high water mark as the lot will permit and, if applicable, from lands owned or legally utilized by Ontario Power Generation or other producers of hydro-electric power.

For existing lots of record, where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, a report, prepared by a professional, may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the lake water, natural features, or neighbouring properties. The

scope of the report should be such that its intent is not to justify an inappropriate encroachment closer to the high watermark than can otherwise be accommodated by an undersized lot. The study should identify existing constraints (lot size, topographical constraints), identify appropriate envelopes for dwelling and septic tile field as far back from the high water mark as is reasonably possible and suggest appropriateness of dwelling size (envelope) for the undersized subject lot.

New lots created through the consent or plan of subdivision process shall be a sufficient size to ensure that the new lot and retained lands can accommodate the proposed use with no decrease to the 30 metre water setback.

A greater setback would apply in those areas where the flood plain is more than 30 metres from the normal high water mark. The flood plains may change over time, and events may exceed the historical 1/100 year flood (i.e., debris jams, changes in weather patterns) and a greater setback than the 1/100 year floodplain is recommended. A greater setback on a site specific basis from the flood plain should be considered in the local Zoning By-law for new development.

(i) Protection of the Natural Shoreline Buffer in the Muskrat, Indian, Westmeath Watershed

Considering the current state of impairment to the water quality of the Muskrat Lake watershed and the extent of impacts from anthropogenic and agricultural activities; the following protective policies will apply to all surface water features including permanently flowing municipal drains of the Muskrat Lake Watershed outside of the municipality of Whitewater Region (see County of Renfrew Official Plan Schedule B – Map 4 Natural Heritage Features) and will work to complement those similar policies in section 16 of this plan.

- (1) Shoreline frontage which is at least 20 metres (66 feet) in depth from the normal high or controlled high water mark should be retained or restored as a natural vegetative buffer, in order to:
 - (a) Protect the riparian and littoral zones and associated habitat.
 - (b) Prevent erosion, siltation and nutrient migration.
 - (c) Maintain shoreline character and appearance.
 - (d) Minimize the visual impact of development.
- (2) Within the natural vegetative buffer, meandering pathways or access points to the shoreline that are constructed of

permeable material, pruning of trees for viewing purposes, or the removal of trees for safety reasons may be permitted.

- (c) Large development proposals (i.e. creation of 5 or more lots, resort/condominium development) must submit a site evaluation report with the planning applications. The report is to address water quality protection, taking into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.
- (d) The property between the shoreline of the water body and the dwelling or private waste disposal system will be retained where possible in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake or water body and maintaining a natural landscape view from the water. The retention of the natural soil mantle and vegetation within 30 metres (or approximately 100 feet) of the shoreline of the water body is encouraged.

As a general guideline, up to 25% of the vegetation along the waterfront property may be disturbed for recreational amenity areas, pathways, and other waterfront uses.

- (e) Local municipalities may consider implementing specific provisions in the zoning by-law to permit “shoreline activity areas”. The purpose of a shoreline activity area is to allow for the placement of specific structures near the shoreline while maintaining the natural viewscape and protecting the environmental integrity of the shoreline. Local municipalities may consider permitting certain structures within the 30 metre water setback in a “shoreline activity area” including:
 - Decks;
 - Stairways;
 - Boat Dock;
 - Boat launching;
 - Flood and Erosion Control Devices;
 - Sauna;
 - Pump house;
 - Gazebo;
 - Storage shed (1 per property which does not exceed 10 m² in area and 3 metres in height);

Structures within a “shoreline activity area” are also required to meet the following provisions:

- No shoreline structure shall be used for commercial purposes or home based occupation;
- No shoreline structure shall be used for habitation or contain a habitable room;
- No structure will be permitted the provision of water or sewage services (grey or blackwater)
- The construction of shoreline structures shall not destroy fish habitat or permanently alter the shoreline below the high water mark;
- The removal of natural vegetation should be limited to what is required to accommodate the shoreline activities;
- Pools, hot tubs, or similar structures/equipment shall not be permitted.

The local municipality should consider the following in implementing provisions in the zoning by-law for shoreline structures:

- Setbacks to the high water mark;
- Setbacks to the flood plain;
- Side yard setbacks;
- Maximum height of structures;
- Maximum lot coverage or maximum total area coverage of shoreline structures;
- Requirement for a site sketch;
- Maintenance of a naturalized shoreline including a naturalized view from the lake and a naturalized view of the lake.

- (f) The local municipality may permit or prohibit boathouses in the zoning by-law. Boathouses shall not be permitted on “at capacity” or “near capacity” lakes identified in this plan. Where the local municipality decides to permit a boathouse, it shall not be greater than one storey and will not be used for habitation or contain a habitable room (i.e., sleeping, sanitary, cooking). Permits from the Ministry of Natural Resources and Forestry (MNRF) and/or the Department of Fisheries and Oceans Canada (DFO) may be required.
- (g) The local municipality may use agreements, site plan control, or other measures to ensure the protection of a natural shoreline.
- (h) Written approval is required from the Ministry of Natural Resources and Forestry prior to straightening, changing, diverting or interfering in any way with the channel of a watercourse. Dredging and/or filling activities involving the littoral zone shall be discouraged in order to avoid the re-suspension of nutrients from the lake sediments and the destruction of fish habitat. Any such dredging or

filling shall require the prior approval of the Ministry of Natural Resources and Forestry and the Federal Department of Fisheries and Oceans.

- (i) Temporary Uses and Structures adjacent to Inland Lakes
Temporary uses such as the seasonal use of recreational vehicles on lots adjacent to inland lakes can negatively impact lake water quality and pose a risk to public health and safety. Local municipalities are encouraged to develop measures to address temporary uses and structures (such as recreational vehicles) on lots adjacent to lakes, with the objective of protecting, improving, or restoring the quality of lake water, and protecting human health.

(12) Servicing Policies

- (a) In accordance with the Provincial Policy Statement, development should be serviced in consideration of the following preferred hierarchy of services:
 - (i) full municipal sewage and water services are the preferred form of servicing for urban areas. In areas serviced by full municipal sewage and water services, development will be permitted only if sufficient uncommitted reserve water and sewage plant capacity will be available to accommodate it;
 - (ii) private communal services are the preferred means of servicing development in areas where full municipal sewage and water services are not or cannot be provided and where site conditions are suitable over the long term with no negative impacts as defined in subsection (f) below;
 - (iii) development may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development; and
 - (iv) partial services shall only be permitted in the following circumstances:
 - a) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; and
 - b) Within settlement areas, to allow for minor infilling and rounding out of existing development on partial services provided that:

1. The development is within the reserve sewage system capacity and reserve water system capacity; and
 2. Site conditions are suitable for the long-term provision of such services with no negative impacts.
- (b) Developers are responsible for the cost of installing all services in new developments and will be required to contribute to the costs of trunk mains and of lighting for access roads. Servicing easements shall be provided, as necessary, and developers should provide for these when preparing plans.
- (c) Private Communal Sewage Services means a sewage work within the meaning of Section 1 of the *Ontario Water Resources Act* that services six or more lots or private residences and is not owned by a municipality.

Private Communal Water Services means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act* that services six or more lots or private residences.

The establishment of communal services may require a Municipal Responsibility Agreement. A Municipal Responsibility Agreement, where required by MECP, is between the local municipality and the service owner. The agreement requires the municipality to take ownership of a system in the event of default.

This policy is an enabling policy to allow the municipality to consider development that may require a Municipal Responsibility Agreement. This policy does not obligate a Municipality to enter into a Municipal Responsibility Agreement with a developer or to approve development that may trigger the need for a Municipal Responsibility Agreement.

The municipality may, at its discretion, require securities, adequate in form and content and to the satisfaction of the municipality before development triggering the need for a Municipal Responsibility Agreement is permitted to proceed.

- (d) In support of a *Planning Act* application that would permit development on privately owned and operated individual or communal septic systems and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report shall be required to be submitted with the application.

- (e) Ministry of Environment and Climate Change approval is required for large sub-surface sewage systems with a design capacity of greater than 10,000 litres per day. MECP's Guideline B7 – Reasonable Use applies in relation to the assessment of off-site impacts to bordering properties.
- (f) In regards to Section 2.2(12)(a) negative impact means degradation to the quality and quantity of water, sensitive water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple, or successive development or site alteration activities. A hydrogeological evaluation may be required to be submitted in support of planning applications based on certain criteria. The hydrogeological evaluation shall include confirmation of a suitable potable source of water for both quality (in accordance with the Ontario Drinking Water Quality Standards) and quantity and the evaluation will include confirmation that the site is suitable for the installation of a septic system. The evaluation shall include a nitrate impact calculation.

Criteria when a hydrogeological evaluation should be undertaken:

- (i) The proposed severed/retained lot size is less than approximately 1 hectare (2.5 acres); or
- (ii) The proposed severed/retained lot is within an area of known poor water quality or quantity; or
- (iii) The proposed severed/retained lot is within an area serviced by well and septic where the density of surrounding lots (within 400 metres) is more than 1 dwelling per hectare; or
- (iv) The proposed use of the lot is industrial or commercial.

The submitted hydrogeological evaluation may be subject to peer review at the discretion of the approval authority and at the cost of the applicant/proponent.

- (g) The MOE Ontario Drinking Water Quality Standards (ODWQS) establishes the provincial standards for the quality of drinking water for both health and aesthetic values. In certain situations water treatment may be required in order for the source water to meet the provincial drinking standards. Only whole home treatment systems (as opposed to single-tap) are permitted. Reverse Osmosis (RO) units will not be accepted as a suitable individual private water treatment system. (This policy is not intended to limit the use of reverse osmosis systems in existing homes that may need additional water treatment.)

- (h) Approval of new lots shall include sufficient off-site reserve sewage system capacity for treatment of hauled sewage (septage).
- (i) Lot creation will only be permitted if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.
- (j) All municipal drinking water systems are required to obtain an approval under the *Safe Drinking Water Act*. Written consent of a municipality is required for non-municipal systems that will serve six or more private residences or for an existing system that is extended to service a major residential development. A municipality may require financial assurance as a condition of consent.

(13) Nutrient Management

Nutrients are materials such as manure, commercial fertilizers, biosolids generated by municipal sewage treatment, septage, and pulp and paper sludge that are applied to land for the purpose of improving the growing of agricultural crops. The safe and effective management of land-applied materials containing nutrients safeguards the environment and protects surface and ground water sources.

Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts. See subsection (19) for additional policies regarding hauled septage disposal sites.

(14) Public and Institutional Uses

- (a) Public uses may include educational, institutional, administrative, cultural and recreational uses which are public in nature and are owned and/or operated by a public authority to fulfill its role in providing for the health, education, welfare and convenience of the residents of the County.

- (b) Public uses shall be permitted within all land use designations except the Agriculture and Environmental Protection designations under the Plan subject to certain conditions:
 - (i) the site design and the design of the buildings and structures must be in keeping with the character of the surrounding area and the use will not detract from the primary function of the area; and
 - (ii) off-street parking shall be adequately provided.
- (c) Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

(15) Noise Attenuation and/or Vibration

Policies for noise and/or vibration in this Plan are designed to ensure that communities are not subject to an unacceptable level of noise and/or vibration from aircraft, roads, railways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations. Prior to permitting development that may be affected by noise and/or vibration from stationary or line sources, the proponent may be required to undertake noise and/or vibration studies to assess the impact on existing or proposed residential or sensitive land uses within minimum distances. A noise impact study is required if new sensitive development is located within 250 metres of Highway 17, or 250 metres from an existing secondary railway line. A noise study may be required for development adjacent to a County Road subject to comments from the County of Renfrew Public Works and Engineering Department. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels as prescribed by the Ministry of Environment, Conservation and Parks in the Environmental Noise Guideline: Stationary and Transportation Sources – Approval and Planning (NPC-300) or any succeeding document.

(16) Home Occupations/Home Industries

Home occupations and home industries may be permitted accessory to residential uses provided they are small scale and compatible with residential uses. Specific provisions relating to home occupations and home industries shall be included in the local zoning by-laws.

(17) Group Homes

A group home is a single housekeeping unit in a residential dwelling in which up to ten (10) persons, excluding staff or the receiving family, live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial Statute. Group homes shall be permitted in all designations that allow residential uses.

(18) Hauled Septage Disposal

- (a) Hauled septage means waste removed from a septic tank. Hauled septage disposal sites may be located in the Rural or Agricultural designations on Schedule 'A' in accordance with the policies below.
- (b) All new hauled septage disposal sites shall require an amendment to the implementing Zoning By-law.
- (c) The local municipality, shall establish minimum distance separation requirements in the implementing zoning by-law for the location of new hauled septage disposal sites from existing or proposed residential, commercial, institutional and recreational uses and associated wells as well as public roads and surface waters. Requirements for the location of new residential uses from existing hauled septage disposal sites shall also be established in the implementing zoning by-law.
- (d) Hauled septage disposal sites shall be located so that pollution of any watercourse or ground water does not occur.
- (e) Hauled septage disposal sites shall be adequately screened, fenced and posted and such screening, fencing and posting shall apply to all open storage areas and disposal site operation.
- (f) The operation, maintenance and closing of a hauled septage disposal site shall be in accordance with the standards and regulations of the Ministry of the Environment and Climate Change.

(19) Mobile Home Parks

Mobile home parks shall be permitted if provided for in the local zoning by-law, in accordance with the following policies:

- (a) Servicing for new mobile home parks shall be determined through a servicing options report which evaluates various methods of servicing with consideration for the policies in Section 2.2(12) of

this Plan. Mobile home park proposals based on communal water and/or sewage disposal systems will require the approval of the Ministry of the Environment and Climate Change. Any other servicing arrangement will require the approval of the Renfrew County and District Health Unit and/or the applicable approval authority for the water and/or sewage disposal systems.

- (b) Mobile home parks shall be managed as a single unit and, accordingly, all servicing and maintenance responsibilities rest with the management of the park. Accessory uses such as a management office, a convenience store and recreational facilities for the use of the residents shall also be permitted. In cases where mobile home parks are developed on the basis of communal water and/or sewage disposal systems, the water/sewage disposal systems are to be owned and operated by the municipality. If this is not feasible, then a responsibility agreement between the developer and the municipality which requires assumptions of the communal services by the municipality in the event of default will be required.
- (c) Land used or proposed for a mobile home park shall be placed in a separate category in the implementing zoning by-law. This category should include suitable controls for such matters as the frontage and area of the park and individual sites, the density of the park, parking requirements, and any other relevant provisions.
- (d) All lands used for mobile home parks are considered a proposed site plan control area, in accordance with Section 41 of the *Planning Act*. Any site plan submitted to the local municipality for consideration should include all proposed works, facilities, and structures and the layout of the mobile home sites and roads. Any buffering and/or landscaping should also be illustrated.

(20) Unopened Road Allowances and Shoreline Road Allowances

Throughout the County there are many unopened road allowances and shoreline road allowances owned by the local Municipalities. Municipalities have no obligations to open or improve road allowances to provide access to private or public property. For various purposes, abutting property owners may approach the local Municipalities regarding the purchase of portions of unopened or shoreline road allowances. A local municipality has the right to develop their own policies and procedures regarding the sale of unopened and shoreline road allowances in accordance with the requirements of the *Municipal Act*.

In considering the sale of an unopened or shoreline road allowance a local municipality should have regard for public recreational use, waterfront recreational use, potential trail connections, public access, emergency access, public travel and portage or other municipal purposes (i.e., drainage). Any portions of a road allowance that contain, abut or provide access to important fish spawning areas, important wildlife habitat or other environmentally sensitive features or hazards should be reserved. Portions of road allowances where significant historical or cultural features have been identified should also be reserved.

A local Municipality retains the right to reserve any portion of an unopened road allowance or shoreline road allowance where it considers it appropriate. Local municipalities also have the option of utilizing their own policies and procedures which do not require inclusion in an Official Plan.

(21) Mineral Exploration

Surveys and preliminary explorations for minerals may be conducted within any designation except the Urban Community, Village Community and Environmental Protection designations. Intensive testing, which would include the erection of buildings and/or structures, will be considered through the application of the temporary use provisions of this Plan, provided only minimal disturbance and few temporary structures are involved.

(22) TransCanada PipeLines Limited

- (a) TransCanada PipeLines Limited (“TransCanada”) operates two high pressure natural gas pipelines within its rights-of-ways which cross through the County and are identified on Schedule B A to this Plan. TransCanada is considered a public utility which is allowed in all land use designations of the County Official Plan.
- (b) As development within 200 metres of TransCanada’s facilities may affect the safety and integrity of the pipelines, the approval authority will require early consultation with TransCanada for any development proposals within 200 metres of its facilities.
- (c) All permanent structures and excavations must be located at least 7 metres from the limits of TransCanada's right-of-way and implemented through local zoning by-laws.

(23) Environmental Impact Study (EIS)

An Environmental Impact Study (EIS) is intended to provide for an assessment of the potential impacts of a proposed development or site

alteration on or adjacent to the natural features and/or ecological functions for which an area has been identified. Identifying these impacts does not necessarily result in rejection of the proposal, provided that the natural heritage features and ecological functions identified will not be negatively impacted by the proposed development. The Natural Heritage Reference Manual provides guidance that may be used to help assess impacts.

The scale and scope of the EIS is dependent on the scale and scope of the proposal, its relationship to adjacent land uses, the type of planning approval required, and will generally be determined by the approval authority. Scoping will be conducted on a case-by-case basis, and will identify the appropriate study requirements to address the proposed development.

Where the policies in this Plan provide for the preparation of an EIS, it is understood that the EIS may be waived dependent on site characteristics of the development proposal, or where the potential impact of development is reduced or is non-existent.

The preparation of an EIS may potentially be waived when it can be demonstrated that:

- a) For purposes of the proposed development or site alteration, previous studies conducted in the area are deemed sufficient to provide the necessary technical information to assess potential impacts of the proposed development; or
- b) A proposed development or site alteration is minor in nature and the assessed impacts to features and functions are easily avoidable. (i.e. are short in duration, small in scale and most impacts can readily be mitigated through site layout, site design, timing of work, etc); or
- c) the approval authority is satisfied the proposed development or site alteration will have no negative impacts on the values and/or ecological functions that have been identified.

The value and/or sensitivity of natural heritage features needs to be well understood and documented in order to determine that there are no potential negative impacts that warrant a more complete review and EIS.

The EIS will assess impacts that are anticipated from a proposed development application on natural heritage features, functions, and adjacent lands, including but not limited to:

- Fish and aquatic habitat
- Significant Wetlands
- Significant Woodlands
- Significant Valleylands

- Significant Wildlife habitat
- Areas of Natural and Scientific Interest (ANSI's)
- Other Environmentally Significant Areas (ESA's)

Sometimes important water features such as sensitive water features, groundwater recharge/discharge areas, well head protection areas and intake zones are also considered through an EIS.

An EIS must be prepared by an individual(s) with appropriate qualifications and experience in the relevant environmental field of study. Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or quantifiable expertise in the relevant field of study. (For example a forester would evaluate a woodland, a biologist would evaluate significant wildlife habitat).

The following are intended to provide guidelines for the preparation of an EIS:

- (a) a description (including a map) of the study area;
- (b) a description (including a map) of the development proposal;
- (c) methodology;
- (d) existing environmental conditions;
- (e) an identification of the features and functions likely to be effected by the development proposal;
- (f) an assessment of the potential impacts of the proposed development on key features and functions;
- (g) an identification of mitigation requirements and monitoring requirements;
- (h) the quantification of residual impacts (those that cannot be mitigated) if any;
- (i) a summary of all recommendations and conditions to implement mitigative measures; and
- (j) a conclusion statement identifying how the proposal will avoid negative impacts and/or if negative impacts cannot be avoided, what mitigation and/or avoidance measures will be put in place to reduce negative impacts on natural heritage features.

The EIS should include an independent professional opinion as to whether or not the net impacts of the development and/or site alteration after mitigation are negative, and whether the development proposal is consistent with the intent of the Provincial Policy Statement and the policies in this Plan.

For the purposes of this section, the meaning of 'development' shall include the creation of a lot, a change in land use, or the construction of buildings or structures requiring approval under the *Planning Act*; but does

not include activities under an environmental process or works subject to the *Drainage Act*.

For the purposes of this section, the meaning of ‘site alteration’ shall include such activities as filling, grading, and/or excavating that would have the effect of changing the landform, topography, and/or natural vegetative characteristics of a site.

Various planning and other approvals including such techniques 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. Nothing in this policy is intended to limit the ability of agricultural uses to continue.

(24) Secondary Dwelling Units

Also known as accessory or basement apartments, secondary suites and in-law flats, a secondary dwelling unit is a self-contained residential unit with kitchen and bathroom facilities. A secondary dwelling unit is permitted within a single detached, semi-detached, or row house dwelling, or within structures accessory to dwellings (such as above garages). Secondary dwelling units are also permitted as separate, detached dwellings. Secondary dwelling units must comply with any applicable laws and standards. This includes the Building Code, the Fire Code and property standards bylaws.

- (1) For properties on full municipal services, the local Zoning By-law may include minimum standards for secondary dwelling units including (but not limited to): dwelling unit area, minimum lot area, parking, and servicing.
- (2) For properties that are serviced by private septic system and well, a secondary dwelling unit shall be permitted on lots greater than 0.8 Ha in area. The secondary dwelling is required to share the same water and septic/sewer services as the primary dwelling unit.

For lots less than 0.8 Ha in area, but greater than 0.4 Ha, a secondary dwelling unit may be considered on a case-by-case basis through the submission of a minor variance application. The proponent of the application will be required to demonstrate that the site is suitable for the proposed secondary unit including matters such as (but not limited to): dwelling unit area, minimum lot area, surrounding land uses, parking, and servicing. An engineering report prepared by a qualified professional shall be submitted with the minor variance application that demonstrates that the additional effluent output can be satisfactorily managed and that there is a potable

source of water (quantity and quality) for the secondary unit. Municipalities may require a site plan prior to approval of a secondary dwelling unit.

- (3) A secondary dwelling unit may not be severed from the lot with the primary dwelling.
- (4) Mobile homes and Recreational Vehicles will not be considered as a secondary dwelling.
- (5) A secondary dwelling shall not be permitted on 'at capacity lakes' or 'lakes near capacity'.
- (6) A secondary dwelling may be permitted on waterfront properties by minor variance provided a study is submitted demonstrating no negative impacts on the water body, the availability of potable drinking water (quantity and quality), and that addresses septic effluent. Municipalities may require a site plan prior to approval of a secondary dwelling unit.

(25) Garden Suites

Garden suites are defined in section 39.1 of the *Planning Act* as one-unit detached residential structures containing bathroom and kitchen facilities that are ancillary to existing residential structures and that are designed to be portable. They provide an affordable housing option that supports changing demographics, allow for aging in place, and provide opportunities for some of the most reasonably priced accommodation. The following criteria will be used as the basis for permitting garden suites by passing a Temporary Use By-law for a period up to 20 years:

- (i) The use is subordinate in scale and function to the main dwelling on the lot;
- (ii) The use can be integrated into its surroundings with negligible visual impact to the streetscape;
- (iii) The use is situated on an appropriately-sized housing lot;
- (iv) The use is compatible in design and scale with the built form of the main dwelling unit;
- (v) The orientation of the use will allow for optimum privacy for both the occupants of a garden suite and the main dwelling on the lot;

- (vi) Any other siting requirements related to matters such as servicing, parking and access requirements, and storm water management can be satisfied; and
- (vii) Council may require a development agreement and/or security to ensure the future removal of the garden suite.

(26) Active Transportation

Active transportation means human powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power- assisted devices moving at a comparable speed.

Active transportation increases physical activity, community engagement and social connections; contributes to economic development; provides accessible infrastructure to all segments of the population; and connects people to parks, open spaces and the natural environment.

The County of Renfrew has prepared an Active Transportation Strategy that provides a long-term vision for active transportation infrastructure and policies, and identifies the integration of an active transportation strategy across a number of Departments within the County.

It is the intent of this Plan to address active transportation in planning decisions by addressing, where appropriate, such matters as accessibility, density, access to amenities, connectivity/linkages between land uses, provision of sidewalks in new residential plans of subdivision, and safety along walking and cycling routes. The goal is to achieve a land use pattern composed of housing, employment, recreation, parks and open spaces that promote the use of active transportation.

The review of planning applications should also address, where appropriate, “complete street” principles.

(27) Infrastructure Planning

Infrastructure, roads, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner while accommodating projected needs.

Development applications that include the construction of new infrastructure should be supported by a study to demonstrate that the proposed development and infrastructure is financially viable over its life

cycle. The report can be utilized as part of a municipality's asset management planning.

(28) Daycare Facilities

Day nurseries, daycare facilities and home daycares (in a private residence) shall be encouraged as an integral component of the workplace and shall be permitted in the Urban Community and Village Community designations. Local implementing zoning by-laws may contain provisions for the establishment of day care facilities. Daycare facilities that are a part of an institutional, commercial, or industrial use shall be subject to site plan control. Home daycares are permitted in the Rural and Agriculture designation.

(29) Parkland Dedication

- (a) Local municipalities may, by by-law, require development or redevelopment applications for commercial or industrial purposes dedicate up to two per cent of such lands to the municipality for park or other public recreational purposes under the authority of Section 42 of the *Planning Act*.
- (b) For residential plans of subdivision, condominium, and consent applications, local municipalities may, by by-law, require, as a condition of approval, 5% of the land proposed for development, be conveyed to the Municipality for park or other public recreational purposes, as also set out in Section 51.1(1) of the *Planning Act*. In other forms of residential development the same dedication may be required.
- (c) Valleylands, lands required for drainage purposes, lands susceptible to flooding or otherwise unsuitable for development will not be accepted as statutory parkland dedication.
- (d) Lands to be dedicated for park purposes shall be conveyed in a condition acceptable to the municipality.
- (e) Where a development or redevelopment proposal includes non-developable land or land includes natural heritage or hazard area, the local municipality may request that such land be dedicated to the municipality in addition to the minimum required dedication.

- (f) Cash-in-Lieu
As an alternative to the conveyance of parkland, the municipality may require the developer to convey cash-in-lieu of such lands. The cash value of such lands will be determined in accordance with Section 42 and Section 51.1(3) of the *Planning Act*.

(30) Stormwater Management

In order to control flooding, ponding, erosion and sedimentation and to protect water quality and aquatic habitat or other natural habitat which depend on water courses and other water bodies for their existence, stormwater management plans shall be required for any new development consisting of more than three lots or for commercial or industrial developments with large amounts of impervious area. Stormwater management will be undertaken in accordance with MOE Guideline “Stormwater Management Planning and Design Manual, 2003”.

The municipality shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The municipality shall promote naturalized stormwater management facilities, constructed with gentle slopes. Where appropriate, the integration of stormwater management facilities with parks and open spaces is encouraged.

Planning for stormwater management shall:

- a) Minimize, or, where possible prevent increases in contaminant loads;
- b) Minimize changes in water balance and erosion
- c) Not increase risks to human health and safety and property damage;
- d) Maximize the extent and function of vegetative and pervious surfaces; and
- e) Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

(31) Watershed Planning

- (a) The County encourages the protection and improvement of water quality based on a watershed planning approach. Schedule ‘B’ – Natural Heritage identifies 4 sub-watershed boundaries located within the County including the:

- Madawaska River Watershed

Three of the five largest lakes in Renfrew County occur within the Madawaska River watershed (Bark Lake, Kamaniskeg

Lake, Centennial/Black Donald Lakes). The entire watershed encompasses an area of approximately 8,500 km² of which approximately 30% is within the boundaries of Renfrew County. The headwaters of the Madawaska River flow out of Algonquin Provincial Park on the southwest side of Renfrew County until it meets the confluence of the Ottawa River in the Town of Arnprior. It is approximately 225 kilometres in length.

- **Bonnechere River Watershed**

The headwaters of the Bonnechere River flow out of Algonquin Provincial Park on the west side of Renfrew County. The entire watershed encompasses an area of approximately 2,400 km² of which 80% is within the boundaries of Renfrew County. The Bonnechere flows through Round and Golden lakes, two of the largest lakes in Renfrew County. Lake Clear, a popular outdoor recreation area on the southern edge of the watershed is connected to the main channel of the Bonnechere River through Hurds Creek. Lake Clear is classified as an 'at capacity lake' and Round Lake is classified as a 'near capacity lake'. There are 7 provincially significant wetlands located within the watershed.

- **Muskrat, Indian, Westmeath Watershed**

This watershed is primarily made up of two river systems – the Indian and Muskrat Rivers. These two rivers join within the boundaries of the City of Pembroke before entering the Ottawa River. The Snake River and Mink Creek join as a tributary of the Muskrat River system, flowing directly into Muskrat Lake. The area of the watershed is approximately 1,840 km² of which 95% is within Renfrew County.

Muskrat Lake is the largest coldwater lake in the watershed and is designated as an 'at capacity lake'. Nutrients, including phosphorous, are causing negative impacts on water quality and dissolved oxygen concentrations. This combined with a low flushing rate and low surface area to volume ratio adds to the declining water quality of Muskrat Lake.

- **Petawawa-Barron Watershed and Upper Renfrew County Watershed**

This watershed is made up of the Barron-Petawawa River sub-watershed, the Chalk River, and several significant creeks flowing directly into the Ottawa River. Most of the upper part

of the watershed is crown forest with many small and medium-sized lakes. The watershed encompasses an area of approximately 3,730 km² of which approximately 42% lies within the boundary of Renfrew County. The Barron and Petawawa Rivers flow out of the east side of Algonquin Provincial Park. The Barron flows into the Petawawa at Black Bay, about 12 km from the Ottawa River.

- (b) This Plan encourages the protection of water resource systems consisting of ground water features, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed.
- (b) This Plan encourages the regeneration of natural areas near watercourses, wetlands, and the protection of headwater areas for maintaining natural hydrological processes within a watershed.
- (c) Lake associations may conduct lake stewardship planning. Any recommendations of a lake plan affecting development applications may require an amendment to this Plan.

(32) Urban Agriculture

Urban Agriculture refers to food production outside of the traditional agricultural designated areas, whether it is for personal consumption, commercial sale, education or therapy. It can take a variety of forms, including gardening (container gardening, balconies, rooftops and community gardening) and raising livestock in backyards (chickens, bees, goats, etc.). Local municipalities may use a variety of methods (or combinations thereof) such as the zoning by-law, site plan control, and/or licensing/permitting under the *Municipal Act* to regulate urban agriculture uses.

(33) Horse Drawn Vehicle Communities

Within the County (primarily in the Township's of Admaston/Bromley, Whitewater Region, and North Alcona Wilberforce) the horse drawn vehicle community has grown in size. This subsection applies to lands designated Agricultural and Rural.

Notwithstanding policies to the contrary, new schools, churches, and cemeteries are permitted within the Agriculture designation where such schools, churches, cemeteries service the immediate community which relies on horse drawn vehicles as their primary means of transportation, subject to the following criteria:

- a) Reasonable justification in support of the selected site must be provided. Such justification must give consideration to alternative sites on non-prime farmland areas and hamlet areas in the vicinity;
- b) Permitted land areas for these uses shall be as follows:
 - i. Not more than 5 Hectares for a freestanding school;
 - ii. Not more than 9 Hectares for a church cemetery; and
 - iii. Not more than 13 Hectares for a combined school, church and cemetery;
- c) The schools, churches, and cemeteries are required to satisfy the minimum distance separation provisions of MDS I. To assist in meeting the provisions of MDS I, a school and/or church may be located on a farm property as a part of a farm building cluster and served by the principal farm access driveway. Due to the passive nature of the use, a freestanding cemetery on a separate lot shall be interpreted as similar to a passive recreational use and will be considered a “Type A” land use for the purpose of MDS I;
- d) In the case of schools, the use of long-term leases shall be encouraged;
- e) Acceptable arrangements must be made for the perpetual care of proposed cemeteries;
- f) New schools, churches and cemeteries must meet the requirements of the local zoning by-law;
- g) New schools, churches, and cemeteries are subject to site plan control.

(34) Marijuana Production Facility

A marijuana production facility means a building or land used for the cultivation, processing, testing, destruction, packaging and/or shipping of marijuana in accordance with Provincial and Federal requirements. Marijuana production facilities may be permitted by a local municipality in the Rural, Agricultural, Urban Community or Village Community designations. The local municipality may permit a marijuana production facility as-of-right or consider them on a case-by-case basis through a zoning by-law amendment process. Separation distances and setbacks from sensitive land uses should be considered. Generally a 150 metre separation distance is recommended from a sensitive land use. Marijuana production facilities are subject to site plan control and in addition to the matters under Section 17.5, the site plan should address security fencing as required by federal legislation and requirements for buffer/landscaping.

(35) Temporary Special Events

Temporary special events may be considered in the Rural, Agriculture, Urban Community, and Village Community designation by the local municipality on a case-by-case basis. A temporary special event may include (but are not limited to):

- Agricultural fair
- Antique show
- Flea market
- Craft/hobby show
- Country festival
- Highland games
- Vehicle/boat show
- Auction
- Wedding
- Concert/music festival
- Off-road race (motorized or non-motorized)
- Overnight camping in conjunction with and accessory to a permitted special event.

The local municipality may implement zoning provisions and/or use a combination of other methods under the *Municipal Act* (i.e., licensing, agreements, or permits) to regulate special events. When considering a request for a temporary special event, the local municipality can consider factors such as:

- Nature of the event
- Host organization
- Insurance
- Securities
- The need for building permits or other municipal permissions
- Sale of Alcohol
- Discharge of fireworks
- Traffic
- Noise
- Public Safety (Fire, Policies, Paramedic)
- Appropriate water and waste water services
- Environmental Impact
- Hours of operation
- Length of time for the temporary special event
- Any other impacts to the surrounding community

(36) Short-Term Rental Accommodation

Short-term rental accommodation means any lodging made available for rent in a private residence for a period less than 28 days. Short-term rental accommodation may include a variety of forms including: bed and breakfasts, cottage rentals, apartment rentals, single room, or a whole home. The intent of this policy is to ensure that short-term rental accommodations are appropriately located, licensed and controlled to mitigate potential conflicts and maintain the character and stability of

existing communities. The local municipality may use zoning provisions, site plan control, and/or licensing/permitting to regulate short-term rental accommodations.

The local municipality should have consideration for the following when deciding the appropriate locations for short-term accommodation:

- i. appropriate access;
- ii. parking;
- iii. servicing;
 - a. the operation must be on full municipal services where services are available; or
 - b. where municipal services are not available, proposals must must also provide adequate on-site private services including potable water, private waste disposal and proper surface drainage without impact on neighbouring uses to the satisfaction of the local municipality, and the Renfrew County District Health Unit;
- iv. landscaping and buffering;
- v. amenity areas;
- vi. signage;
- vii. no other commercial operation, such as a restaurant, is permitted and only light meals are provided to guests;
- viii. number of rooms available for rent;
- ix. any other issues or impacts on neighbouring properties as determined by the local municipality.

(37) Wellhead Protection Areas (WHPA)

The Wellhead Protection Areas (WHPA) shown on Schedule B-Hazards Map apply to the wellhead protection areas identified in the “Wellhead Protection Area Studies, Village of Beachburg and Haley Townsite, Ontario” and the “Wellhead Protection Area Study, Killaloe, Ontario” completed in January 2003 by Intera Engineering Ltd. in accordance with the then-Ministry of the Environment’s Technical Terms of Reference under Ontario’s Operation Clean Water initiative.

The Wellhead Protection Area studies involved two main components: wellhead protection area mapping, and contaminant source assessment. Wellhead protection area mapping is the delineation of surface and subsurface areas contributing water to a well. Contaminant source assessment is the inventory of locations and relative threats to well water quality from existing and historical potential contaminate sources, and the assessment of potential contaminant pathways within identified wellhead protection areas.

The wellhead protection areas are divided into capture zones which are the areas that provide water to a well over a specified period of time.

Ministry of the Environment and Climate Change protocols have established these time periods as 50 days, 2 years, 10 years and 25 years. These time periods corresponded to the time it takes a particle of water to move from these zones to the well. This is referred to as the time-of-travel (TOT).

The four capture zones make up the wellhead protection area within which specific land use controls are necessary to protect the water supply for these communities. The capture area for the shortest time-of-travel has the highest degree of sensitivity or vulnerability to land use activities that might affect water quality, with each subsequent travel time representing a lesser degree of sensitivity.

The local Zoning By-laws for the Townships of Whitewater Region, and Killaloe, Hagarty & Richards shall delineate the capture zones and restrict land uses with these zones in accordance with the above-noted Wellhead Protection Area Studies.

(38) Energy Conservation, Air Quality, and Climate Change

It is acknowledged that policies throughout this Plan encourage energy conservation, a reduction of greenhouse emissions and address the effects of a changing climate, through promoting compact built form, site design and policies directing development away from hazards. The County shall prepare for the impacts of climate change by evaluating and preparing for the impacts to water resources at the watershed level, the effective management of stormwater and in decisions regarding infrastructure and public service facilities.

3.0 URBAN COMMUNITY

3.1 Introduction

There are four towns in the County of Renfrew designated as Urban Community, being the Towns of Arnprior, Renfrew, Petawawa, and Deep River.

Generally, the Towns represent the service center for their respective residents and the surrounding rural area. Development in the Towns usually occurs on full municipal services and is quite intensive and wide ranging. The Urban Communities represent those locations where the majority of growth and development will occur within the County of Renfrew. Accordingly, the policies of this plan intend that growth be directed primarily to these areas, as well as the other village communities identified in Section 4.0. As such, each Urban Community Area may benefit from a detailed local Official Plan intended to guide the future social, economic and physical development of the community. The policies of the local Official Plan will also apply in addition to the applicable policies of this plan. The policies of the Urban Communities Official Plans shall address both local and Provincial interests as outlined in the Provincial Policy Statement (PPS) and associated guidance documents.

3.2 Objectives

- (1) To ensure that adequate lands, municipal services and community facilities are available to serve the existing and future needs of the community.
- (2) To provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community.
- (3) To provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community.
- (4) To ensure that development proceeds in an environmentally responsible manner.
- (5) To encourage steady, economic growth in a carefully controlled manner to provide employment.
- (6) To encourage economically viable and physically attractive central business districts.
- (7) To ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of the community.

- (8) To identify, coordinate, and provide direction on matters that cross municipal boundaries.

3.3 Policies

- (1) The Urban Community designation on the Land Use Schedule(s) shall mean that the permitted uses shall include a broad variety of residential, home occupations, commercial, industrial and institutional land uses. The Local Plans shall also recognize open space and hazard land areas and transportation facilities.
- (2) Each Urban Community should prepare a local Official Plan to guide the social, economic and physical development of the community. Such Official Plans for those areas should contain as a minimum, a land use policy for the following uses:
- Residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification. Residential intensification and redevelopment should be encouraged in appropriate areas with a target of 10%. Intensification includes, but is not limited to, the creation of infill lots, and the use of secondary dwellings to help achieve the 10% target. Second units shall be authorized in single detached, semi-detached and row houses and in ancillary structures, in accordance with Section 16(3) of the Planning Act. The land and unit supply maintained by the Town shall be based on and reflect the population projections and allocations contained in Appendix A of this Plan.
 - Commercial, including downtown commercial, highway commercial, marine commercial (where appropriate), shopping center commercial (where appropriate), neighbourhood commercial, home occupations and home businesses, and other commercial uses, as necessary.
 - Industrial, including a broad range of industrial uses, and policies dealing with the redevelopment of industrial sites. The identification of employment areas is encouraged in the local Official Plans. The identification of employment areas helps to ensure these areas are protected for current and future employment uses and the necessary infrastructure is provided. Efforts shall be made to identify and protect employment areas in proximity to major goods movement facilities and corridors.
 - Institutional, including health, cultural and educational facilities, public recreation facilities, Government offices, public utilities and

related uses and activities. The colocation of public service facilities and services in community hubs shall be encouraged to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

- Natural Environment including environmentally sensitive areas and conservation. This shall include the identification and protection of all natural heritage features and areas including but not limited to significant wetlands, significant wildlife habitat, significant coastal wetlands, significant areas of natural and scientific interest and fish habitat. Corresponding policies shall also be developed for all natural heritage features and areas to ensure their protection for the long-term.
- Recreation and Open Space, including active and passive recreation activities.
- Other specific land use designations necessary to reflect the unique needs and character of each Urban Community.

(3) The local Official Plans for Urban Communities should contain, at a minimum, general development and land use policies dealing with the following issues:

- The Natural and Built Environment;
- Community Improvement;
- Transportation Infrastructure including policies which address the Ministry of Transportation's (MTO) interests regarding development in proximity to a Provincial highway;
- Economic Development;
- Active Transportation;
- Brownfield development and remediation; and
- Built Form;
- Water resources, including policies that protect, improve or restore the quality and quantity of water in the Town.
- Growth management, including policies that focus growth to settlement areas.
- Housing and affordable housing, including requiring a range of housing types and densities to meet projected market-based needs and establishing a target for housing that is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans.
- Energy conservation, air quality and the impacts of a changing climate, including policies that evaluate and prepare for the impacts to water resources at the watershed level, the effective

management of stormwater, the provision of infrastructure and public service facilities and natural hazards.

- Cultural heritage resource conservation, including policies to conserve significant built heritage, significant cultural heritage landscapes and significant archaeological resources.
- Mineral aggregate resources and minerals and petroleum resources including the identification and protection of mineral aggregate operations, mineral mining operations and known deposits of mineral aggregate resources and minerals and petroleum resources. Corresponding policies shall also be developed to ensure the long-term protection of those resources.
- Municipal services and infrastructure and site servicing, including policies that outline the hierarchy of services established in the Provincial Policy Statement (PPS) and clearly outline the conditions and requirements, where each servicing option may be permitted.
- Hazard lands, including the identification of known hazardous lands and sites. Associated policies shall be developed to ensure development is appropriately directed away from hazards. This shall include policies concerning flooding hazards, karst topography, unstable soils and other potential hazardous areas.
- Human-made hazard sites, including the identification of known mine hazard sites. Associated policies shall be developed to ensure development is appropriately directed away from these sites.

The local Official Plans for the Urban Communities should contain, as a minimum, implementation policies dealing with the following issues:

- Amendments to the local Official Plan;
- Comprehensive Zoning By-law and amendments;
- Minor variances;
- Legal non-conforming and non-complying uses;
- Plans of Subdivision/condominium;
- Site Plan Control;
- Consents;
- Property maintenance and occupancy;
- Public consultation;
- Servicing and phasing;
- Other by-laws pursuant to the *Planning Act*; and
- Pre-consultation and Complete Application Requirements.

- (4) The local Official Plan should, at the time of any update, be updated to conform with mapping contained on Schedule 'B' to this Plan. The intent of the mapping is to co-ordinate the protection of natural heritage features, hazards and resources that cross municipal boundaries.

- (5) For boundary adjustments to an existing settlement area within an Urban Community, amendments to the local Official Plan will be required. An amendment to the County OP may also be required. The County may allow the expansion of a settlement area boundary only at the time of a comprehensive review in accordance with the Provincial Policy Statement definition of a comprehensive review.

In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the proposal. An expansion to a settlement area shall not be permitted unless it is clearly demonstrated through a comprehensive review that:

1. Sufficient opportunities to accommodate growth and satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.
2. The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment.
3. In prime agricultural areas alternative locations have been evaluated and:
 - a. there are no reasonable alternatives which avoid prime agricultural areas; and
 - b. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.
4. Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
5. The new or expanding Urban Community is in compliance with the minimum distance separation formulae.

In determining the most appropriate direction for expansions to the boundaries of the Urban Community or the identification of a new settlement area, the County shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection and protection of public health and safety.

- (6) Settlement area boundaries shall be clearly delineated in the lower-tier Official Plan

4.0 VILLAGE COMMUNITY

4.1 Introduction

Traditionally, villages in the County of Renfrew have played an important role as local service centers in agricultural and rural areas. They often accommodate a community hall, post office and a range of commercial retail facilities along with residential uses. It is the intent of County Council to encourage and strengthen this traditional role.

The policies contained in this section are intended to maintain the role of the villages as focal points for the agricultural and rural communities and to encourage development of the village communities as an alternative location for residential, commercial, light industrial and institutional uses. In addition to the Urban Communities, the Village Communities shall also be a focus of growth throughout the County, providing a focal point to the surrounding rural and agricultural communities where growth is limited.

The Village Communities are shown on Schedule A of this Plan.

4.2 Objectives

- (1) To maintain the function of the villages as settlement areas providing limited services and facilities, and offering an alternative living area.
- (2) To reserve lands for residential, commercial and institutional development in order to support the needs of residents and promote an orderly form of economic growth.
- (3) To provide for a variety of types and costs of living with consideration for the traditional life style of local residents.
- (4) To ensure that new development is appropriate in terms of compatibility and the site's servicing capabilities.

4.3 Policies

- (1) The Village Community designation on the Land Use Schedule(s) shall mean that the predominant use of land shall be for a full range of residential purposes and housing types. Other permitted uses may include institutional, commercial, light industrial, and recreational uses.
- (2) Efforts shall be made to preserve the historic character of the Village Communities.

- (3) Generally, new residential development shall occur in the form of single-detached lots created by the severance process as infilling or minor rounding out within the village area. Infilling is defined as the creation of a lot between two existing dwellings which are separated by not more than 40 metres (133 feet) or between an existing dwelling and a street which are separated by not more than 40 metres (133 feet).
- (4) Large scale residential development shall occur by plan of subdivision in accordance with the following policies:

Areas within the Village Community designation may be developed if:

- (i) they represent the logical extension of existing built-up areas;
 - (ii) where full municipal sewer and water services are not available, the long-term suitability of the site for communal services or individual on-site systems is demonstrated;
 - (iii) they have a compact form and density and uses appropriate to the sewage and water systems proposed; and
 - (iv) the servicing policies of Section 2.2(12) have been met.
- (5) In an implementing zoning by-law, local municipalities may identify servicing requirements for areas within the Village Community designation. Local requirements shall be in accordance with the policies of Section 2.2(12).
- (6) When reviewing proposals for residential development, either by the consent process or the plan of subdivision process, Local Councils shall consider the adequacy of the existing parks, playgrounds and recreation facilities and may, when deemed appropriate, require the developer to provide for the dedication of land, or cash in lieu of land, for park purposes.
- (7) Consents for conveyance may be granted:
 - (a) for residential purposes as infilling in areas which are already substantially developed; and
 - (b) in compliance with this Section, with the Land Division policies of this Plan and with any other relevant policies of this Plan.
- (8) In situations where a re-zoning is required, the re-zoning shall be approved prior to the finalization of the consent.

- (9) Mobile homes on separate lots should not be permitted within the Village Community designation, but may be permitted if in conformity with a local zoning by-law. Specific regulations regarding mobile homes and mobile home parks shall be included in the implementing local zoning by-law.
- (10) Existing institutional, commercial, and industrial uses may be recognized in an implementing zoning by-law. New institutional, commercial, and industrial uses may be permitted, subject to a local zoning by-law (if required), and the consideration of the relevant policies of the General Policies Section of this Plan if a zoning amendment is required. Servicing for new institutional, commercial and industrial uses shall be determined through a servicing options report which evaluates various methods of servicing consistent with the policies in Section 2.2 (12) of this Plan. In cases where private servicing is the preferred option, only low water uses shall be considered. Local Councils may also consider the use of Holding zones in compliance with Section 17.6 of this Plan.
- (11) The expansion of existing agricultural operations may be permitted in accordance with the provisions of the Minimum Distance Separation II Formula. The creation of new intensive livestock operations will be discouraged within the Village Community designation.
- (12) Development proposals along the Ottawa, Bonnechere, Madawaska and Petawawa Rivers shall be subject to the floodplain policies of this plan. Other lands not on these rivers may also be subject to flooding, and therefore subject to the Environmental Protection designation Section 8.0.
- (13) Development proposals within a Village Community designation should encourage a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.
- (14) The County may allow the expansion of a settlement area boundary only at the time of a comprehensive review in accordance with the Provincial Policy Statement definition of a comprehensive review. In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the proposal. An expansion to a settlement area shall not be permitted unless it is clearly demonstrated through a comprehensive review that:
 - 1. Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.

2. The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment.
3. In prime agricultural areas alternative locations have been evaluated and:
 - a. there are no reasonable alternatives which avoid prime agricultural areas; and
 - b. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.
4. Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
5. The new or expanding Village Community is in compliance with the minimum distance separation formulae.

In determining the most appropriate direction for expansions to the boundaries of the Village Community or the identification of a new settlement area, the County shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection and protection of public health and safety.

- (15) Residential intensification and redevelopment should be encouraged in appropriate areas with a target of approximately 10%. Intensification includes, but is not limited to the creation of infill lots, and the use of secondary dwellings to help achieve the 10% target.

4.4 Special Policy Exceptions

- (1) Village Community – Exception One (Parts 1, 2 and 3, RP 49R-12985 former Village of Barry's Bay)

Notwithstanding any other policies of this Plan to the contrary, for those lands located within the former Village of Barry's Bay designated Village Community-Exception One on the Land Use Schedules and described as Parts 1, 2 and 3 on Reference Plan 41R-12985, the following policies shall apply:

- (a) This property consists of unconsolidated fill material and has a high water table. Therefore geotechnical advice on foundation construction is important.

- (b) Prior to the approval of a building application and issuance of a building permit, residential foundations shall be designed and certified by a qualified geotechnical engineer and all construction shall proceed in accordance with the approved design.

(2) Village Community – Exception Two (Part of Lot 180, Range “B” North, geographic Township of Sherwood)

Notwithstanding any other policies of this Plan to the contrary for those lands designated Village Community-Exception Two on the Land Use Schedules and located within part of Lot 180, Range “B” North, geographic township of Sherwood (assessment roll number 4726026 01057950), residential development serviced by a private well and septic system shall be permitted in accordance with the servicing policies of Section 2.2(12) of this Plan.

(3) Village Community – Exception Three (former Village of Beachburg)

Within the former Village of Beachburg (now within the Township of Whitewater Region) which is serviced by a municipal water system, new lots created through consent or plan of subdivision are permitted on one service (i.e., municipal water and private sewage disposal system) and in accordance with the Land Division Policies of Section 14 of this Plan and the servicing policies of Section 2.2(12).

(4) Village Community – Exception Four (Village of Chalk River)

Lands designated Village Community Exception Four is the location of the Chalk River business park. This area is the primary location for development even though it is not currently serviced with piped water and sewer.

The business park is intended to provide an opportunity to encourage a mix of industrial and commercial uses. Given the potential for a broad scope of uses, care will be taken to avoid land use conflicts and by ensuring high quality design in the layout and development of individual sites. A plan for the business park shall be laid out in blocks to facilitate subsequent subdivision into lots suited to the size of the proposed use.

Services shall be evaluated to determine if they are adequate to meet the requirements for industrial development (e.g. water, sewer, waste management, fire protection, and roads). Only ‘dry-industries’ shall be permitted pending the extension of services to the business park. ‘Dry-industries’ are those which do not consume or require large quantities of water for processing or manufacturing operations.

(5) Village Community – Exception Five (Village of Chalk River)

Lands designated Village Community Exception Five are considered to be an Urban Reserve area. These lands are intended to represent the logical and desirable direction for future community growth within the village. This area will also serve to regulate fringe development by preventing premature expansion and protecting the potential for orderly and cost-efficient future growth.

The Exception Five designation indicates areas where subsequent residential, commercial, industrial, public service uses or recreational development will be permitted. Permitted uses, pending an amendment to this Plan, shall be restricted to non-intensive agriculture, forestry, non-intensive recreational uses and existing uses.

- (a) Before any development is permitted in the Exception Five designation, an amendment to the Plan to the Village Community designation and an amendment to the zoning by-law shall be required; and
- (b) Council may permit amendments to these planning documents provided that:
 - (i) Sufficient demand exists for the contemplated development and suitable land already designated under the Plan is not available for such development;
 - (ii) The proposed land use(s) is/are contiguous to the existing built form of the village community;
 - (iii) The required public service uses, facilities and infrastructure can be feasibility extended or provided without prejudicing the financial stability of the Municipality or other service deliverers (i.e. avoid the need for unnecessary and/or uneconomical expansion of infrastructure); and
 - (iv) A comprehensive review has been undertaken in accordance with Section 4.3(14) of this Plan.

(6) Village Community – Exception Six (McNab/Braeside Village of Mansfield Sandy Beach)

Lands designated as Village Community – Exception Six on the land use schedule to this Plan, described as Part Lot 1, Plan 222, and located in Part of lot 6, Con 14(C) within the geographic Township of McNab, a limited services residential use on a lot with private road access shall be permitted.

5.0 RURAL

5.1 Introduction

The Rural designation comprises lands which are not considered resource lands (i.e. not constituting agricultural land, mineral aggregate resource lands, wetlands, etc.). Traditionally, these lands have been utilized as an alternative location for those persons preferring a rural residential lifestyle.

These non-resource lands have also provided a location for commercial and industrial uses requiring a location in the rural area (e.g. sawmills and certain manufacturing uses) because of land use requirements and/or proximity to natural resources.

The Rural designation also includes areas containing viable agricultural operations that need to be protected, through the application of the MDS I and II formulas.

Low density residential development as well as rural-related commercial, industrial, recreational and institutional development is desirable, provided it is appropriately located. The Rural designation is intended to guide rural type development while at the same time protecting the rural character, heritage and natural resources of the County. In addition, the designation is intended to manage growth in an environmentally and fiscally responsible manner.

5.2 Objectives

- (1) To preserve the open space, rural character, topography and landscape of the Rural area.
- (2) To promote rural living in a manner sensitive to the ecological balance, sensitive to the farming and forestry communities and sensitive to the protection of groundwater and surface water quantity and quality.
- (3) To maintain economic and social stability in the County by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses, and land capability when reviewing development proposals.
- (4) To promote the tourism economy of the County by ensuring suitable lands are available to satisfy demands for tourism and tourism-related development.

5.3 Policies

- (1) The Rural designation on the Land Use Schedule(s) shall mean that the permitted uses shall include agricultural, forestry, limited low density residential, commercial, industrial, recreational, institutional, resource-based recreational uses (including recreational dwellings), and conservation uses subject to the location and development criteria specified in Section 2.0 of the Plan and the following sections.
- (2) Residential development permitted in the Rural designation shall be in accordance with the following policies:
 - (a) where a plan of subdivision is not considered necessary in accordance with section 14.2 (1) of this Plan, a consent for a new lot which satisfies the Land Division Policies of this Plan may be considered;
 - (b) residential development should not be located on lands which would involve major public expense in opening up and/or maintaining access routes, providing drainage or providing other public services and facilities, unless such major public services, access, or facilities are provided at the developer's expense;
 - (c) lots should be relatively large being not less than 4000 square metres (approximately 1.0 acre) and adequate for the installation of private services; and
 - (d) mobile homes may be regulated in local implementing zoning by-laws.
 - (e) the policies of Section 2.2(12) and 14.3(11) shall apply with regards to development on private services.
- (3) In determining the size, location and suitability of any proposed residential plan of subdivision or vacant lot plan of condominium, the following conditions are to be met:
 - (a) The number of lots in the subdivision or condominium should be consistent with historical trends and projected population growth in the municipality, and be appropriate to the level of infrastructure.
 - (b) Subdivisions and/or condominiums associated with resource based recreational uses (ski hill, golf course, race track, water frontage) are permitted but are not subject to subsection 5.3(3)(a) above.

- (c) the design of the subdivision should provide for a range of lot sizes directly related to the site's topography, vegetation and soil and drainage characteristics;
 - (d) the maximum average density of lot sizes should be determined by a hydrogeological and nitrate impact assessment study and a terrain analysis;
 - (e) the development must have direct access to a public road that is maintained year-round and is improved to acceptable municipal standards. Lots created through a vacant lot plan of condominium may be accessed by a common elements private road;
 - (f) in order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover or scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;
 - (g) generally a plan of subdivision or condominium in a rural area should not be closer than 1 kilometre to a settlement area serviced with municipal infrastructure (water and/or sewer);
 - (h) the retention of mature tree cover is encouraged; and
 - (i) the servicing policies of this Plan under Section 2.2 (12) apply.
- (4) New residential waterfront development generally within 300 metres (or approximately 1000 feet) of any waterbody should be subject to the following additional policies:
- (a) In these residential developments, wherever possible, a portion of the waterfront shall be reserved for public recreational open space or water access to be used by nearby dwelling owners particularly when development is proceeding by way of a registered plan of subdivision.
 - (b) Where existing residential development contains no public access to water, development should not be permitted in a second tier, unless nearby public access is deemed adequate.
 - (c) A developer should generally provide 6 metres (or approximately 20 feet) of water frontage for each new back lot being created without water frontage. All such areas must be of a type which will accommodate intensive outdoor recreation use. Local Council may

require a larger access to water if the characteristics of the site warrant it.

- (d) The standard waterfront residential lot should be not less than 4000 square metres (or approximately 1 acre) in area and have 45 metres (or approximately 150 feet) of water frontage and 45 metres (or approximately 150 feet) of road frontage.
 - (e) Development shall not negatively impact upon significant natural heritage features as identified in Section 2.2(8) of this plan, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures. The policies of Section 2.2 (11) of this Plan pertaining to water setback and riparian setbacks and buffers shall be applied. Municipalities may use implementation tools such as site plan control, site specific zoning, development agreements, restrictive covenants or any combination thereof.
 - (f) In reviewing development proposals on waterbodies with substantial existing development, Council may require the proponent to undertake a study to determine the development capacity of the lake having regard to both environmental and recreational factors.
 - (g) Development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, e.g., the *Canada Fisheries Act*, the Federal Fish Habitat Policy, the *Endangered Species Act*, *Public Lands Act*, etc.
 - (h) For development to occur on existing water access only lots, adequate mainland parking and boat launching facilities must be available or provided as a condition of development to the satisfaction of the approval authority.
 - (i) For development for islands in the Ottawa River, the developer must demonstrate that the flood plain policies of this plan can be adhered to. An elevations survey as well as hydrologic and hydraulic engineering studies prepared by a qualified engineer shall be required to be submitted with all development applications.
- (5) Recreational or open space uses (such as golf courses, ski trails, whitewater rafting) or tourism-related development such as theme parks are permitted and may be expanded, provided the following criteria are met:

- (a) the impact on other recreational uses along a water body are considered;
- (b) the reasonably anticipated effects of development on rural and recreational characteristics and on natural features and functions are assessed in accordance with the terms of subsection 2.2(8) and 2.2(23) of this Plan, where appropriate, and are acceptable;
- (c) the aesthetic appearance of the proposed development is assessed and acceptable;
- (d) the long-term suitability of the site for communal services or individual on-site systems to accommodate proposed uses is demonstrated through appropriate site servicing studies;
- (e) the long-term public costs of infrastructure, public services and public service facilities are assessed and are acceptable;
- (f) the land is rezoned to a separate classification in the local zoning by-law;
- (g) the rezoning application should be accompanied by a site plan depicting all buildings, structures, works and facilities, landscaping and buffering proposed for the subject lands, as well as all natural features, including all watercourses, slopes, etc.;
- (h) the relevant policies of the General Policies for Development Section of this Plan are adhered to;
- (i) development shall not negatively impact upon significant natural heritage features, such as significant wildlife habitat, and fish and fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures;
- (j) development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, e.g., the *Canada Fisheries Act*, the Federal Fish Habitat Policy, the *Endangered Species Act*, *Public Lands Act*, etc;
- (k) the approval of a significant freehold residential development that is proposed in association with or as a part of a recreation and/or open space use and that requires full or communal services will require an amendment to this Plan; and

- (l) residential uses associated with a recreational use are permitted provided that the development is consistent with the policies under subsection 5.3(3).
- (6) Institutional, commercial (including highway-commercial) and industrial uses shall be permitted in the Rural designation. The following policies shall apply when considering the suitability of a site for commercial or industrial uses:
 - (a) new institutional, commercial and industrial uses or major expansions of existing ones shall occur by zoning by-law amendment, if required by the local zoning by-law and the requirements of subsection 2.2(4) shall be considered;
 - (b) institutional, commercial and industrial uses in the Rural designation are designated as Site Plan Control areas; and
 - (c) rural institutional, commercial or industrial uses shall be governed by the relevant General Development Policies of this Plan.
- (7) Development proposals on or adjacent to natural heritage features must demonstrate in accordance with the terms of subsection 2.2(8) and 2.2(23) of this Plan that there will be no negative impacts on these features or on the ecological functions for which the area is known.
- (8) Development proposals along the Ottawa, Bonnechere, Madawaska and Petawawa Rivers are subject to the flood plain policies of this plan. Other lands not on these rivers may also be subject to flooding, and therefore subject to the Environmental Protection designation Section 8.0.
- (9) The Rural designation includes small communities consisting of single-detached residences and small-scale commercial and institutional uses. Examples of such areas include Burnstown, Combermere and Douglas. It is intended that these areas, which are labeled on the schedules to this plan, will provide for limited low density residential, light industrial, commercial and institutional development.

While these rural communities have been labeled on the Land Use Schedules, the permitted uses and standards may be more detailed within the local implementing zoning by-laws.

Development in rural communities shall be in accordance with the following policies:

- (a) New residential development shall occur in the form of single-detached lots created by the severance process as infilling or minor

extensions. Severances shall conform to the policies of this Section, the relevant policies of Section 2, and the Land Division policies.

- (b) Existing commercial, industrial and institutional uses such as schools, churches and cemeteries as well as recreation and open space uses are permitted. Expansions to such established uses are subject to the requirements of the local zoning by-law.
- (c) New small scale commercial, industrial and institutional uses may be permitted through a site specific zoning by-law amendment, if required by the local zoning by-law, and the policies of Section 2.2(4) shall be considered.
- (d) Development proposals within a rural community should encourage a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.
- (e) **Pine Grove – McNab/Braeside**
Development in the area of Pine Grove will be principally residential in nature. Adjacent to the Pine Grove community is an area zoned for a Business Park. Adequate physical and visual buffering between the sensitive residential land uses and the commercial/industrial land uses of the Business Park area should be an integral part of the site plan agreements, subdivision agreements, condition of consent and/or removal of part lot control.
- (f) **Burnstown – McNab/Braeside**
Burnstown is a unique built heritage community. Council considers it important to recognize, preserve and protect the cultural value and commercial importance of this community to the Township of McNab/Braeside and the County of Renfrew. Expansion of the existing heritage commercial area in the community is encouraged and desired. New commercial development and renovations to the exterior of existing commercial buildings should be sympathetic and supportive of the goal to preserve the 19th Century appearance of Burnstown.
 - (1) All new commercial construction and exterior renovation to existing commercial buildings, shall be sympathetic and complementary to the heritage appearance theme.
 - (2) Implementation of the heritage standards shall be through conditions attached to building permits, site plan agreements and notice on title.

- (10) Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be protected and promoted in accordance with provincial standards.
- (11) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts.

5.4 Special Policy Exceptions

(A) The Township of Greater Madawaska (Recreation Community Development)

- (1) The Township of Greater Madawaska intends to promote and accommodate recreation community development (recreational and residential) areas within the municipality while at the same time having regard for the natural environment and the financial and servicing needs of the municipality. The policies outlined in this section will apply in addition to the other applicable policies of this Plan, including the General Development policies and the Rural policies.

In considering an amendment to the implementing zoning by-law to permit a new recreation community or the expansion of an existing recreation community, in addition to the criteria outlined in subsection 5.3 (5) the local Council shall consider:

- (a) the impact on the environment;
- (b) direct and indirect impacts on the services provided by the municipality;
- (c) the aesthetic appearance of the proposed development;
- (d) the impact on the unique natural environment of the applicable waterways;
- (e) the impact on recreational uses along waterways;
- (f) the impact on surrounding land uses;
- (g) compliance with the requirements of the Ministry of Natural Resources and Forestry, Ministry of Northern Development and Mines, and Ministry of Environment and Climate Change and/or its agents;

- (h) a Master Plan submitted by the developer which shall include:
 - (i) the proposed locations of all land uses, buildings and structures;
 - (ii) vehicular and pedestrian access and parking;
 - (iii) proposed servicing;
 - (iv) flood proofing along waterways;
 - (v) proposed phasing and implementation of the development;
 - (vi) the general location of all natural and artificial features on the site; and
 - (vii) an indication of surrounding land use.

In addition, local Council may require the proponent to provide such information as is necessary to determine compliance with this Plan, including a feasibility study, environmental impact assessment, geotechnical study, hydrogeology study and/or landscape analysis.

- (2) Development of any recreation community shall not be permitted on any lands having inherent environmental hazards including flood and erosion susceptibility and slope instability unless such hazardous conditions can be overcome in a manner consistent with engineering techniques and management practices and where such techniques and practices are approved by local Council in accordance with provincial guidelines.
- (3) The municipality may regulate the use to which the lands, buildings or structures in a recreation community are made, by holding symbols, “h” or “H”, pursuant to the *Planning Act*. Local Council intends to use these holding category provisions prior to the development of the area and to allow the development of an area to proceed one phase at a time. A “phase” is generally defined as five (5) years of projected development activity. Local Council shall consider the removal of the holding symbol once the following criteria have been met to its satisfaction:
 - (a) the proposed development is in compliance with the terms and consistent with the policies of this Official Plan or a Local Official Plan;
 - (b) a previous stage of development is substantially complete (i.e. 75 percent);

- (c) a justification report indicating market demand for the next phase;
- (d) a detailed site plan satisfactory to the municipality;
- (e) a site servicing strategy for the current phase of proposed development, a long-term servicing strategy, and a current Environmental Assessment, all of which shall be to the satisfaction of the municipality and the Ministry of the Environment and Climate Change;
- (f) Development Agreements in place, between the municipality and proponent-developer-owner with respect to all matters concerning the development, such as construction, densities, servicing, maintenance and securities to ensure the same, and adherence to the terms and policies of this Official Plan and the zoning by-law;
- (g) satisfactory performance of previous phase(s) of development and compliance with all terms of previous Development Agreements, and without limiting the generality of the foregoing, satisfaction of the municipality, as well as Ministry of the Environment and Climate Change with respect to servicing and the performance of services for previous phases of development; and
- (h) in determining what areas are suitable for development, and whether what is proposed will comply with the Official Plan, the following reports, either singly or together, or prepared as part of an Environmental Study Report may be required by Local Council prior to the removal of the holding symbol for the next phase of development:
 - (i) Geotechnical and Soils Study;
 - (ii) Vegetation and Ecological Report; and
 - (iii) Stormwater Management and Grading Plan.

In Local Council's determination of what reports are required, Council will have regard for any environmental study or report previously prepared by a proponent.

Under the holding zone, interim and passive uses such as open space, conservation and existing uses will be permitted.

- (4) Local Council shall require the proponent of any recreation community development to enter into a site plan agreement with the Township of

Greater Madawaska with respect to any or all of the matters set out in the site plan control provisions in the *Planning Act*, as provided for under the Site Plan Control policies of this Plan.

(5) Rural – Exception One (Calabogie Peaks Resort)

Calabogie Peaks Resort is a four-season destination resort and is an important regional tourism, economic and recreation resource. Development of the Resort will occur in phases to achieve the vision illustrated on a Mountain Development Plan to the satisfaction of the Township.

The Resort is designated on the Land Use Schedule as Rural-Exception One and development is supported by zoning bylaws, servicing plans and environmental approvals.

The following policies shall apply to the continued development of the Resort:

- (a) In addition to the uses permitted in the Rural designation, the uses permitted in Rural-Exception One shall include:
 - 1. A variety of accommodation types providing diversity for resort owners and guests, including hotel, condominium, timeshare, fractional, hostel, apartment, townhouse, duplex and single detached units;
 - 2. Commercial, hospitality, tourist and recreational uses including food & beverage establishments, conference and meeting facilities, spa and wellness facilities, golf, boat docking and mooring facilities, retail shops, recreational equipment sales and rentals, offices, social and recreation clubs, indoor and outdoor entertainment sites, theatres, ski, hiking, biking and other trails, mountain recreation activities, a pedestrian village and other hospitality, tourist and recreational development.
- (b) The Mountain Development Plan will guide the development of the resort which will be built in phases. The initiation of each phase will be determined by the Resort in response to economic, market, and other relevant factors. The Mountain Development Plan will be implemented through individual planning applications as necessary which may include site plan control, consent, plan of subdivision, plan of condominium and amendments to the Township's Zoning By-law.

With regard to the future development of Rural-Exception One, Local Council accepts the Mountain Development Plan concept and the principle of developing 418 units and 5200 m² of commercial space in addition to the existing accommodations.

Subject to required planning applications and approvals, the Mountain Development Plan is expected to be amended from time to time, including amendments to the number of accommodation units and commercial space, in response to changing markets, demographics and the evolution of the tourism, hospitality and recreation industries and activities.

The Mountain Development Plan includes the following concepts:

1. Ski Hill – This includes the existing Calabogie Peaks ski hill, lodge, runs, lifts, storage/utility buildings and hotel. Additional ski runs and lifts may be developed. A four season multi-use building may be built at the top of the mountain. This building could be used for recreation and hospitality including banquets, group events and conferences.
2. Pedestrian Village – The plan for the area at the base of the mountain is the creation of a pedestrian village. The village will consist mainly of 3-4 storey buildings with resort and commercial uses on the ground floor and residential accommodations on the upper-levels. The pedestrian Village will serve as the focal center of the resort.
3. Juniper Ridge – A potential ski-in/ski-out area on the east side of the property. Juniper Ridge would consist predominantly of townhouse, semi-detached, and single-detached dwellings. Additional ski terrain would be developed to access parts of this area.
4. Waterfront – This property has frontage on Calabogie Lake on the east side of Barrett Chute Road. This area contributes water oriented development which may include “Club Buildings and Facilities”, hospitality and recreation facilities and residential and accommodation uses.

Some Resort land does not fall within the four development areas. This land will be used for recreational purposes and will be held for future development, subject to the Resort first obtaining all required planning approvals.

- (c) Sewage – The Resort produces more than 10,000 liters a day of septage and therefore is under the jurisdiction of the Ministry of Environment and Climate Change for approval of waste water systems. The Resort has approval for several class 4 septic systems

and a peat bed treatment system on the east side of Barrett Chute Road. The peat bed treatment system has approved capacity to accommodate additional development. The system is to continue to satisfy MECP requirements. MECP approval is required to increase capacity of the waste water treatment systems. MECP will be circulated on any development applications to ensure that applicable requirements are met.

- (d) Water – The Resort has approval to take water for its drinking water, snowmaking and irrigation requirements. There is capacity under the permits to accommodate more growth. The water treatment system is to continue to satisfy MECP requirements. MECP will be circulated on any development applications to ensure that applicable requirements are met.
- (e) Water and wastewater systems solutions that would facilitate the development of the lands designated Rural-Exception One without the need of a Responsibility Agreement will be encouraged.
- (f) In the event that the resort considers the establishment of units that serve as individuals' principal residences then the municipality has some responsibilities and obligations regarding drinking water servicing (Safe Drinking Water Act) and sewage servicing (MECP Guideline D-5 Planning for Sewage and Water Services). Policies highlighting the need for a Municipal Responsibility Agreement for the establishment of communal services in the event of the establishment of units that serve as a principal residence are found in Section 2.2 (12) (c).

(B) Township of Whitewater Region

(1) Rural – Exception Two (geographic Township of Ross)

Notwithstanding any other policies of this Plan to the contrary, for the lands located within Lot 2, Concession IX, geographic Township of Ross and designated on the Land Use Schedule as Rural – Exception Two, the following policies shall apply:

- (a) The uses permitted in this designation comprise a range of commercial tourism and recreation uses such as cottages, cabins, campsites, kayaking, lodge, resort, retail uses, accessory business and professional offices, and active and passive recreational uses. The zoning by-law will further delineate the specific uses permitted on the property. With the exception of an accessory single detached dwelling and staff dormitory dwelling, residential roofed development will not be permitted in this designation.

- (b) Prior to any development on the site Local Council will be advised through the necessary elevation studies that all proposed buildings and access roads will be above the one-in-one hundred year flood elevation.
- (c) Prior to any development resulting in soil disturbance within 300 metres of the Ottawa River, the proponent shall ensure that an archeological assessment is carried out on the lands affected by the soil disturbance. The archeological assessment shall be carried out by a licensed archaeologist as a condition of a site plan agreement between the owner and the Township. Any significant archeological resource identified and impacted shall be appropriately mitigated to the satisfaction of the Ministry of Citizenship, Culture and Recreation.

(C) North Algona Wilberforce Township (Forestry)

Forestry is a significant use of land in North Algona Wilberforce Township. The Township intends to use the local zoning by-law to identify and protect lands for forestry and related uses in accordance with the policies outlined in this section.

- (1) Forestry-related activities (harvesting, reforestation and forest management etc.) shall be zoned in one or more categories that recognize the nature of the uses.
- (2) Forestry-related activities should be conducted in accordance with good forest management practices. To this end,
 - (a) Landowners are encouraged to participate in the Managed Forest Tax Incentive Program (MFTIP), which is administered by the Ministry of Natural Resources and Forestry; and
 - (b) landowners and forest operators are encouraged to seek the advice of a professional forester, forest technician or other individual qualified to the satisfaction of the County of Renfrew Forester.
- (3) Local Council supports both ecologically sound forest management practices and enhanced regeneration. In particular, Local Council will support efforts to prevent large-scale clear cutting.
- (4) Bush lots should be kept to a size that is large enough to be an efficient management unit. Specific controls on lot size for bush lots may be established in the implementing zoning by-law. As a general guide, an area of at least four hectares is required for efficient forest management.

- (5) Commercial and industrial uses that are related to forestry shall be zoned in one or more categories that recognize the nature of the use.
- (6) A temporary use by-law should be considered for commercial and industrial uses related to forestry that are not permanent such as portable sawmills.
- (7) In limited circumstance and in consultation with the Ministry of Natural Resources and Forestry, Local Council may consider rezoning to allow other uses permitted under the “Rural” designation where the following criteria are satisfied:
 - (a) an existing use is being recognized; or
 - (b) the holding is small, undeveloped and not practical for forest management purposes; or
 - (c) the holding is an existing lot of record; and
 - (d) provided that in all cases, by virtue of its location and extent, such rezoning is determined to have minimal impact on potential forest production from adjacent forested lands.
- (8) Development activities and certain logging activities that are considered likely to have negative effects on important wildlife habitat should be directed to more suitable locations or otherwise designed and controlled so that the habitat is not impaired.
- (9) Local Council encourages persons supervising the removal of timber on both Crown and patented lands to ensure that proper forest management practices for the prevention of fire hazards are used. Timber harvesting operators should consult the Ministry of Natural Resources and Forestry regarding fire prevention and fire suppression measures.
- (10) Rural – Exception Three (Lots 11, 12, 13 and 14, Concession XXV, geographic Township of Wilberforce)

Lands designated Rural – Exception Three on the Land Use Schedules in Lots 11, 12, 13, 14, Concession XXV (former Township of Wilberforce) are near the Alice & Fraser Disposal Site in the adjacent concession in the Township of Laurentian Valley (former Alice Township). There are concerns that development could affect, or be affected by the operation of the site. The engineer advising Laurentian Valley Township is monitoring groundwater characteristics and the potential movement of leachate from the landfilling site. Therefore, these lands are further classified as Landfilling Site Caution Area and the following additional policies shall apply:

- (a) No development will be permitted in the Landfilling Site Caution Area unless Local Council is advised by the Township of Laurentian Valley and the Ministry of the Environment and Climate Change that the proposed development is acceptable.
- (b) If groundwater monitoring and any other appropriate technical studies determines that development is acceptable within any or all of the Landfilling Site Caution Area, the implementing zoning by-law may be amended accordingly.
- (c) The Landfilling Site Caution Area is a proposed site plan control area for all development.

(D) Horton Township

- (1) Rural – Exception Four (Part of Lot 3, Concession X to Part of Lot 14, Concession VIII, Township of Horton)

Notwithstanding any policies of this Plan to the contrary, for those lands designated Rural – Exception Four on the Land Use Schedules and located between County Road No. 1 and the Ottawa River from part of Lot 3, Concession X to part of Lot 14, Concession VIII, Township of Horton, applications to sever new lots for year round residential development which lots do not have frontage or direct access to a public road may be considered without an amendment to this Plan. Also, applications for consent, lot additions and rights-of-way for existing year round residential uses may be considered without an amendment to this Plan.

In considering the applications above Council shall be satisfied that no undue financial burden will be placed on the Township for road maintenance or other municipal services which services are significantly above the levels currently provided.

(E) Greater Madawaska

- (1) Rural-Exception Five

Notwithstanding any policies of the Plan to the contrary, for those lands designated Rural-Exception Five on the Land Use Schedules and located in Part of Lots 13, 14 and 15, Concession VIII, Township of Greater Madawaska (formerly Township of Bagot) which is outer limit 300 m offset from the edge of the track as shown on the final approved site plan of the Calabogie Motorsports Park a closed motor sport track shall be the only permitted use.

For the purposes of this subsection a motor sport park shall mean a paved track, not wider than 12 metres and used for the purpose of

accommodating recreational, and educational motor sports including driving schools, car clubs, corporate motoring activities, promotions and vehicle demonstrations and does not include major spectator events and professional motor racing, drag racing or demolition events. Accessory facilities including parking and paved paddocks as well as buildings for administration, maintenance and track control facilities shall also be permitted. Seating areas for spectators on the entire site shall be limited to one or more structures with a combined total seating capacity of not more than 125 persons.

It is recognized that there are significant and unique noise issues related to the operation of the motor sport track which could have impacts on surrounding community. In order to mitigate these impacts, Council shall consider the use of noise control measures that can include but not necessarily be limited to:

- i) the implementing Zoning By-law that would limit the use of the site to a single motor sport track with limited accessory facilities and establish appropriate setbacks and buffering provisions;
- ii) the use of Site Plan Control with the implementing Zoning By-law to specifically define the location of the track, and the requirement for physical structures (buffering) to dampen noise;
- iii) the implementation of a Noise By-law that would contain specific provisions for controlling noise-generating activities at the track;
- iv) the use of Licensing By-law for the implementation of a Noise Plan that would include the requirement for annual monitoring of the race track operation to ensure that noise levels from racing are consistently below established maximum levels. The Licensing By-law could also include conditions that would limit hours and days of motor racing, allow for municipal on-site monitoring and other such items that would reduce off-site noise impacts.

(F) Brudenell, Lyndoch & Raglan

(1) Rural-Exception Six (Part of Lot 6, Concession 13, Township of Lyndoch)

Notwithstanding any policies of this Plan to the contrary, for those lands designated Rural-Exception Six on the Land Use Schedules and located in Part of Lot 6, Concession 13, Township of Brudenell, Lyndoch & Raglan (geographic Township of Lyndoch), a consent to sever a 0.4 hectare (1 acre) lot for a hunt camp accessed by an unopened road allowance is permitted.

Any new development on the lands designated as Rural-Exception Six as shown on Schedule “A” to this plan shall provide a minimum 30-metre water setback.

(G) Greater Madawaska

(1) Rural-Exception Seven (Part of Lot 21, Concession 5, Township of Brougham)

Notwithstanding any policies of this Plan to the contrary, for those lands designated Rural-Exception Seven on the Land Use Schedules and located in Part of Lot 21, Concession 5, Township of Greater Madawaska (geographic Township of Brougham), development, including new lot creation, shall be permitted where access is provided by water only. Adequate mainland parking and boat launching facilities must be available or provided as a condition of development.

(H) Laurentian Hills

(1) Rural-Exception Eight (Forks Island)

Notwithstanding anything in the Plan to the contrary, for those lands described as Forks Island at the convergence of the Petawawa River and the Barron River in the geographic Township of McKay, and designated as Rural-Exception Eight on Schedule “A” to this Plan, an environmental impact study may be required prior to approval of planning and development applications.

(I) McNab/Braeside

(1) Rural-Exception Nine

On those lands described as part of Lot 2, Concession VIII, geographic Township of McNab and delineated as Rural-Exception Nine on Schedule “A” to this plan, the maximum average density may be reduced to 1 unit per 0.4 hectares (or approximately 1 unit per acre). The separation distance from a Mineral Aggregate resource and extraction operation shall not apply to these lands.

(J) McNab/Braeside

(1) Rural-Exception Ten

On those lands described as part of Lot 15, Concession V in the geographic Township of McNab and delineated as Rural-Exception Ten on Schedule “A” to this Plan, only low density residential uses shall be permitted.

(K) McNab/Braeside**(1) Rural-Exception Eleven**

- (a) Lands designated Rural-Exception Eleven are considered to be the McNab/Braeside “Business Park”. The designation encompasses the former Pine Grove Industrial Park plus several hundred acres of land situated along the highway. The types of businesses envisioned for this designation are large format retail, high technology, research and design, biomedical sciences, service commercial and light industries, intended to serve the regional and local market place and the travelling public along Highway 17. Businesses desiring a prestige, high visibility location, with excellent access to major transportation routes and markets, will find this area attractive.
- (b) Lands abutting Highway 17 corridor should be developed by plan of subdivision with “blocks” of land available in which part lot control could be removed for specific development proposals. Alternatively the lands may be developed under the *Condominium Act*. Roads and other services could form part of the common element condominium.
- (c) The policies of Section 13.3(1) regarding development in proximity to Provincial highways shall apply to development in the Rural-Exception Eleven.
- (d) The following development criteria shall act as a guide to the preparation of site plans, subdivision design and condominium plans.
 - (1) The “Business Park” area is well serviced by external roads but will require the provision of an internal arterial road to provide proper access and development of these lands. If development proceeds by Registered Plan of Subdivision, the developer will be responsible for the construction of the internal road(s) and installation of services; if development proceeds under the *Condominium Act*, the internal arterial/collector road shall form part of a common element condominium, for which the Municipality would not be responsible.
 - (2) The integration of buildings, structures and functional use areas with nature is a central goal of the “Business Park” area. The visual and physical amenity areas within this designation are to portray the image of a park setting.
 - (3) The southern section of these lands has a coldwater stream and a mature woodlot on them. Preservation, protection and enhancement of the natural heritage features existing on a

portion of these lands will be integrated into the overall design of the business park. These attributes will provide the basis for recreational walking trails, picnic sites, lunch areas and general amenity open space for employees and guests of the businesses in the park.

- (4) The development of a green active and passive recreational corridor along the coldwater stream and preservation and protection of the existing woodlot is an amenity resource feature that enhances the park setting for businesses locating in the area.
- (5) The developers shall be required to prepare a stormwater master plan for the entire site.

Appropriate water supply and sewage disposal services should be determined by a services options report submitted by developers. Proposed services could include individual private services or private communal services. Large subsurface sewage systems with a design capacity greater than 10,000 litres per day require MECP approval.

Pending the submission (and approval by the Township) of the services options report, the business park area should be zoned into a holding (h) zone.

- (6) Development shall be subject to Site Plan Control pursuant to the provisions of Section 41 of the *Planning Act*.
- (7) Ideally, development should occur in depth from the internal arterial road with access restricted to short interior service roads, wherever possible and/or feasible.
- (8) Internal roads should be designed and located to reduce any impact on existing residential development.

(L) McNab/Braeside

(1) Rural-Exception Twelve

- (a) Lands designated Rural-Exception Twelve on Schedule “A” to this plan are considered as “Highway Commercial/Light Industrial”. Permitted uses are those that are economically dependent or associated with heavy flows of vehicular traffic and include: Service stations (not including repair), restaurants, coffee and gift shops, drive-in establishments including drive-in motels, motor inns, building supply, modular home sales, nursery/garden sales and supply,

recreational buildings, and retail stores. Commercial agricultural operations, such as horse boarding facilities and riding schools and commercial horticultural operations such as mushroom farms and greenhouses shall also be permitted. Existing agricultural operations may continue.

- (b) Development of these areas should be encouraged in depth rather than in a single strip along the road frontage.
- (c) The uses permitted shall be appropriately located and well designed and sited so as to minimize any nuisance or interference with existing or future uses of adjoining lands and provide good access to avoid disproportionate public costs of servicing.
- (d) Low water usage highway commercial and light industrial facilities shall be encouraged.
- (e) Where land designated Rural-Exception Twelve abuts or is in close proximity to a residential area, the owner of such site shall provide an adequate buffer strip between any new commercial or industrial building or activity and such residential area. The buffer shall include the provisions of such natural or structural barrier as may be required and shall be maintained by the owner to the satisfaction of Council.
- (f) All property including grounds, improvements, equipment and materials shall be well maintained so that an unsightly appearance is not visible to others on adjacent properties, public roads, or from the interior of the property itself.

(M) McNab/Braeside

(1) Rural-Exception Thirteen

- (a) Lands designated Rural-Exception Thirteen on Schedule “A” to this plan are “Industrial” Areas. These areas are located in various areas throughout the Township. These areas are to accommodate all forms of manufacturing, processing, storage yards, assemble of goods, transportation, warehousing, and wholesaling of bulk products. Permitted uses include bulk construction material storage and sales, building contractor’s yards, truck terminals, repair garages for heavy equipment and trucks, offices for any of the described permitted uses and any eating establishments which may be required to service these activities. In addition, highway commercial uses such as automobile, boat, farm equipment, and trailer sales shall be permitted. Residential uses and places of worship shall not be permitted within this designation.

- (b) It is the intention of this Plan to guide the general development of the industrial areas in such a way as to encourage industries with similar characteristics to group together in order that the existence of more intensive industry by way of emission of smoke, odour, noise, etc. will not be to the detriment of the nearby light or clean industries.
- (c) Those intensive industries will be located as far as practical from areas zoned residential; and clean and light industries or those with little or no air pollution or noise potential be selected to border residential areas where these two land use designations abut one another.
- (d) Where appropriate, it is the intention of this Plan to encourage light industry to locate adjacent to main roads and highways. Heavy, more obnoxious industry shall be restricted to locating on interior lots.
- (e) Any heavy truck or vehicular traffic generated by industrial uses shall be routed, wherever possible, along arterial streets passing through non-residential areas.
- (f) Adequate off-street loading facilities shall be provided and designed in a manner to permit truck trailers to draw clear of any street right-of-way for loading and unloading purposes.
- (g) Division of land for industrial purposes shall be permitted by plan of subdivision. Division by consent under Section 53 of the *Planning Act* is also permitted provided that in the opinion of the granting authority a plan of subdivision is not necessary for the property and orderly development of the land; the general intent of the Official Plan and implementing Zoning By-law is adhered to and the Municipality approves all site development plans.
- (h) Council shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation shall be provided between incompatible land uses in accordance with Guideline D-1 “Land Use Compatibility” of the Ministry of Environment and Climate Change. Distances will vary depending on the nature of the industrial facility and the intervening land uses; the greater the nature of the industrial facility and the intervening land uses. The greater the scale and intensity of the industry, the greater the separation distance required will be.
- (i) Those lands described as part of lots 9, 10, and 11, Concession XIII, geographic Township of McNab and delineated as Rural-Exception Thirteen, represent the contamination attenuation area around the Town of Arnprior landfill site. While these lands may be used for

industrial purposes in compliance with the policies of this Plan, the ground water shall not be utilized.

(N) McNab/Braeside

(1) Rural-Exception Fourteen

Scenic routes are a key component of the County's economic and tourism sectors. Council intends to protect the scenic and historical value of lands along these roads to provide residents and tourists with an opportunity to enjoy the exceptional attractiveness of the County.

County Road 1 offers exceptional scenic value and attractiveness as the road follows the valley of the historic Ottawa River and skirts the edge of the picturesque Laurentian Mountains.

Consents for new lots will not be permitted along County Road 1 between Braeside and Sand Point on the north side of the road.

In reviewing proposals for development along County Road 1, the local Council may consider whether the proposal, in its use and design aspects, is compatible with the protection of the area's values.

(O) Brudenell, Lyndoch and Raglan (OPA No. 27)

(1) Rural-Exception Fifteen (Part of Lot 19, Concession 13, geographic Township of Raglan)

Notwithstanding any policies of the Plan to the contrary, for those lands designated Rural-Exception Fourteen on the Land Use Schedules and located in part of Lot 19, Concession 13, geographic Township of Raglan, a consent to sever a lot with an existing dwelling is permitted. As a condition to the approval of a consent application, an amendment to the local zoning by-law will be required. The zoning by-law amendment is to implement a 300 metre setback for a new septic system and a 30 metre setback for any new buildings or structures measured from the high water mark of Raglan (White) Lake.

(P) McNab/Braeside (OPA 9)

Rural-Exception Sixteen (Part of Lots 6, 7, 8, 9 and 10, Con 6 and 7, geographic Township of McNab)

This policy applies to those lands designated Rural-Exception Sixteen as identified on Schedule "A" to this Plan and located in parts of Lots 6, 7, 8, 9 and 10, Concessions 6 and 7 in the geographic Township of McNab.

Robertson Line crosses Hansons Creek in Lot 7 between Concessions 6 and 7. There is a significant vertical sag curve (dip) in the road at the location of the creek crossing. The vertical curves and the steep grade of the road in this location do not satisfy the requirements of the current MTO Geometric Design Standards for Ontario Highways. The Township has therefore identified this area as having a deficient design as well as vehicle operational constraints when the roadway is snow covered or icy.

Until this section of road is reconstructed to meet the design standards there remains a potential hazard due to this deficiency. Increasing the number of vehicle trips on this road by further lot creation would increase the likelihood of an incident. New lot creation that would result in a building lot accessing the area designated Rural-Exception Five is prohibited until such time that the dip has been fixed to the satisfaction of the Township. Existing lots of record may still be utilized (including the construction of new dwellings where permitted) in accordance with the permitted uses and standards of the Comprehensive Zoning By-law.

(Q) McNab/Braeside (OPA 10)

Rural-Exception Seventeen (Part of Lot 21, Con 12, geographic Township of McNab)

Notwithstanding the policies of this plan, the lands described as part of Lot 21, Concession 12(A), including Lot 34, Plan 211, geographic Township of McNab and delineated as Rural-Exception Six on the Land Use Schedule to this Plan, a consent for lot enlargement shall be permitted resulting in lot areas less than 4047 square metres and lot frontages less than 45 metres.

(R) McNab/Braeside (OPA 11)

Rural-Exception 18 (Part of Lots 9, 10, and 11, Concessions 13(B) and 14(C), geographic Township of McNab in the Township of McNab/Braeside)

Notwithstanding any policies of this Plan to the contrary, for those lands described as part of Lot 11, Concession B (13) and part of Lots 9, 10, and 11, Concession C (14), geographic Township of McNab and delineated as Rural-Exception Eighteen on the Land Use Schedule to this Plan, any future development for the purpose of a plan of subdivision shall be supported by the following studies:

- (a) Planning Justification Study;
- (b) Hydrogeological Study;
- (c) Environmental Site Assessment (former industrial use);

- (d) Record of Site Condition;
- (e) Geotechnical Study;
- (f) Servicing Options Analysis;
- (g) Preliminary Stormwater Management Report;
- (h) Archaeology;
- (i) Environmental Impact Study (Natural heritage features);
- (j) Study addressing the active landfill site;
- (k) Any additional studies considered necessary by the approval authority in order to deem the application complete.

6.0 AGRICULTURE

6.1 Introduction

Prime agricultural areas normally include Class 1, 2 and 3 land under the Canada Land Inventory for Agriculture or specialty crop land. Soils in Class 1, 2 and 3 cover less than fifteen (15) per cent of the total land area in the County.

While agriculture has experienced enormous change in the past few decades and is challenged by the limited availability of Class 1, 2 and 3 soils, it remains a very important component of the County economy. A study conducted by Harry Cummings & Associates in 2000 of the economic impacts of agriculture on Renfrew and Lanark Counties revealed that the agricultural industry creates 4,257 direct and induced jobs in Renfrew County and accounts for approximately \$145 million each year in direct and indirect sales.

County Council supports the protection of the County's best agricultural lands to facilitate the long-term viability of farming. The policies of this Section are meant to ensure that farming continues to contribute to the local and provincial economies, and to human food requirements, while remaining a traditional way of life in the community.

6.2 Objectives

- (1) To identify and protect prime agricultural areas for long-term agricultural use. Prime agricultural areas will consist of those areas where Canada Land Inventory Classes 1, 2 and 3 soils predominate.
- (2) To maintain the dominance of agriculture and agriculture-related activities as land uses in areas of the County with a high capability for agriculture and where they are considered appropriate for long-term agricultural preservation.
- (3) To prevent any sterilization of agriculturally productive land by a competing or conflicting land use.
- (4) To ensure that farm parcels remain large enough to be useful for agricultural purposes in the long term.
- (5) To prevent non-agricultural uses from locating in the prime agricultural areas and to encourage these uses to establish in other appropriate designations.
- (6) To consider the impacts on agriculture and the agriculture community as the primary concern in evaluating development proposals.

6.3 Policies

- (1) The Agricultural designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for primary agricultural uses; namely, farm residences and related buildings and structures which support the farm operation being the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; and maple syrup production. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

Agriculture-related uses and on-farm diversified uses will also be permitted provided that they are compatible with, and shall not hinder, surrounding agricultural operations. Agriculture-related uses means those farm related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct service to farm operations as an exclusive activity. On-farm diversified uses are small scale uses that are secondary to the principal use of the property and help support the farm. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

- (2) Agriculture-related commercial and industrial uses will be permitted in the Agricultural designation provided:
- (a) the proposed commercial or industrial use is directly related to agriculture and is necessary in close proximity to farm operations;
 - (b) any accessory residence remains as part of the industrial or commercial holding and is not on a separate lot;
 - (c) the land is rezoned to an appropriate zone in the local zoning by-law; and
 - (d) efforts are made to locate the use on lands of lower capability for agriculture wherever possible.
- (3) Numerous small land holdings are scattered throughout the Agricultural designation. These land holdings contain a variety of land uses but are mostly rural residences. Council may recognize these uses in the implementing local zoning by-laws.
- (4) A second dwelling unit will be permitted on the same farm holding for the purposes of accommodating farm help who are assisting full-time in the

farm's operation and the nature of the farm operation requires this help to be accommodated close to the farm. A severance will not be permitted for a second dwelling to accommodate farm help who are assisting full-time in the farm's operation.

For an agricultural operation requiring a number of seasonal or temporary farm workers (e.g., specialty crop farms) a bunkhouse or similar structure may be utilized for accommodation. Detailed provisions regarding such accommodation shall be outlined in the implementing zoning by-law and shall be in accordance with any other applicable federal or provincial legislation.

(5) Consents may also be given for:

(a) Land for agricultural purposes provided that:

- (a) The parcel to be created and the parcel to be retained are both for agricultural use;
- (b) All parcels are of an appropriate size for agricultural activity common in the area;
- (c) That all parcels are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations, being generally not less than 40 hectares in size.

In determining the appropriateness of a new agricultural lot and lot size, consideration shall also be given to the capability, flexibility, suitability and viability of both parcels.

- (b) An existing agriculture-related commercial and industrial use as defined in Section 6.3 (2) of this Plan.
- (c) Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.
- (d) A dwelling which is surplus to the needs of the farm operation, provided:
 - (i) the building and site were used for a residence prior to the time of the consolidation;
 - (ii) only the minimum amount of land required for the dwelling unit and appropriate sewage and water services is severed; and
 - (iii) no new dwelling unit may be built on the retained parcel.

- (6) Consents will not be allowed which have the effect of creating either severed or retained lots which are not directly related to agriculture unless otherwise provided for under this Section.
- (7) Consents will not be allowed which have the effect of creating severed or retained lots which do not comply with the applicable Land Division Policies of this Plan.
- (8) Land application of manure, bio-solids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above-noted legislation, and the regulations made under those Acts. See also subsection 2.2(19) of this Plan.

6.4 Special Policy Exceptions

(A) McNab/Braeside

(1) Agriculture – Exception One

Those lands described as part of Lot 12, Concession 9, geographic Township of McNab and delineated as Agriculture – Exception One on the land use schedules to this Plan may be utilized for the operation of a facility specializing in the manufacturing of starters and alternators for automotive, agriculture and industrial applications, in addition to the normal agricultural uses.

(B) McNab/Braeside

(2) Agriculture – Exception Two

For those lands described as part of Lots 6 and 7, Concession 7, geographic Township of McNab, and delineated as Agriculture – Exception Two on the land use schedules to this Plan, the creation and development of a limited services residential lot with private road access shall be permitted.

7.0 MINERAL AGGREGATE

7.1 Introduction

Mineral aggregates consist of unconsolidated and consolidated materials such as sand, gravel and limestone, which provide the major raw materials for road building and construction.

The policies of this Section are intended to firstly, ensure that major aggregate deposits remain available for existing and future use. Secondly, they are intended to minimize impacts on adjacent uses and the natural environment from extractive operations.

Renfrew County is designated under the Ontario *Aggregate Resources Act*. The Act controls and licenses all aggregate operations in these areas. It requires progressive rehabilitation and final rehabilitation of all licensed pits and quarries.

7.2 Objectives

- (1) To protect known, significant deposits of aggregates, including existing pits and quarries, for future extraction.
- (2) To identify lands within the County which are licensed for aggregate extraction and have potential for aggregate resource extraction.
- (3) To prevent any change in land use that could conflict with legally existing pits and quarries or inhibit the future extraction of the aggregate resources.
- (4) To ensure extraction is undertaken in a manner which minimizes social, economic and environmental impacts.

7.3 Policies

- (1) All Licensed pits and quarries and designated Mineral Aggregate resources are identified on Schedule “A”. Those lands not currently located within the designations identified on Schedule “A” may be designated by an amendment to this Plan. Mineral aggregate resources as identified on Land Use Plan Schedule “B” – Map 3 shall be used as a constraint overlay in the review of planning applications in meeting the policies of Section 7 of this Plan. For greater clarity, adjacent land influence areas are not identified on Schedule B, and the policies of Section 7.3(6) shall be used in conjunction with the land-use Schedules in the review of planning applications. It is the intent of this Plan that these resources are protected by directing development away from these areas.

- (2) The Mineral Aggregate designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for pits and quarries. Existing mineral aggregate operations shall be permitted without the need for official plan amendment, rezoning or development permit under the Planning Act. Other uses which do not preclude the future use of these lands for mineral aggregate extraction purposes such as forestry, farming activities not involving the construction of buildings or structures, conservation and outdoor recreation will also be permitted.

Crushing, screening, blending, washing, stockpiling and aggregate recycling shall be permitted as an accessory use to a licensed aggregate extraction operation.

Asphalt and concrete plants that are portable shall be permitted in the County and only in accordance with the policies in subsection 2.2(10).

Permanent asphalt batching and concrete batching plants are considered heavy industrial uses which potentially have negative impacts to the air, ground, and surface and ground water. Permanent asphalt and concrete batching plants shall require an amendment to the local zoning by-law to be permitted. These uses shall be adequately buffered to protect adjacent land uses, and shall meet any applicable standards and guidelines of the Ministry of Environment and Climate Change, and the Ministry of Natural Resources and Forestry. A permanent asphalt batching and concrete batching plant shall not be permitted unless:

- a) There is no adverse impact on groundwater and surface water quality and quantity;
 - b) There is no adverse noise, odour, or dust impacts on nearby sensitive land uses and natural heritage features;
 - c) The location and operation of such plant is addressed on a site plan.
- (3) Council will consider amending the Official Plan to a Mineral Aggregate designation to permit extraction in areas not designated Mineral Aggregate but which are determined to be suitable for aggregate extraction.
- (4) Existing extractive operations shall be recognized in the implementing local Zoning By-law. Areas designated Mineral Aggregate which are not currently used for pits and quarries or associated manufacturing uses shall be placed in a non-development type of zone in the implementing zoning by-law. New sensitive uses should be prohibited in the Mineral Aggregate Resource designation.

The expansion or opening of a new commercial pit or quarry will require an amendment to the local zoning by-law with full public notice and

opportunities for appeal. Wayside pits and wayside quarries are exempt from this provision and are governed by the provisions included in the General Policies Section of this Plan. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations.

In considering an amendment to the local zoning by-law, the following matters shall be examined:

- (a) degree of exposure of the operation to the public and the need for and effectiveness of any mitigating measures (berms, screening, etc.);
- (b) the haulage routes and the resulting impact on the transportation system (traffic density, etc.);
- (c) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands:
 - (i) where extractive operations are proposed on prime agricultural lands (Classes 1, 2 and 3 soils) which are located within the larger Agriculture designation, Council shall require rehabilitation of the site to substantially restore the same acreage and average soil capability for agriculture; and
 - (ii) on prime agricultural lands, complete agricultural rehabilitation is not required if:
 - 1. there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
 - 2. other alternatives have been considered by the applicant and found unsuitable. Other alternatives include resources in areas of Classes 4 to 7 agricultural lands, resources on lands committed to future urban uses, and resources on prime agricultural lands where rehabilitation to agriculture is possible;
 - 3. the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; and
 - 4. in those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized.

- (d) the area in which the proposed operation is located should be within an area of known aggregate resources, of which there exists some estimate of the geographic distribution and potential of the deposits.
 - (e) the water table, existing and proposed drainage facilities, and setbacks from watercourses;
 - (f) effects on adjacent land uses, nearby communities, and natural heritage features;
 - (g) hydrology, wildlife or such studies as may be required due to special concerns related to a specific site; and
 - (h) any other matters which Council deems advisable.
- (5) Within the Mineral Aggregate designation shown on Schedule “A” and mineral aggregate resource areas identified on Schedule B – Map 3, not all of the aggregate deposits have equal potential for commercial extraction. On those lands located within the designations shown on Schedule “A” and mineral aggregate resource areas identified on Schedule B – Map 3, there may be areas where the mineral aggregate deposit may not be of sufficient quantity or quality; particularly in the peripheral areas of the designations.

Consideration to permit uses from an abutting designation in the peripheral areas of the Aggregate designation may be reviewed through an amendment to this plan and/or the local zoning by-law. Prior to the approval of any amendment to this plan and/or the local zoning by-law, the proponent will be required to prepare a study indicating the minor nature of the adjustment, detailing the deposit’s potential for extraction and demonstrating the compatibility and need for the alternative land use. Proposed sensitive land uses within an aggregate reserve area as identified on Schedule B – Map 3 or in proximity to a reserve area or in proximity to the Mineral Aggregate designation (refer to influence areas in Policy 7.3(6)), may be permitted without amendment to this plan, but only where it has been demonstrated through a study that the aggregate reserve is not suitable for extraction or there will be no impacts on the ability to extract the resource in accordance with the Aggregate Resources Act. The study must be prepared by a qualified individual(s). Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or measurable expertise in the relevant field of study.

More specifically and without limiting the generality of the foregoing, the required study will address the following matters:

- (a) evidence indicating that the extraction of aggregate is unfeasible due to quality, quantity or other development constraints;
- (b) the necessity of the land use change in comparison to the necessity of the mineral aggregate resource;
- (c) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands;
- (d) the amount of land required for the proposed use and the possibility of retaining as much of the mineral aggregate potential as possible;
- (e) the consideration given to the option of sequential land use in which the mineral aggregate is removed prior to development of land for the proposed use;
- (f) the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area;
- (g) the impact on adjacent land uses;
- (h) consideration of the protection of a long-term supply in the local area and the County; and
- (i) issues of public health, public safety and environmental impact are addressed.

In support of a Comprehensive Zoning By-law, a local Council may undertake a study of the mineral aggregate resources within their jurisdiction. This study will take into account the regional significance of the resources and the study criteria of this section listed above.

Where the study has been completed to the satisfaction of the approval authority, the lands may be zoned in accordance with the recommendations of the study and a corresponding amendment to this Plan.

- (6) The concept of an influence area is recognized as a means of protecting against incompatible land uses in the vicinity of Mineral Aggregate designations and mineral aggregate resource areas identified on Schedule B – Map 3 and to protect existing pits and quarries from the encroachment of other incompatible land uses.

The impact from pits/quarries is considered within an influence area of 500 metres for a quarry and 300 metres for a pit. This area is considered to

have the most impact on sensitive lands uses from the aggregate operation. Studies (i.e., noise, hydrology) are required to assess the impact if development occurs within this influence area. This influence area must be applied reciprocally to sensitive land uses encroaching on an existing extraction operation or lands designated for future extraction on Schedule A or identified as a mineral resource area on Schedule B – Map 3.

In accordance with this concept, incompatible land uses in areas surrounding Mineral Aggregate areas shall be discouraged by careful review of any severance application, rezoning application or other Resources and by including separation distances in the implementing by-law.

The potential for existence of an area of adverse environmental influence associated with a pit or quarry is recognized. The municipality shall request that the proponent provide for studies to demonstrate whether distance separation between a pit or quarry and sensitive land use is necessary, and establish dimensions of any needed separation area; and provide for implementation of the study results in consultation with provincial ministries. A study must be prepared by a qualified individual(s). Qualified means an individual or company with professional accreditation or specialized training in the specific discipline required, and/or quantifiable expertise in the relevant field of study. It is also recognized that land use separations should be applied reciprocally to new sensitive land uses encroaching upon an existing extraction operation or designated mineral aggregate reserve. In the absence of site-specific studies, the minimum separation distance shall be 500 m for a quarry and 300 m for a pit.

- (7) All pit and quarry uses must satisfy the approval and regulatory requirements of the Ministry of the Environment and Climate Change with respect to pumping and de-watering, water supply, wastewater, solid and liquid waste disposal and all emissions to the atmosphere including noise and vibration.
- (8) Consents may be granted for mineral aggregate purposes in compliance with the policies of this Section, with the Land Division Policies of this Plan and with any other relevant policies of this Plan.
- (9) Mineral aggregate resources information is updated from time to time by the Province and Schedules may not contain the most current information. The Aggregate Resources Information Paper (ARIP) is the official provincial source of mineral aggregate resources information. The County shall ensure that updated sand and gravel and bedrock resources are identified and incorporated into the Official Plan as the information

becomes available. Identification of mineral aggregate resources may be further refined through consultation with individuals qualified to determine local significance, feasibility and/or quality of aggregate deposits.

7.4 Special Policy Exceptions

(1) Mineral Aggregate – Exception One (geographic Township of Wilberforce – Landfill Caution Area)

Lands designated Mineral Aggregate – Exception One on the Land Use Schedules in Lots 11, 12, 13 and 14, Concession XXV (former Township of Wilberforce) are located near the Alice & Fraser Disposal Site in the Township of Laurentian Valley. There is the potential for aggregate extraction to affect groundwater, particularly if excavation occurs below the water table and the site is dewatered. Therefore, these deposits will be further classified as Landfilling Site Caution Area and they will not be zoned for extraction until such time that Local Council is satisfied that the proposed extraction will not negatively affect groundwater flows with respect to the movement of leachate from the landfilling site. In making this decision, Local Council will consult with the Township of Laurentian Valley and the Ministry of the Environment and Climate Change.

8.0 ENVIRONMENTAL PROTECTION

8.1 Introduction

There are numerous natural water systems, natural heritage features and hazard lands within the County of Renfrew.

Natural water systems include rivers, lakes, creeks and their tributaries, flood plains, river valleys, marshes, wetlands, shorelines and banks.

Natural heritage features consist of woodlands, valley lands, fish habitat and wildlife habitat, threatened and endangered species and their habitat, water systems, and Areas of Natural and Scientific Interest. Details regarding natural heritage features are found under subsection 2.2(8) of this Plan.

Hazard lands refer to lands having physical characteristics such as poor drainage, swamps, organic soils, flood and erosion susceptibility, steep slopes, instability, or any other physical condition which could cause property damage, loss of life or damage to the environment.

These natural water systems, natural heritage features and hazard lands require special attention, because if developed they may be sensitive to environmental damage or contain potential threats to life and property, if developed.

8.2 Objectives

- (1) To identify and protect all natural water systems and hazard lands in the County.
- (2) To control development in locations where there is a potential threat to life, property damage or damage to the environment or natural systems if developed upon.
- (3) To preserve and protect the natural amenities offered by the natural water systems and heritage resource features in the County from incompatible development.
- (4) To maintain and improve where possible the diversity of natural features in an area, and the natural connections between them.

8.3 Policies

- (1) The Environmental Protection designation as shown on the Land Use Schedule(s) shall mean that the use of land will 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, 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 100 square feet), shall not be permitted. This policy does not apply to existing agricultural uses.

Buildings shall not be permitted in flood plains, unless in compliance with the flood plain policies of the Plan.

- (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 the County of Renfrew, the Local Council and the Ministry of Natural Resources and Forestry.
- (3) Consideration to permit uses from an abutting designation in an Environmental Protection designated area may be reviewed through an amendment to the local zoning by-law. Local 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:
 - (a) the adjacent land use designations;
 - (b) the nature, extent and potential impact of any physical hazard. An applicant may be required to provide any information that the approval authority 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). In addition, Council may require an independent review of the studies by a qualified individual(s) at the expense of the applicant;
 - (c) the impact on natural heritage features in accordance with subsection 2.2(8);
 - (d) 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) (a) Local Wetlands

Local wetland areas have been designated as Environmental Protection on Schedule “A”. Development shall not be permitted in Local Wetlands. Development is permitted on lands adjacent to local wetlands.

(b) Provincially Significant Wetlands

The Ministry of Natural Resources and Forestry approves provincially significant wetlands that have been evaluated under the Ontario Wetland Evaluation System (OWES). As such the areas contain many species of flora and fauna and are considered environmentally sensitive to development. The limits of provincially significant wetlands within the County are shown on the Land Use Schedule(s).

Development and site alteration shall not be permitted in provincially significant wetlands.

Development and site alteration may be permitted on adjacent lands, if it has been demonstrated by way of an Environmental Impact Study undertaken in accordance with the policies of subsection 2.2(24) of this Plan, 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. For the purposes of Provincially Significant Wetlands, adjacent lands are considered to be the area within 120 metres of the approved wetland boundary. Modification to a Provincially Significant Wetland boundary requires the approval of the Ministry of Natural Resources and Forestry.

Nothing in these policies is intended to limit the ability of agricultural uses to continue.

- (6) Significant areas of natural and scientific interest (ANSIs) within the County of Renfrew as identified by the Ministry of Natural Resources and Forestry have been identified on the Land Use Schedule(s). In accordance with the Provincial Policy Statement, development and site alteration may be permitted in ANSIs, if it has been demonstrated by way of an Environmental Impact Study undertaken in accordance with the provisions of subsection 2.2(24) of this Plan, that there will be no negative impacts on the natural features or the ecological functions for which the area is

identified. Development may be permitted on adjacent lands under the same circumstances. For the purpose of this plan, adjacent lands for a Life Science ANSI shall be 120 metres, and 50 metres for an Earth Science ANSI.

- (7) Dredging, filling or alteration of the shoreline or any watercourse or water body shall not be permitted without consultation with the Ministry of Natural Resources and Forestry, the Federal Department of Fisheries and Oceans and Ontario Power Generation or other producers of hydro-electric power. In this regard, a work permit from the Ministry of Natural Resources and Forestry is required prior to undertaking any work on shore land.
- (8) County Council and Local Councils intend to assist the Ministry of Natural Resources and Forestry in notifying the public that Ministerial approval is required for any diversion, channelization, construction of impoundments or any other modification of watercourses in accordance with *The Lakes and Rivers Improvement Act* and the *Public Lands Act*.
- (9) Where development is proposed adjacent to a watercourse, the fisheries environment should be protected in accordance with the provisions of subsection 2.2(11) Water Setback and Shoreline Integrity, and by restricting the removal of the bank vegetation. Local municipalities shall consider the use of site plan control and development agreements to regulate development.
- (10) Boundaries of the Environmental Protection designation, as shown on the Land Use Schedule(s), will be used as guides for the preparation of the local zoning by-law.
- (11) Consents for conveyance may be granted for those uses permitted under this Section, as further provided under Section 14.0 Land Division Policies.
- (12) There are areas within the County where sensitive marine clays may be encountered. These clays become unstable and prone to failure when heavily saturated. Known locations of sensitive marine clays are identified on Schedule “B” (Map 1 – Hazards) to this plan. Local Councils shall, therefore, require that where deposits of marine clays are identified or encountered, development applications adjacent to river and stream corridors be accompanied by a geotechnical study by a qualified geotechnical engineer indicating how development can be safely accommodated.
- (13) Additional or new information on significant natural heritage features shall be shown on Schedule “B” (Map 4 – Natural Heritage Features) to the

Official Plan by way of an amendment to the Plan when determined appropriate by the County of Renfrew or a Local Municipality.

8.4 Special Policy Exceptions

(1) Environmental Protection – Exception One (geographic Township of Wilberforce -- Shaw Woods)

Shaw Woods is located in Lots 5, 6 and 7, Concession XVII; Lots 5 and 6, Concession XVI; Lots 3, 4 and 5, Concession XV; and Lots A and 1, Lake Dore Range (all in the former Wilberforce Township) on privately-owned land.

It is one of the few remnants of the original Ottawa Valley Forest that shows no sign of disturbance. Therefore, Shaw Woods represents the natural heritage of this region and provides important wildlife habitat. It is also a sheltered environment. This has allowed southern tree species such as bur oak and hop hornbeam to become established.

Local Council intends that the Shaw Woods remain undisturbed by human activity. Passive recreation and non-intensive interpretive features may be permitted.

(2) Environmental Protection – Exception Two (geographic Township of Wilberforce -- Bonnechere Caves)

The Bonnechere Caves, which are located in Lot 6, Concession II (former Wilberforce Township), consist of the finest and most extensive cave system in Ontario (Ford and Quinlan, 1972). Many examples of Karst topography (cavities caused by rock dissolving) exist. The area is very sensitive to disturbance. The Bonnechere Caves are also an important tourist attraction, privately owned and operated.

- (a) Local Council intends that the actual area of the unique land forms be protected from human activity that would be destructive.
- (b) Tourism activity is desired but it should continue to be managed to limit the impact of pedestrians.
- (c) Development related to the tourist attraction shall be located outside the protected area.
- (d) Where there is uncertainty about the impact of an activity or the measures to be taken to control impacts, the owner and/or the Township should consult the Ministry of Natural Resources and Forestry.

9.0 AT CAPACITY LAKES

9.1 Introduction

All lakes have a finite capacity to assimilate phosphorus without impairing water quality. When this capacity is reached or exceeded, water quality conditions can degrade. Water quality impacts can take the form of excessive algal and plant growth, which can appear as greener or more turbid water, and in extreme conditions result in an algal bloom. This in turn can result in depletion of dissolved oxygen and loss of cold water fish habitat. In accordance with the Ministry of the Environment, Conservation and Parks Lakeshore Capacity Assessment Handbook, certain lakes are designated “at capacity” or “near capacity” based on their phosphorus and dissolved oxygen levels.

Recreational fishing and shoreline development is an important component of economic development in the County of Renfrew. The water quality of all lakes should be protected and managed wisely to maintain this resource for future generations. Cold-water lake trout lakes are especially important because they provide very unique physical conditions (deep cold waters, low nutrients) that support a prized top predator species – Lake Trout. Cold-water lake trout lakes are only found in a very small percentage of lakes in the province and are a preferred species among many anglers. These lakes are particularly vulnerable to the impacts of human activities and increased phosphorus inputs.

The policies of this Section are intended to protect the water quality conditions of at capacity lakes in Renfrew County, to ensure the sustainability of important fish habitat.

9.2 Objectives

- (1) To delineate land located in the vicinity of lakes identified by the Ministry of Environment and Climate Change and the Ministry of Natural Resources and Forestry as at capacity or moderately at capacity to further nutrient inputs as at capacity lakes in accordance with the Lakeshore Capacity Assessment Handbook.
- (2) To protect lakes determined to be at capacity determined by the local municipality.
- (3) To consider the impact on the above-noted lakes as a primary guideline in evaluating development proposals along their respective shorelines.
- (4) To establish criteria for development of all lands abutting at capacity and near capacity lakes.

9.3 Policies

- (1) Lake capacity refers to the amount of development a lake can sustain based on phosphorus loadings and water quality goals. In accordance with the Ministry of Environment Conservation and Parks' Lakeshore Capacity Assessment Handbook, lake trout lakes in the County of Renfrew have been designated as "at-capacity" or "near capacity".

In Ontario, lakes are designated for lake trout management by the Ministry of Natural Resources and Forestry (MNR) and further classified by MECP as being "at capacity" or "near capacity" for development based on water quality sampling program. Municipalities may also designate non-lake trout lakes in the Official Plan according to site specific and local land use management objectives.

At Capacity Lakes

Big Gibson, Maria Township
Big Limestone Lake, Brougham Township
Burns Lake, Griffith Township
Charlotte Lake, Brudenell Township
Diamond Lake, Radcliffe Township
Green Lake, Brougham Township
Kamaniskeg Lake, Sherwood Township
Lake Clear, Sebastopol Township
McSourley Lake, Head Township
Muskrat Lake, Westmeath Township
Morrow Lake, Matawatchan Township
Murphy/Island Lake, Burns Township
Raglan Lake, Raglan Township
Valiant Lake, Maria Township
Wabun Lake, Brougham Township
Wadsworth Lake, Radcliffe Township
Waterloo and Wendigo Lakes, Clara Township

Near Capacity Lakes

Bark Lake, Madawaska Valley Township
Carson Lake, Madawaska Valley Township
Paugh Lake, Burns Township
Round Lake, Richards Township
Trout Lake, Madawaska Valley Township

- (2) The following provisions shall apply to all lands abutting (within 300 metres) an At Capacity lake:
- (a) Development and/or site alteration including lot creation shall not be permitted within 300 metres of any at capacity lake unless:

- (i) It is required to separate existing habitable dwellings, each of which contains an existing sewage system and is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake; or
 - (ii) All new tile fields are setback at least 300 metres from the shoreline of lakes and it can be demonstrated that there will be no impacts on lake water quality from either the septic system or other land uses (dwelling, accessory buildings, site alteration). Development must be supported by a report prepared by a qualified professional that demonstrates the lake and the related hydrologic functions will be protected, improved or restored. Mitigation measures and/or alternative development approaches may be required. Site plan control may be utilized by the local municipality to implement any recommended mitigation measures; or
 - (iii) A site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site. A report, prepared by a qualified professional, is required to demonstrate that there will be no negative impact on the lake water quality as a result of any development. Site plan control may be utilized by the local municipality to implement any recommended mitigation measures.
 - (iv) Where the above criteria can be met, the minimum lot area for new lots shall be 1 hectare (2.47 acres). This minimum lot area may be reduced for lot creation only where it is required to separate existing habitable dwellings, each of which contains an existing sewage system and is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake.
- (b) No new tent or trailer parks or tourist establishments or enlargements of an existing tent or trailer park or tourist establishment with lakeshore frontage shall be permitted.
 - (c) No further erection of multiple dwellings for rent or lease shall be permitted on an existing developed parcel of land with lakeshore frontage.
 - (d) Development on existing lots with lakeshore frontage shall only be permitted under the following conditions:

- (i) No more than one single detached dwelling unit shall be permitted on a single vacant lot.
 - (ii) All buildings and structures and associated private waste disposal systems shall have a minimum setback of 30 metres from the high water mark of the lake, or in the case of existing lots, where this setback cannot be met, the setback shall be as remote from the high water mark as the lot will permit to the satisfaction of the Local Council and the applicable approval authority for the private waste disposal system.
 - (iii) All new permits issued by the applicable approval authority for private waste disposal systems which involve construction of tile beds will be conditional upon the use of a fill material known to have a good phosphorus retention capability.
 - (iv) The property between the shoreline of the lake and the dwelling or private waste disposal system will be retained where possible in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrient laden silt to the lake. The retention of the natural soil mantle and natural vegetation within 30 metres of the shoreline of the lake will be encouraged.
 - (v) Dredging and/or filling activities involving the littoral zone shall be discouraged in order to avoid the re-suspension of nutrients from the lakes sediments and the destruction of fish habitat. Any such dredging or filling shall require the prior approval of the Local Council and the Ministry of Natural Resources and Forestry and the Federal Department of Fisheries and Oceans.
- (3) The following provisions shall apply to all lands abutting a Near Capacity lake:
- (a) All buildings and structures and associated private waste disposal systems shall have a minimum setback of 30 metres from the high water mark of the lake, or in the case of existing lots, where this setback cannot be met the setback shall be as remote from the high water mark as the lot will permit and such setback shall be to the satisfaction of the local municipality, the applicable agency for private septic system approval and, where appropriate, Ontario Power Generation or other producer of hydro-electric power.
 - (b) Not more than one single detached dwelling unit on an existing vacant lot or proposed lot shall be permitted.

- (c) All new permits issued by the applicable approval agency for private waste disposal systems which involve construction of tile beds will be conditional upon the use of a fill material known to have a good phosphorus retention capability.
- (d) The property between the shoreline of the lake and the dwelling or private waste disposal system will be retained where possible in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrient laden silt to the lake. The retention of the natural soil mantel and natural vegetation within 30 metres of the shoreline of the lake will be encouraged.
- (e) Dredging and/or filling activities involving the littoral zone of the lake shall be discouraged in order to avoid the re-suspension of nutrients from the bed of the lake. Any such dredging or filling shall require the prior approval of the Local Council and the Ministry of Natural Resources and Forestry, the Federal Department of Fisheries and Oceans and, where appropriate, Ontario Power Generation or other producer of hydro-electric power.
- (f) Proposals for any new tent or trailer parks, tourist or commercial establishments and plans of subdivision shall be reviewed having regard to their impact on the lake. Proposals shall be accompanied by an Environmental Impact Study (EIS) undertaken in accordance with the provisions of subsection 2.2(24) of this Plan and designed to assess the impact of the development proposal on the lake function, dynamics and ecology.
- (g) The minimum lot area for new lots shall be 1 hectare (2.47 acres). This minimum lot area may be reduced for lot creation only where it is required to separate existing habitable dwellings, each of which contains an existing sewage system and is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake.
- (h) An application to create a new lot shall be supported by a report prepared by a qualified professional that demonstrates the lake and the related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required.
- (i) In addition to the foregoing policies, any large development proposal of 5 or more lots, or resort / commercial development, shall be accompanied by a site evaluation. The evaluation shall take into consideration the existing water quality, surface water runoff, impact

and loadings of phosphorus from septic systems, type of soils, stormwater management and nature of vegetation to ensure no impacts on water quality protection.

- (4) Local municipalities may designate a lake to be “at capacity” by amendment to this Plan based on a lake capacity study in accordance with the MECP Lakeshore Capacity Handbook. The amendment may:
- a) identify lakes that have reached development capacity with respect to one or more of boating/recreational use, absorption of phosphorus, or lake trout habitat;
 - b) restrict development within 300 metres of the shoreline as determined to be appropriate by the local municipality;
 - c) identify specific studies to be submitted with development applications;
 - d) recommend mitigation measures such as open space buffers, vegetated areas, and location and type of septic system;
 - e) identify the lakeshore as an area subject to Site Plan Control.
- (5) The Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry will assess the capacity of the lakes in Renfrew County. When the Ministries identify changes in the sensitivity of lakes, the list of at capacity lakes shall change. These changes shall be shown on the Schedules to the Official Plan by way of an amendment to the Plan.

9.4 Special Policy Exceptions

(1) **Bonnechere Valley**

At Capacity Lakes -- Exception One (geographic Township of Sebastopol – part of Turner Island, Lake Clear)

Notwithstanding any policy of this Plan to the contrary, for the lands identified as Part 1, Reference Plan 49R-12254, which is located on Island “D” (Turner Island), Lake Clear, a seasonal dwelling may be permitted subject to the following policies and any other policies of this Plan or a local Official Plan:

- (a) The lot shall be zoned in the implementing Zoning By-law to permit a seasonal dwelling only;
- (b) The lot shall be served by a water access point on the mainland. The water access point shall be located on lands fronting along the shoreline of the lake and be held in the same ownership as Island “D” (Turner Island) or otherwise secured for parking, boat launching and/or docking by a right-of-way or easement. Documentary evidence is to be filed each year with the Building Official. This is a

condition precedent to the validity of the principle use. The water access point shall be served by a public road or private road and shall be recognized in a special zoning category in the implementing Zoning By-law.

(2) **Bonnechere Valley**

At Capacity Lakes – Exception Two (Islands – Township of Bonnechere Valley)

All islands in the Township of Bonnechere Valley are herein described as a site plan control area for the purposes of Section 41 of the *Planning Act*. The municipality shall require a site plan and an agreement in accordance with the provisions of section 41 (4) and (7) of the *Planning Act* to ensure that:

- (a) The septic system on a property be designed and constructed with fill material known to have good phosphorous retention capability. For this purpose, Local Council may require a soils analysis prepared by a qualified engineer to determine the soil's phosphorous retention capability.
- (b) The natural soil mantle and mature tree cover located within 30 metres of the shoreline of the lake be retained in its natural state and no building or structure may be located within the 30 metre area.
- (c) The shoreline adjacent to known fish spawning habitats be identified on a site plan and provisions included in the agreement to notify the owner and any subsequent owners that approvals are required by the Local Municipality, Ministry of Natural Resources and Forestry and/or the Federal Department of Fisheries and Oceans for any works that may be proposed for this area in the future.
- (d) No dredging or filling activities will be permitted along the shoreline.

The signed agreement shall be registered on title by the municipality at the owner's expense prior to any development taking place.

(3) **Bonnechere Valley**

At Capacity Lakes – Exception Three (geographic Township of Sebastopol – Lake Clear)

- (a) No mining related activity shall be permitted within 450 metres of the high water mark of Lake Clear.
- (b) No new waste disposal site shall be located within 900 metres of the high water mark of Lake Clear.

- (c) The At Capacity Lakes provisions of this Plan (including subsection 9.3(2)) shall generally apply to all lands within 300 metres of the high water mark of Lake Clear as deemed appropriate by Local Council. The precise boundaries for development shall be delineated under the implementing Zoning By-law. In cases where a plan of subdivision or other extensive development is proposed in this vicinity which may have an impact on the water quality of Lake Clear, the At Capacity Lake development boundaries may be extended appropriately under the Zoning By-law.

Land use development shall be restricted to permanent and seasonal single-family dwellings, home occupations, small scale convenience stores, non-intensive farming and forest management uses.

Undeveloped lands within this area may be placed in a holding category, wherein the principle of development has been established, and the following provisions shall apply:

- (i) development shall be encouraged on a comprehensive basis, where appropriate, to include plans and provisions for phasing and road access for future development, including adjacent land holdings;
- (ii) the creation of new lots or the establishment of new roads, either under the consent process or by plan of subdivision, shall not be permitted;
- (iii) a soils and hydrogeological report may be required for approval by Local Council, in consultation with the Ministry of the Environment and Climate Change to determine site specific development requirements.
- (iv) waterfront access for proposed and potential future development shall be made available, either as separate water frontage for each lot, or in the case of a plan of subdivision, as a common access which is zoned in separate classification; and
- (v) a plan of subdivision shall be required to create new lots where Local Council determines that the information provided is not adequate to assess the environmental impact of development proceeds in a proper and orderly manner under the consent process.

(4) **Greater Madawaska**

At Capacity Lakes – Exception Four (geographic Township of Bagot – Norway Lake and Hurds Lake)

Within the Township of Greater Madawaska, the policies of subsection 9.3(2) will apply to Norway and Hurds Lakes.

(5) **Admaston/Bromley**

At Capacity Lakes – Exception Five (geographic Township of Admaston – Colton Lake)

Within the Township of Admaston/Bromley, the policies of subsection 9.3 (2) will apply to Colton Lake.

(6) **Laurentian Hills**

At Capacity Lakes – Exception Six (geographic Townships of Buchanan and Wylie)

To protect the quality and quantity of the drinking water for the Village Community of Chalk River, within the Town of Laurentian Hills, the policies of subsection 9.3 (3) will apply to Corry Lake. Lands within 150 metres of the lake are designated as a site plan control area, in accordance with Section 41 of the *Planning Act*. Site Plan Control approval is required prior to development on existing or new lots.

(7) **McNab/Braeside**

At Capacity Lakes – Exception Seven (geographic Township of McNab)

The policies of subsection 9.3 do not apply to White Lake. However, White Lake naturally produces algae and therefore caution should be taken when new development is proposed with water frontage. To protect the water quality, significant development proposals along the shoreline of White Lake should be accompanied with a Lake Impact Assessment. The impact assessment should address issues such as the nature of the development, existing water quality of the lake, surface water run-off, impact and loadings of phosphorous, setbacks from the high water mark, topography and the maintenance of trees and vegetation. For the purposes of this subsection, significant development includes but is not limited to a plan of subdivision for 6 or more lots, new or expanding campground/recreational vehicle park, and industrial or commercial uses.

10.0 COUNTY OF RENFREW FOREST

(Forest Owned & Managed by the County of Renfrew)

10.1 Introduction

The County of Renfrew owns and manages 16,101 acres (6,516 hectares) of forested land. Common tree species are the white and red pine, white spruce, red oak, sugar and red maple, white birch and poplar. The forest industry is an important contributor to the County economy, and a significant employer in forest planning, management, harvesting and processing activities. Harvesting and silviculture programs (site preparation, planting and tending) aim to provide for gradual improvement in forest health, natural diversity and forest product quality as well as continued economic and social benefits derived from the forest.

The County forests also provide open public areas that are used by County residents for a wide range of activities. These activities include but are not limited to: walking, cross-country skiing, snowmobiling, educational use by Algonquin College and others, bird watching, hunting and trapping.

It is the intent of Council that the County owned forests be managed according to an approved forest management plan, prepared by a member of the Ontario Professional Forester's Association, which conforms to sustainable forestry principles and the protection of other forest values.

10.2 Objectives

- (1) Manage the forest in a way that maximizes the economic sustainability of forest products, and plan for a balanced forest structure.
- (2) Protect and enhance wildlife and fisheries values.
- (3) Provide recreational opportunities in Renfrew County forests.
- (4) Promote the County forest and the sustainable management of the County forest.
- (5) To rehabilitate County forest waste lands and lands unsuitable for agricultural purposes.
- (6) Protect and conserve water resources by preventing erosion and establishing forest cover.
- (7) Maintain certification under an internationally recognized, third party standard, or have a system in place to be periodically audited by an impartial third party for sustainable forestry practices.

10.3 Policies

- (1) The County forest designation on the Land Use Schedule(s) shall mean that the predominant use of land shall be for forestry and reforestation purposes. Other permitted uses may include recreational uses such as snowmobiling, bird watching, hunting, and educational uses. Forested lands within the County forests designation shall continue to be managed and operated in accordance with the Renfrew County Forest Management Plan.
- (2) Harvesting operations shall have regard for significant natural heritage resources, such as fish spawning areas, significant wildlife habitat, wetlands, cultural heritage features, and Areas of Natural and Scientific Interest as identified on Schedule “B” to this Plan.
- (3) Lands within the County forest designation shall be subject to the Environmental Protection policies of the Plan.
- (4) *Planning Act* applications on lands adjacent to a County forest shall be circulated to the County Forester. Development and site alteration that would result in a negative impact on the County forest, or forest management activities, will not be permitted.
- (5) To ensure adequate forest fire protection of County forests the following policies shall apply:
 - (a) County Council, in consultation with the applicable Municipal Fire Department(s) and the Ministry of Natural Resources and Forestry shall provide the opportunity to use prescribed fire techniques to reduce hazard and manage wildlife habitat (i.e. controlled burns etc.)
 - (b) In order to minimize wherever possible susceptibility of certain areas within the County of Renfrew to damage caused by forest fires, County Council, in consultation with the applicable Municipal Fire Department(s) and the Ministry of Natural Resources and Forestry, will determine the location of high risk areas and how forest fire risk can be minimized. Local municipalities are encouraged to enter into Forest Fire Management Agreements when it is in their best interest.
 - (c) County Council recognizes the need to continue to assess its forest fire suppression needs and in cooperation with the local municipalities and Fire Departments and the Ministry of Natural Resources and Forestry, will adopt further measures as needed.

11.0 MINING RESOURCES

11.1 Introduction

Mining and mining related activities are a major source of employment and revenue within the County of Renfrew. One major mining sector employer is situated in the geographic Township of Ross. Haley Industries operate quarry mines and mining related activities on a site near Haley Station.

The Mining Resource policies are intended to recognize the importance of mining resources within the County while ensuring that appropriate regulations and measures are applied to minimize disturbance to the environment and provide for progressive rehabilitation programs for new or expanded mining and mining related activities.

11.2 Objectives

- (1) To identify lands within the County which have potential for mineral exploration and mining resource extraction.
- (2) To encourage the exploration and development of mining operations in order to assist employment in the mining industry.
- (3) To ensure that appropriate regulations are adopted to minimize disturbance to the environment.
- (4) To ensure the appropriate regulations are adopted to provide progressive rehabilitation programs.

11.3 Policies

- (1) The Mining Resource designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for mining and mining related uses including above ground and underground work, pits, quarries, above ground mining structures, tailing sites, slag dumping sites, ore processing plants, etc., and mining dependent industries. Other uses which do not preclude future mining resource extraction such as forestry, outdoor recreation, wildlife management, non-intensive farming, etc. will also be permitted.
- (2) Council will consider amending the Official Plan to permit mining and mining related uses in areas not designated Mining Resource where such lands are determined to be suitable for mining and mining related purposes.

- (3) In considering an amendment to the implementing zoning by-law to permit a mining or mining related use the local municipality shall examine, among other considerations, the following matters:
- (a) the impact on the environment;
 - (b) direct and indirect impacts on the utilities and services provided by the local municipality;
 - (c) the aesthetic appearance of the proposed development;
 - (d) the impact on surrounding uses;
 - (e) compliance with the requirements of the Ministry of Northern Development and Mines and the Ministry of Environment and Climate Change; and
 - (f) the benefit of the mining or mining related use to the local municipality.

The local municipality may require the proponent to enter into a site plan agreement with the municipality pursuant to Section 41 of the *Planning Act* prior to passing the zoning by-law amendment.

- (4) Local Council may request the proponent to provide such information as is necessary to determine compliance with this Plan, including an environmental impact assessment, rehabilitation plans and landscaping plans. If the consent of the Ministry of Environment and Climate Change has been received for such a project, then the proponent shall not be required to provide an environmental impact assessment, nor any landscaping or rehabilitation plans if such were considered by the Ministry, and providing Council has an opportunity to examine such reports.
- (5) Past producing mining operations or active mining operations shall be subject to the provisions of the *Mining Act* with respect to rehabilitation and / or closure.
- (6) The concept of an influence area is recognized as a means of protecting against incompatible land uses. An area of influence will be used to protect existing land uses located in the vicinity of a proposed mining operation from the impacts of a land use conflict, and reciprocally to protect the Mine Resource designation and existing mine operations from the impact of incompatible uses. The following policies will apply:

- (a) The area of influence will generally be 1000 metres (approximately 3,280 feet) in width around a mine operation, or proposed operation, located within a Mine Resource designation;
 - (b) The area of influence may be varied in width subject to local circumstances and consultation with the Ministry of Northern Development and Mines and the Ministry of Environment and Climate Change;
 - (c) In accordance with this area of influence concept, incompatible land uses in areas surrounding Mining Resource designations and mine operations shall be discouraged by the careful review of severance applications, rezoning applications, plans of subdivision, and/or amendments to this Plan, and by including separation distances in any implementing by-law; and
 - (d) Any new Mining Resource designation or mine operation shall undertake an impact analysis within the area of influence around its proposed site in order to identify any land use conflicts, to propose mitigating measures and to develop an operating plan for minimizing its operational impacts on existing land uses.
- (7) Development on, abutting or adjacent to lands affected by a mine hazard or former mineral mining operation may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed. Where development is proposed within 1000 metres of a mine hazard, as identified by the Ministry of Northern Development and Mine's (MNDM) Abandoned Mine Inventory System (AMIS) mapping and as identified on Schedule "B" to this Plan, the Regional Land Use Geologist responsible for the area or the Mine Rehabilitation Section of the MNDM shall be contacted to determine the scope and terms of reference of any technical studies that may be required to address the potential mine hazard. The applicant shall be responsible for ensuring that any hazards are mitigated to be consistent with the Mine Rehabilitation Code of Ontario such that the hazard is removed and that the property is safe for the proposed development. All required studies shall be undertaken by an appropriately qualified person(s).
- (8) Areas that have mineral potential are identified on Schedule "B". The identified areas are meant to act as a flag to contact MNDM for further information and are not meant to be an indication that no development is to be permitted.

If, after consultation with MNDM, the mineral resource is determined to be provincially significant and should be protected, development and

activities which would preclude or hinder the establishment of new operations or access to the resource shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, safety and environmental impact are addressed.

12.0 WASTE DISPOSAL

12.1 Introduction

Solid waste generated in Renfrew County is disposed at a number of landfill sites located throughout the County.

The Waste Disposal policies are intended to ensure that appropriate regulations and measures are applied to minimize disturbance to the environment and provide for positive rehabilitation and recycling programs for waste disposal sites operated by the public or the private sector.

12.2 Objectives

- (1) To ensure that all waste disposal sites are rehabilitated in accordance with the *Environmental Protection Act* and any other applicable laws or regulations.
- (2) To establish criteria for the location of new waste disposal sites.
- (3) To ensure that appropriate regulations are adopted to prevent serious social or environmental disturbance from the operation or establishment of waste disposal facilities.
- (4) To investigate and implement any programs such as reduction, reuse and recycling which may be fiscally and environmentally responsible and extend the useful life of the existing landfill sites.

12.3 Policies

- (1) The Waste Disposal designation on the Land Use Schedule(s) shall mean that the predominant use of the land will be for the disposing of garbage and refuse within approved sanitary landfill sites.
- (2) Waste disposal sites shall be located an adequate distance away from an existing or proposed residential, commercial, institutional or recreational use. A report from a qualified professional which establishes appropriate separation distances based on site specific considerations will be required for new waste disposal sites. Thirty (30) metres or approximately 100 feet from the perimeter of an existing or new landfill area is the minimum separation distance permitted.
- (3) An assessment of all development proposals should be undertaken within 500 metres of the licensed perimeter of an existing or closed waste disposal site to ensure that they are compatible with soil and ground water

conditions and to ensure that they will not be adversely affected in any way by the presence of the waste disposal site. Proposed development should be supported by studies as outlined in the applicable guideline of the Ministry of Environment and Climate Change (Guideline D-4 – Land Use On or Near Landfills and Dumps) pertaining to land use on or near waste disposal sites.

For active/operating landfill sites the studies should address: landfill generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff and vectors and vermin.

For closed/inactive waste disposal sites the studies should address the following: contamination by leachate, surface runoff, ground settlement, visual impact, soil contamination and hazardous waste and landfill generated gas.

Sensitive development will only be approved in the vicinity of an open and/or closed landfill site when the approval authority is satisfied that the study(s) indicates that the impacts will be minimal or can be mitigated.

For certain active and inactive waste disposal sites local municipalities have completed soil conditions reports. These studies identify the locations of the attenuation areas and potential for contaminated lands. Where these studies have been completed by the local municipality and the hazardous areas are known, development within 500 metres but outside of the identified hazard areas of the waste disposal facility, will not require additional assessment by the proponent of the development application.

- (4) All disposal sites shall be located or engineered so that pollution of any watercourse, municipal drain or of the groundwater does not occur.
- (5) All disposal sites shall be adequately screened on all sides either naturally or by artificial means (i.e. berms) and such screening will apply to all open storage areas and all disposal site operations.
- (6) Sites shall be located so that ingress and egress points from the site do not create any traffic hazard.
- (7) All disposal sites no longer in use shall be rehabilitated to the standards required by the Ministry of Environment and Climate Change. No use shall be made of land or land covered by water which has been used for the disposal of waste within a period of 25 years from the year in which such land ceased to be so used unless approval of the proposed use has been

given by the Ministry of Environment and Climate Change, in accordance with Section 46 of the *Environmental Protection Act*.

- (8) An amendment to this Official Plan or local Official Plan (whichever is applicable), and implementing local zoning by-law will be required for the establishment of any new Waste Disposal area or to permit the expansion of any existing Waste Disposal area. In addition to the requirements under the *Environmental Protection Act* and the *Environmental Assessment Act*, when considering an amendment, regard shall be had to the following:
- (a) the type and abundance of soil cover material;
 - (b) the surface and groundwater characteristics;
 - (c) isolation;
 - (d) the physiography of the area;
 - (e) public review of the facility location;
 - (f) appearance;
 - (g) truck traffic;
 - (h) noise and dust;
 - (i) the potential damage to the existing ecological regime;
 - (j) the compatibility of the site with future land use goals;
 - (k) the ability to control gas release;
 - (l) the minimization of engineering design and operational problems;
 - (m) the impact on high value forest stands (i.e. plantations); and
 - (n) the impact on agricultural lands and farming activities.
- (9) Waste disposal sites shall be placed in a separate category in the implementing zoning by-law.
- (10) All waste disposal sites shall be operated and maintained in accordance with the standards set by the Ministry of Environment and Climate Change.

- (11) The operation of all waste disposal sites shall comply with the requirements of the *Forest Fires Prevention Act*.
- (12) In reviewing development proposals, Local Council will ensure that there is sufficient capacity to accommodate the waste disposal needs of the proposed development.

13.0 TRANSPORTATION

13.1 Introduction

The transportation system in Renfrew County involves the movement of people and goods throughout the County and to outside areas. The system may include:

- roadways
- cycling & pedestrian facilities
- trails
- public transit
- airports
- rail lines and facilities
- water transportation facilities
- utility lines
- other

The provision and maintenance of a quality transportation system has a significant impact upon the residents of the County and is a regional concern. Not only is the safety and convenience of the travelling public directly related to the quality of the transportation network, but the nature of the transportation system may also have a profound effect upon the County's rate and distribution of development and its economic and social structures.

Today, the road network is an integral component of the County's transportation system. It is extremely important for commerce and the mobility needs of residents of the County. Provincial highways, county roads and local roads form the network of public roads. Private roads and common element roadways in plans of condominiums form other types of vehicle access. The use and maintenance of these roadways are the responsibility of the abutting landowners, in the case of private roads, or the condominium corporation, in the case of common element roadways. An intent of the transportation policies is to permit the maintenance of a safe and efficient road system within the financial constraints of the County and to cooperate with the Ministry of Transportation in relation to the provincial highway system and local municipalities in relation to local roads.

Walking and cycling are increasingly important transportation options for many of the County's residents and visitors. An additional intent of the transportation policies is to encourage and support, wherever feasible, the development of pedestrian and cycling facilities both as a means of travel and for recreation within Renfrew County. The County of Renfrew Strategic Plan and Council Priorities identifies the creation of a linked trail system throughout the County as a priority.

Renfrew County is served by two airports--the Pembroke and Area Airport and the Arnprior/South Renfrew Municipal Airport. Both airports play an important role in business and recreation. The County recognizes the need to protect the airports from incompatible uses.

Highway 17, part of the Trans-Canada Highway System, and a Core Route in the National Highway Network, provides a major connection, through the County of Renfrew, between eastern and western Canada and is a critical component of the provincial highway system. This Plan recognizes that the continued extension of Highway 17 is critical to promote economic growth and enhance safety as people travel through the County. The loss of the east/west rail corridor between Ottawa and North Bay has made Highway 17 the primary means of east/ west travel through Renfrew County.

13.2 Objectives

- (1) To maintain a safe and efficient road system.
- (2) To prevent undue increases in the proportion of expenditures on roads.
- (3) To ensure that all new development has access which is appropriate for its intended use and does not breach the integrity of the transportation network.
- (4) To restrict development which might inhibit traffic movement on provincial, county and local road systems.
- (5) To support and encourage the development of pedestrian and cycling facilities as a means of travel and for recreation.
- (6) To prevent incompatible development from locating adjacent to a transportation corridor or facility.
- (7) To consider, where appropriate, a “complete streets” approach to road building and maintenance whereby a road is designed for use by people of all ages, abilities and modes of travel (e.g., walking or cycling).

13.3 Policies

- (1) Provincial Highways – In addition to all applicable municipal requirements, as per the requirements of the *Public Transportation and Highway Improvement Act*, all proposed development located in proximity of a provincial highway within the Ministry of Transportation’s permit control areas must obtain the appropriate approvals/permits from the Ministry of Transportation before construction commences. MTO shall be consulted for all development in proximity to a Provincial highway or that may impact

a Provincial highway including but not limited to: Municipal initiatives including infrastructure projects; Utilities construction and alteration; Temporary special events Settlement area expansions.

Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Direct access will be discouraged and often prohibited.

Municipalities that would like to construct facilities that impact provincial highways, or which would require changes to provincial highway infrastructure are invited to contact MTO's Regional Offices to discuss their plans. The MTO encourages municipalities to contact MTO early in the process when they are contemplating any proposed improvements to any provincial highway facilities; improvements that will be reflected in their official plans and could impact upon a provincial highway. MTO reviews proposals on a case by case basis and will allow changes to take place on provincial highway structures only after an analysis of the impact on safety and traffic operations.

As part of MTO's review and approval process, the Ministry may require various studies and reports for certain development proposals. These studies/reports may include, but are not limited to a Traffic Impact Study, a Stormwater Management Report, or and Illumination Plan.

Entrances serving home occupations, industry or businesses located adjacent to provincial highways require the approval of the MTO. Typically, MTO will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, MTO requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupation, industry or business. In addition, the MTO would not support a future severance that would result in one separate entrance to a business and one for the retained parcel.

MTO's policy is to allow only one highway entrance for each lot of record. MTO will not allow a second entrance for a property owner whose land lies beyond the permit control area and wants access to a provincial highway via another property owner's entrance. MTO will restrict back lots from using other property owner's entrances and will require that new cottages or developments only be permitted to access the provincial highway from existing public roads or new public roads that meet MTO's access management practices and principles. Any proposal for subdivision with close proximity to a provincial freeway has a potential for noise impacts. It should be understood that MTO will not be responsible for any impact, inclusive of noise and vehicle light impact that the highway may have on

the subject properties and that MTO will not construct any works to abate those impacts. It will be the responsibility of the owner/developer of the proposed subdivision to ensure that noise levels are consistent with provincial objectives, and if necessary, that adequate noise control measures are applied.

(a) Highway 17 Expansion

The Ministry of Transportation has plans to expand Highway 17 and will be protecting the designated lands and corridor as a fully controlled – access four lane freeway. No active use or construction will be permitted within the designation and all proposed development in the vicinity of a provincial highway/designation will require MTO review, approval, and permits.

- (2) County Roads – The County of Renfrew Public Works and Engineering Department is responsible for County Roads located in the County. New development which proposes access to or fronts on a County Road must satisfy all requirements of the Public Works and Engineering Department. The typical width of a County road right-of-way is 26 metres. New road construction design and ongoing road maintenance may consider, where feasible, active transportation features.
- (3) Local Municipal Roads – Roads within this classification fall within the jurisdiction of the local municipalities. These roads carry moderate volumes of traffic moving between point of origin and the County Roads or Provincial Highways.

Any new development which proposes access to or fronts on a Local Municipal Road must satisfy all requirements of the local municipality. Further, the proposed access should not negatively impact upon the safety and efficiency of the transportation system. The typical width of a local road right-of-way is 20 metres. New road construction design and ongoing road maintenance may consider, where feasible, active transportation features.

- (4) A private road is one which provides access by means of a registered right-of-way to private property, the use and maintenance of which is the responsibility of the abutting owners. Private roads are not included as a Road Classification or identified on the Land Use Schedules.

Another type of vehicle road access is a common element roadway in a plan of condominium, the ownership and maintenance of which is the responsibility of the condominium corporation.

Local municipalities are encouraged to develop standards for private road construction and maintenance which considers the following: minimum widths, surface materials, grading standards, turning circles requirements, demonstration of safe egress/ingress. Private roads should ensure appropriate access for emergency services (year round access if 4-season dwellings exist). Legal tools to achieve those objectives may vary depending on the specific circumstances of a development.

- (5) The location of new roads shall not require an amendment to this Plan. Council may from time to time identify these new roads on a Schedule to the Plan.
- (6) No development or redevelopment of lands shall be approved in close proximity to an intersection or railway crossing which is scheduled for improvement until this improvement has been sufficiently designed to determine the land required for such improvement.
- (7) The development of recreational trails that allow for pedestrians and/or cycling will be encouraged and supported.

Trails crossing a provincial highway require review, approval, and permits from MTO.

- (8) The following uses may be permitted in any land use designation subject to the provisions of the local zoning by-law:
 - (a) all electrical power facilities provided that the development satisfies the provisions of the *Environmental Assessment Act*, the *Environmental Protection Act* and any other relevant legislation; and
 - (b) utilities and services necessary for telecommunications and the transmission of municipal water, sewage, public roads, parking facilities and facilities for the detention, retention, discharge and treatment of storm water.
- (9) Where new development is proposed, appropriate easements or rights-of-way will be required to be dedicated for utilities.
- (10) Airports
 - (a) New residential development and other sensitive land uses will not be permitted in areas near airports above 30 NEF/NEP, as set out on maps (as revised from time to time) approved by Transport Canada.

- (b) The redevelopment of existing residential uses and other sensitive land uses or infilling of residential and sensitive land uses in areas above 30 NEF/NEP shall only be permitted if it has been demonstrated that there will be no negative impacts on the long-term function of the airport.
 - (c) Land uses which may cause a potential aviation hazard will be discouraged.
- (11) Under the authority of the *Public Transportation and Highway Improvement Act RSO 1990 (PTHIA)*, MTO does not support the use of existing or proposed private roads as a means of providing legal access to a Provincial Highway and will not grant such access in accordance with the MTO Access Policy.
- (12) The County of Renfrew created and adopted a Trail Strategy (2016). County Council recognizes that trails can provide significant health, transportation, environmental, and economic benefits. The County will continue to work on developing of a regional trail network to help create a recreational use that will travel through the County of Renfrew and act as a regional tourist destination.

The goal is to establish a well-connected system of trails throughout the County that will provide residents and visitors the opportunity to engage in active healthy lifestyles, to travel to key destinations, and experience the vistas provided by the County's natural features and cultural resources.

As per Council resolution in 1998, the County will make every effort to acquire abandoned rail corridors such as the CP (from Arnprior to Head, Clara and Maria) and CN (Quebec to Algonquin Park) for multi-use trail purposes. County-managed trails on discontinued rail corridors are intended to form an uninterrupted backbone of a linked regional system of trails. County-managed trails are to be operated as multi-use corridors in accordance with a trail management plan that will identify permitted users (i.e., hikers, cyclists, ATVs, snowmobiles, skiers, dogsleds...). Lower-tier municipalities, private trail operators and other trail groups are encouraged to connect with County-managed trails to establish linkages between trail systems, hamlets/villages, and tourism destinations, with the goal of developing a user-friendly network.

- (13) New lot creation and new development adjacent to County Trails shall not negatively impact County trail right-of-ways and will ensure that appropriate grading and drainage is implemented to direct stormwater away from the County right-of-way. All structures should be located at least 7.5 metres from the limits of a County trail right-of-way and this requirement is to be implemented through local zoning by-laws. The

creation of a new lot that would require access across a trail will generally not be supported.

- (14) The road authority may request a road widening dedication or sight triangle dedication as needed to serve the infrastructure needs of the jurisdiction. The dedication may be required as a condition of approval for plans of subdivisions, consents (new lots and lot additions), and site plans. The dedications may be required for the entire holding (severed and retained lots) where applicable.

Road allowance widths are designed to allow not only for the construction of the road itself but also drainage ditches, bridges, culverts, and other road infrastructure. Also utilities such as water, sewer, hydro, natural gas, telephone and cable television require space in the road allowance.

14.0 LAND DIVISION POLICIES

14.1 Intent

There are two methods of subdividing land in Ontario, the consent process and the subdivision process. The subdivision process provides a more rigorous review of complex development issues on a comprehensive basis. Consents should only be approved when the more rigorous review of the subdivision process is not necessary.

14.2 General Policies

- (1) Prior to considering the merits of a consent, the approval authority shall be satisfied that a registered plan of subdivision is not necessary for proper and orderly development. A registered plan of subdivision will be the method of dividing land where,
 - (a) A significant number of new lots would be or there is a high potential to create and market a significant number of new lots;
 - (b) New public roads other than minor public road extensions are proposed;
 - (c) Extensive investigations regarding such matters as hydrogeology, surface drainage or environmental impact will be required; or
 - (d) The future development potential of the retained lands or the adjoining lands would be adversely affected by the proposed consent(s).
- (2) The approval authority shall be satisfied that a consent is in the public interest and that it is not premature in terms of development patterns in the area.
- (3) Where a development proposal abuts an existing Provincial Highway, a County Road or a Local Municipal Road, the lands that are required to provide for the widening of the roadway may be acquired as part of either the consent process or the subdivision process.

14.3 Consent Policies

- (1) A consent for a new lot or lots, including any retained lot(s) or parcel(s), shall conform to the land use designations shown on the Land Use Schedule(s) and the policies of this Plan, the provisions of the local Official Plan (where one exists), and the implementing local zoning by-law.

- (2) Consents will be granted only when all parcels involved, including all retained parcels, abut and have direct access to an existing public road maintained on a year-round basis and of a standard of construction acceptable to the relevant road authority, except as set out below for waterfront lots, service roads and bush lots.
- (3) The maximum number of new lots permitted to be created for residential purposes from an original holding shall be three (3) lots. A holding is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under the *Planning Act*. An original holding means a holding as of June 1, 1971.
- (4) In addition to the three lots normally considered, two (2) additional consents for residential purposes may be granted, provided the following criteria are considered:
 - (a) they do not create a conflict with abutting uses;
 - (b) they do not lead to demands for increased municipal services;
 - (c) the creation of additional lots will complete the development potential of the holding by the severance process or constitutes an infilling situation. Infilling is defined as the creation of a lot between two existing dwellings which are separated by not more than 100 metres (325 feet) or between an existing dwelling and a street which are separated by not more than 100 metres (325 feet);
 - (d) ribbon development is not a concern;
 - (e) the first three lots permitted by Subsection 14.3 (3) have been developed; and
 - (f) that the lots can be adequately serviced with potable water and a private sewage disposal system and are consistent with the servicing policies of Section 2.2(12).
- (5) Where consents have been granted in accordance with Subsections 14.3 (4) above and while creating more than five (5) lots per holding is generally discouraged, additional consents may be considered, provided the approval authority and local Council and/or the County are satisfied that a plan of subdivision is not required for the orderly development of the lands and the applicant submits a study addressing the following to the satisfaction of the local Council and/or the County:

- (a) justification of the proposed water supply and sewage disposal services consistent with the servicing policies of Section 2.2(12);
 - (b) why a plan of subdivision is not necessary for the proper and orderly development of the lands;
 - (c) the need for a hydrogeology study (including a nitrate impact assessment) to ensure that the quality and quantity of potable water meets provincial standards and is consistent with the servicing policies of Section 2.2(12);
 - (d) the need for a lot grading and drainage plan; and
 - (e) the impact of the proposed development on the financial resources of the municipality.
- (6) The severance of a full township lot or remaining portion thereof from other full township lots will not be affected by subsections 14.3(3), (4) or (5).
- (7) The minimum lot size and lot frontage shall be established and regulated by the implementing local Zoning By-law.

Unless physical conditions dictate otherwise, the depth of a lot should be no more than four (4) times the frontage of the lot. The size and configuration of any lot should be appropriate for its intended use and shall be planned to prevent or limit impacts on a natural resource, blend with adjacent development, maximize the efficient use of infrastructure and services, and promote energy and water conservation.

- (8) Consents will not be permitted in locations which result in the creation of landlocked parcels.
- (9) Consents will not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines or curves or grades, or in close proximity to road intersections.
- (10) The Ministry of Transportation has plans to expand highway 17 and will be protecting the designated lands as a fully controlled-access four lane freeway. No active use or construction will be permitted within the designation. Consents for parcels in proximity to a provincial highway/designation will not be granted unless MTO approval and permits are obtained.

- (11) Where municipal services (water and sewer) are not provided, consents for the creation of new lots shall only be granted when it has been established that soil and drainage conditions of the area are suitable to permit the proper siting of buildings, to obtain a sufficient potable water supply and to permit the installation of an adequate means of sewage disposal on the lot with no negative impacts.
- a) The application for consent should be supported with information or evidence to verify suitability of the lot for sewage disposal;
 - b) The application for consent should be supported with information to verify suitability of the water supply;
 - c) A scoped hydrogeological evaluation prepared by a qualified professional may be required in accordance with subsection 2.2(12)(f) to assess the potential risk to groundwater and ensure site suitability for the long-term provision of individual on-site water and sewage services. The evaluation is to be based on a well sample and/or MECP well records. An on-site drilled well may be required when determined to be necessary to ensure adequate quantity and quality of water. The applicable septic approval authority shall be requested to comment on applications for new lots not serviced by municipal water and sewers.
 - d) The MECP Ontario Drinking Water Quality Standards (ODWQS) establishes the provincial standards for the quality of drinking water for both health and aesthetic values. In certain situations water treatment may be required in order for the source water to meet the provincial drinking standards. Only whole home treatment systems (as opposed to single-tap) are permitted. Reverse Osmosis (RO) units will not be accepted as a suitable individual private water treatment system.
- (12) Consents may be granted for boundary adjustments, correction of title, leases, easements, rights-of-way, and other purposes which do not create separate lots. Such consents will be evaluated on their own merit, except as further set out below.
- (13) Consents may be permitted for mortgage purposes (i.e. part of a holding being mortgaged or discharged from a mortgage). Such consents shall be evaluated as if a new lot were to be created.
- (14) Consents may be granted for lot additions provided the lot to be added to, together with the lot addition, or any retained parcels of land, are not undersized or irregularly shaped for the purpose for which they are to be used. Where it is not possible to create a standard size lot resulting from a lot addition, the approval authority may grant consent provided the retained land is not rendered undersized. Consents for lot additions shall not be considered new lots in terms of determining the number of lots previously severed from an original holding.

- Notwithstanding the above policy, there may be limited circumstances where lot additions/boundary adjustments are required and it is not possible for the retained lands to not be undersized. Lot additions may be considered to remedy encroachments or right-of-way issues that render the retained lands undersized if there is an overall improvement to an existing situation.
- (15) In cases where a rezoning is required, the amending zoning by-law will be in force prior to the finalization of the consent.
 - (16) Consents for development in the Village Communities designation shall satisfy the criteria outlined in Section 4.3 of this Plan.
 - (17) Consents for development in the Rural designation shall satisfy the criteria outlined in Section 5.3 of this Plan.
 - (18) Consents for development in the Agriculture designation shall satisfy the criteria outlined in Section 6.3 of this Plan.
 - (19) A private road may be considered for the provision of access to new residential development abutting a high water mark or shore road allowance subject to the approval authority's consideration of the merits of the particular situation and the following criteria:
 - (a) the right-of-way is legally obtained and secured, connecting the lot to an open, year round public road. Where possible, the right-of-way should be maintained in a single ownership. Specifications regarding the width of the right-of-way should be included in a local implementing zoning by-law;
 - (b) the road standards, the responsibility of the lot owner for maintenance, and other pertinent matters should be set out to a local Council's satisfaction in a development agreement between the local municipality and the landowner(s);
 - (c) the physical conditions and characteristics of the existing or proposed right-of-way allow the access of emergency vehicles;
 - (d) the limited services available to the lot is identified in an implementing Zoning By-law; and
 - (e) The right-of-way is to be surveyed and identified as a separate part on a reference plan.

In accordance with the *Public Transportation and Highway Improvement Act RSO 1990 (PTHIA)* and the Ministry of Transportation's Access Policy,

new lot creation shall not be permitted on any existing private road which connects to a Provincial Highway as the primary public road access. The Municipality and applicants shall consult with MTO for any proposed lot creation on a private road that accesses a Provincial Highway.

- (20) Where a proposed lot would front on an open public road but direct access is not possible due to traffic safety considerations or physical obstructions, the approval authority may accept the use of a private service road across the front of the proposed lot provided,
- (a) the local municipality and the applicable road authority are agreeable;
 - (b) the lot cannot be located so as to achieve direct access;
 - (c) the right-of-way is legally obtained and secured;
 - (d) the road standards, the responsibility of the lot owner for maintenance, and other pertinent matters, are set out to the local Council's satisfaction in a development agreement between the local municipality and the landowner(s); and
 - (e) the physical conditions and characteristics of the proposed service road will allow the access of emergency vehicles.
- (21) Consent may be granted for bush lots, but excluding residential uses, in locations which do not have frontage or direct access to a public road provided,
- (a) the proposed bush lot and remaining parcel each shall have normally a minimum lot area of 20 hectares and shall abut an existing public road allowance, crown land road, or private road;
 - (b) the approval authority is satisfied that the proposed lot and access are appropriate for the intended use;
 - (c) the non-development aspect of the lot (in accordance with the recommendations of local Council) is identified in an implementing zoning by-law; and
 - (d) a note is placed on the decision stating that consent does not imply any permission to improve an unopened road allowance or any intention or obligation of the municipality to improve an unopened road allowance.

- (22) Existing registered plans of subdivision on private services (well and septic) shall not be further subdivided under the consent process.
- (23) No more than two lots in total (i.e., including severed and retained) shall result from any one severance application for a new lot. Where a planned legal right-of-way is not part of the subject lands (i.e., severed and retained parcels), a separate application for consent shall be required. If a landowner is applying for the creation of two new lots and a retained, two applications are required.
- (24) A consent application to reestablish two parcels of land that have inadvertently merged either prior to or after the passing of this Plan, may be considered provided that it generally meets the intent and policies of the Plan. The consent will not be considered toward determining the number of consents permitted from a holding.

14.4 Plans of Subdivision/Condominiums

The County of Renfrew processes and approves plans of subdivision and plans of condominium. The local municipality must, however, approve of each plan of subdivision through recommendations to the County, passage of any necessary local Zoning By-law amendment, and by entering into a subdivision agreement. Where it has been deemed that a plan of subdivision or a plan of condominium is required for the orderly development of lands, the following policies shall be considered:

- (1) A proposed plan of subdivision or a plan of condominium shall conform to the designations shown on the Land Use Schedule(s) and the policies of the Plan, the policies of the local Official Plan (where one exists), and the provisions of the implementing local zoning by-law.
- (2) Any predesignated area of national, provincial, or local cultural heritage value shall be protected from any possible negative impacts resulting from subdivision development.
- (3) A proposed plan of subdivision or a plan of condominium should be designed to ensure that, where appropriate, it is supportive of active transportation strategies such as the provision of convenient and direct access to adjacent uses through integrated pedestrian sidewalks, walkways, trails and cycling paths.
- (4) A plan of subdivision or a plan of condominium shall not be recommended for approval unless all lands intended to be used as building sites can be used safely for building purposes without danger from flood or other inundation or other adverse conditions so as to be a danger to the health

and safety of the present and future ratepayers of the local municipality or County.

- (5) In determining which areas are suitable for development, several reports, either singly or together, may be required by Council or a reviewing agency during the review of the plan of subdivision or plan of condominium and prior to draft approval or approval of any required Official Plan amendment. The reports may include a hydrogeological (including a nitrate impact assessment) and terrain analysis report, a servicing options report, environmental impact study, preliminary stormwater management report, geotechnical study, lake capacity study, archaeology study, traffic impact report, planning justification report, heritage impact assessment, and any other study required by the applicable policies of this plan or requested by the approval authority. The approval authority reviews and may consult with other agencies on the proposed plans of subdivision or condominium to ensure that they have due regard for the Provincial Policy Statement.

Where the proposal is for on-site services, Council shall require a hydrogeological and nitrate impact assessment report and shall be satisfied that there is a sufficient supply of potable water, and that the site is suitable for on-site sewage disposal. The study is to be completed in accordance with MECP D-5-4 and D-5-5 guidelines and is subject to peer review.

The MECP Ontario Drinking Water Standards (ODWS) establishes the provincial standards for the quality of drinking water for both health and aesthetic values. In certain situations water treatment is required in order for the source water to meet the provincial drinking standards. Only whole home treatment systems (as opposed to single-tap) are permitted. Reverse Osmosis (RO) units will not be accepted as a suitable individual private water treatment system.

- (6) Roads within a proposed plan of subdivision will be assumed by the municipality and shall directly access a public road which is maintained year round so as to ensure ready accessibility for school buses, ambulances, fire trucks and other essential service vehicles. A minimum of two access points is considered desirable to a publicly maintained open road allowance.

Plans of condominium may be approved utilizing common access for the condominium owners, other than a public road.

Where a draft plan of subdivision is proposed abutting or in the vicinity of a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local

internal road. Any new proposed street/road entrances onto a provincial highway will be subject to the access policies of the MTO and the MTO requirements for access to a highway.

- (7) A plan of subdivision or plan of condominium shall be provided with direct access to a road developed to the standards of the relevant road authority.
- (8) Any proposed lot may not landlock any parcel of land and must be designed to allow for the integration with future development.
- (9) Upon draft approval of a plan of subdivision or plan of condominium by the County of Renfrew, the developer shall be required to enter into an agreement with the local Municipality covering (but not limited to) the following items:
 - (a) road requirements;
 - (b) sidewalk requirements;
 - (c) drainage requirements;
 - (d) access requirements;
 - (e) financial requirements;
 - (f) servicing requirements;
 - (g) parkland requirements; and
 - (h) phasing requirements.
- (10) Where land being developed by a plan of subdivision or plan of condominium abuts a Provincial Highway or County Road the layout of the subdivision should be designed in order that lots back on to the Provincial Highway or County Road and front on to the interior street. In such a case, no direct access from the lots to the Provincial Highway or County Road will be permitted.
- (11) The Ministry has plans to expand highway 17 and will be protecting the designated lands as a fully controlled-access four lane freeway. No active use or construction will be permitted within the designation. Proposed plans of subdivision in the vicinity of a provincial highway/designation require MTO review, approval, and permits.
- (12) Plans of subdivision within designated growth areas of a settlement area shall be appropriately phased to ensure that the intensification targets of this Plan are achieved prior to or concurrent with new development.
- (13) Council will encourage the inclusion of a variety of dwelling types in all subdivisions and more specifically multiple residential dwelling units in areas of the County where full servicing is available.

- (14) The location and land use pattern of any plan of subdivision or condominium shall be designed to minimize land consumption and servicing costs.
- (15) A plan of subdivision or condominium should not be located in areas that would prevent the efficient expansion of settlement areas or in those areas which are adjacent or close to settlement areas.

14.5 Industrial Subdivision

In addition to any applicable policies listed above, the following policies shall apply to industrial subdivisions.

- (1) Where industrial subdivisions on individual services are permitted, Council will require an amendment to the local zoning by-law. An amendment will only be considered when Council is satisfied that:
 - (a) the subdivision is presented in block form (plan) and only identifies outer boundaries of the site and, if necessary, road locations;
 - (b) the site is evaluated to determine its suitability for industrial uses. In assessing suitability, various environmental studies (including hydrogeological studies) on water supply, drainage, noise, and air pollution, if deemed necessary by Council and/or the appropriate agency, will then be prepared and reviewed;
 - (c) the site is determined to be generally suitable for industrial use and the property could be subdivided by individual land severances. Lot sizes will be tailored for the specific use proposed and sewage systems will be designed accordingly;
 - (d) only industries utilizing low volumes of water are permitted;
 - (e) only domestic waste-water is directed to subsurface sewage treatment systems; and
 - (f) all industrial wastes will be disposed of in an approved manner.
- (2) Water use and waste disposal provisions will be implemented in co-operation with the Ministry of the Environment and Climate Change or applicable approval authority, through:
 - (a) conditions in the Certificate of Approval;
 - (b) notification on title for land use; and
 - (c) use permits.

15.0 LOCAL OFFICIAL PLAN – TOWNSHIP OF LAURENTIAN VALLEY

15.1 Introduction

The Township of Laurentian Valley is located south of the Town of Petawawa, surrounds the City of Pembroke and is one of the faster growth areas of the County. The Township has approximately 20 kilometres of Ottawa River frontage and also has an abundance of Crown lands within its boundaries, which borders on Algonquin Park, and offers easy access to excellent hunting and fishing and recreational trails (i.e. snowmobiling, hiking, etc).

The Township of Laurentian Valley has a wide range of land use including: residential and commercial development on piped municipal water and sewer systems, big box commercial, rural residential development on private services and agriculture. There are also several blocks of industrial properties in the municipality, regionally significant mineral aggregate resources (gravel pits & quarries) and forestry.

The Township of Laurentian Valley has a local Official Plan in place. This section contains policies to guide the Township's local Official Plan. The policies of the Laurentian Valley Official Plan shall address both local and Provincial interests as outlined in the Provincial Policy Statement and associated guidance documents.

15.2 Objectives

- (1) To ensure that adequate lands, municipal services and community facilities are available to serve the existing and future needs of the community.
- (2) To provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community.
- (3) To provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community.
- (4) To ensure that development proceeds in an environmentally responsible manner.
- (5) To encourage steady, economic growth in a carefully controlled manner to provide employment.
- (6) To ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of the community.

- (7) To identify, coordinate, and provide direction on matters that cross municipal boundaries.
- (8) To encourage economically viable and physically attractive commercial business districts.

15.3 Policies

- (1) The Township of Laurentian Valley designation on the Land Use Schedule(s) shall mean that the permitted uses shall include a broad variety of residential, home occupation, commercial, agricultural, mineral aggregate resource, forestry, recreational, waste disposal, industrial and institutional land uses. The local plans shall also recognize open space, hazard land areas and transportation facilities.
- (2) The Township of Laurentian Valley local Official Plan is to be a guide for the social, economic and physical development of the community. The Official Plan should contain as a minimum, a land use policy for the following uses:
 - Residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification. Residential intensification and redevelopment should be encouraged in appropriate areas with a target of approximately 10%. Intensification includes, but is not limited to, the creation of infill lots, and the use of secondary dwellings to help achieve the 10% target. Second units shall be authorized in single detached, semi-detached and row houses and in ancillary structures in accordance with Section 16(3) of the Planning Act. The land and unit supply maintained by the Township shall be based on and reflect the population projections and allocations contained in Appendix A of this Plan.
 - Commercial, including general commercial, highway commercial, marine commercial (where appropriate), shopping centre commercial, neighbourhood commercial, home occupations and home businesses, and other commercial uses, as necessary.
 - Industrial, including a broad range of industrial uses, and policies dealing with the redevelopment of industrial sites. The identification of employment areas is encouraged in order to ensure these areas are designated for appropriate uses and protected for current and future uses and the necessary infrastructure is provided to meet projected needs. Efforts shall be made to identify and protect

employment areas in proximity to major goods movement facilities and corridors.

- Mineral aggregate resources and minerals and petroleum resources including the identification and protection of mineral aggregate operations, mineral mining operations and known deposits of mineral aggregate resources and minerals and petroleum resources. Corresponding policies shall also be developed to ensure the long-term protection of those resources.
 - Agriculture and farm-related uses including the identification and protection of prime agricultural areas in accordance with the PPS definition of prime agricultural areas. Corresponding policies for prime agricultural areas shall also be developed that address lot creation, permitted uses as well as non-agricultural uses in prime agricultural.
 - Institutional, including health, cultural and educational facilities, public recreation facilities, Government offices, public utilities and related uses and activities. The colocation of public service facilities and services in community hubs shall be encouraged to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.
 - Natural Environment, environmentally sensitive areas and conservation. This shall include the identification and protection of all natural heritage features and areas including but not limited to significant wetlands, significant wildlife habitat, significant coastal wetlands, significant areas of natural and scientific interest and fish habitat. Corresponding policies shall also be developed for all natural heritage features and areas to ensure their protection for the long-term.
 - Recreation and Open Space, including active and passive recreation activities.
 - Other specific land use designations necessary to reflect the unique needs and character of the Township.
- (3) The local Official Plan should contain, at a minimum, general development and land use policies dealing with the following issues:
- The Natural and Built Environment;
 - Water resources, including policies that protect, improve or restore the quality and quantity of water in the Town.

- Growth management, including policies that focus growth to settlement areas.
- Housing and affordable housing, including requiring a range of housing types and densities to meet projected market-based needs and establishing a target for housing that is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans.
- Energy conservation, air quality and the impacts of a changing climate, including policies that evaluate and prepare for the impacts to water resources at the watershed level, the effective management of stormwater, the provision of infrastructure and public service facilities and natural hazards.
- Cultural heritage resource conservation, including policies to conserve significant built heritage, significant cultural heritage landscapes and significant archaeological resources.
- Municipal services and infrastructure and site servicing, including policies that outline the hierarchy of services established in the Provincial Policy Statement (PPS) and clearly outline the conditions and requirements, where each servicing option may be permitted.
- Hazard lands, including the identification of known hazardous lands and sites. Associated policies shall be developed to ensure development is appropriately directed away from hazards. This shall include policies concerning flooding hazards, karst topography, unstable soils and other potential hazardous areas.
- Human-made hazard sites, including the identification of known mine hazard sites. Associated policies shall be developed to ensure development is appropriately directed away from these sites.
- Community Improvement;
- Transportation Infrastructure including policies which address the Ministry of Transportation's (MTO) interests regarding development in proximity to a Provincial highway;
- Economic Development;
- Active Transportation;
- Brownfield development and remediation.

The local Official Plan, as a minimum, implementation policies dealing with the following issues:

- Amendments to the local Official Plan;
- Comprehensive Zoning By-law and amendments;
- Minor variances;
- Legal non-conforming and non-complying uses;
- Plans of Subdivision/condominium;
- Site Plan Control;
- Consents;

- Property maintenance and occupancy;
 - Public consultation;
 - Servicing and phasing; and
 - Other by-laws pursuant to the *Planning Act*.
 - Preconsultation and Complete Application Requirements
- (4) The local Official Plan should, at the time of any update, be updated to conform with mapping contained on Schedule 'B' to this Plan. The intent of the mapping is to co-ordinate the protection of natural heritage features, hazards and resources that cross municipal boundaries.
- (5) Schedule B- Map 5 - Laurentian Valley – Prime Agricultural Areas, shall form the basis of the Township's future identification of Prime Agricultural Areas at the time of its next Official Plan update. Refinements to this mapping may be undertaken through a local process in accordance with the definition of Prime Agricultural Areas in the Provincial Policy Statement (PPS).
- (6) For boundary adjustments to existing settlement areas within the Township, amendments to the local Official Plan will be required. An amendment to the County OP may also be required.

The County may allow for the expansion of a settlement area boundary only at the time of a comprehensive review in accordance with the Provincial Policy Statement definition of a comprehensive review. In undertaking a comprehensive review the level of detail of the assessment should correspond with the complexity and scale of the proposal. An expansion to a settlement area shall not be permitted unless it is clearly demonstrated through a comprehensive review that:

1. Sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.
2. The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment.
3. In prime agricultural areas, alternative locations have been evaluated and:
 - a. there are no reasonable alternatives which avoid prime agricultural areas; and
 - b. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.

4. Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
5. The new or expanding Urban Community is in compliance with the minimum distance separation formulae.

In determining the most appropriate direction for expansions to the boundaries of the Urban Community or the identification of a new settlement area, the County shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection and protection of public health and safety.

- (7) Settlement area boundaries shall be clearly delineated in the Township Official Plan.

16.0 TOWNSHIP OF WHITEWATER REGION POLICIES

16.1 Background, Goal and Objectives

16.1.1 Background and Basis

The Township of Whitewater Region was established in 2001 as a result of the amalgamation of the Townships of Westmeath and Ross and the Villages of Beachburg and Cobden. The Township is located in the heart of the Ottawa Valley and possesses rich farmlands, panoramic views, and rural vistas of fields, forests, hills, lakes and rivers. The most significant geographic feature is the Ottawa River with more than 100 km of shoreline bordering the Township. Long stretches of the Ottawa River shoreline remain largely undeveloped. The natural and diverse scenic settings along the Ottawa River, together with other rural and waterfront areas of the Township, offer significant potential for future tourist commercial, recreational, resort and waterfront residential growth and settlement.

The Township of Whitewater Region is a predominantly rural municipality with a permanent population of approximately 6,921 (2011) and an adjusted seasonal population of approximately 8,473 and encompasses approximately 54,000 hectares (132,938 acres) of land. The Township extends a length of 40 km along the Highway 17 corridor. The Township's boundaries are approximately 50 km west of the City of Ottawa and 10 km east of the City of Pembroke. Additional demands for growth and development are anticipated over the next 20 years as the widening of Highway 17 to four lanes extends westward toward the Township.

The Township of Whitewater Region initiated an Official Plan Policy Review in January, 2006. This review was initiated both in response to community concerns about development restrictions associated with the Sensitive Lake policies for Muskrat Lake, and the need to encourage growth and development in the Township of Whitewater Region, in order to create employment opportunities and maintain a healthy economy. The goal of achieving a healthy economy acknowledges the interdependence of maintaining healthy environment, particularly for Muskrat Lake.

Council of the Township of Whitewater Region established an Official Plan Policy Review Steering Committee consisting of all of Council and representatives from the Citizens Association for the Future of Whitewater Region. In support of the policy review, the Steering Committee implemented a "Stage 1: Background Review & Analysis" which included the following steps:

- (a) Background data collection
- (b) Preliminary Issues Report
- (c) Visioning
- (d) Public Consultation
- (e) Issues and Options Report, and
- (f) Actions Report

The need to promote growth and development in order to create employment opportunities, maintain a healthy economy and improve the water quality of Muskrat Lake are primary issues of importance in the Township of Whitewater Region community.

The Township's vision for growth will be achieved by promoting recreational/residential, tourism commercial and four season resort development in the waterfront areas of the Municipality; residential, commercial and light industrial uses within the village communities; and permitting limited residential development, recreational, tourism and other economic opportunities within the rural areas of the Municipality.

16.1.2 Goal

To provide quality living space and encourage a sound economy by promoting growth and development in areas which enhance economic opportunity while respecting the rural waterfront character of the Township of Whitewater Region.

16.1.3 Objectives

In addition to the objectives of Section 1.3 of the County of Renfrew Official Plan, the following objectives shall apply to the Township of Whitewater Region:

- (1) **Economic:** To strengthen the economy and employment, through land use and development that builds upon and complements the existing economic base of the Township.
- (2) **Economic:** To recognize the tourist commercial, service commercial, recreational and residential sectors as vital components of the Township's economic base, which should be supported and enhanced.
- (3) **Growth and Settlement:** To promote, tourist commercial, recreational, resort, and limited residential development in waterfront areas of the Township.
- (4) **Growth and Settlement:** To encourage and maintain the village communities of Cobden and Beachburg as a focus of commercial, institutional, light industrial and residential development.

- (5) **Growth and Settlement:** To recognize the rural areas of the Township as areas of potential for commercial, industrial, institutional, recreational, resort, resource related and limited residential uses and accommodate development which is compatible with the overall rural and natural setting.
- (6) **Growth and Settlement:** To define the waterfront areas of the Township and establish policies for shoreline protection.
- (7) **Environment:** To establish and participate in a Muskrat Lake improvement council for the purpose of improving the water quality of Muskrat Lake.
- (8) **Environment:** To establish policies for allowing shoreline development that will minimize potential negative impacts or provide a net benefit to the water quality of Muskrat Lake and the water quality in the region, including cross-jurisdictional and cross-watershed impacts.
- (9) **Environment:** To protect all municipal drinking water supplies and designated vulnerable areas; and protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions.
- (10) **Environment:** To ensure stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

16.1.4 General: Implementation and Interpretation

The policies of Section 16 predominantly function as providing additional detailed policies for the Township of Whitewater Region. In some instances, the policies of this section are meant to replace the broader policies found within this Plan and provide more specificity for development, such as the Waterfront-Exception 2 policies for Muskrat Lake. The implementation and interpretation of this section shall be in conjunction with the applicable policies of this Plan, including but not limited to Section 2 – General Development Policies.

16.2 Waterfront

16.2.1 Introduction

The Waterfront designation identifies shoreline communities along both the Ottawa River and significant lakes within the Township of Whitewater Region. These communities are composed of low-density residential, recreational, tourist commercial and resort development.

The water resources and waterfront areas provide major leisure and recreational opportunities, which benefit the Township. The Waterfront designation forms the

primary basis of the tourism sector. The white water sections of the Ottawa River attract international attention for their excellent rafting and kayaking opportunities. Waterfront residential development provides the basis for a strong service sector. Both waterfront residential and tourist commercial sectors are vital components of the Township's economic base. The protection of natural shoreline vegetation and features contributes to the economic viability of the waterfront residential and tourist commercial sectors.

The Waterfront designation is shown on Schedule "A" to this Plan (Township of Whitewater Region Enlargement). The Waterfront policies are intended to promote recreational, tourism, resort and limited residential development in waterfront areas of the Township which are considered by Council to be suitable for such development. The Waterfront designation includes land that generally relates physically and functionally to the waterfront areas of the Township of Whitewater Region. The Waterfront designation is wider along the whitewater section of the Ottawa River in order to accommodate future recreational and resort development in depth and protect the scenic qualities of this section of the River. The Waterfront designation is also wider in other areas that are considered by Council to be suitable for future recreational, tourism and commercial development.

16.2.2 Objectives

- (1) To promote residential, recreational, tourist commercial and resort development in waterfront areas of the Township which are suitable for such development.
- (2) To maintain an appropriate balance between natural shorelines and the built form within the Waterfront designation by establishing policies for shoreline activity areas and natural shoreline buffers.
- (3) To consider the impact of development on the scenic landscape of the whitewater section of the Ottawa River when reviewing development proposals.
- (4) To establish development policies to protect the water quality of Muskrat Lake.

16.2.3 General Policies

- (1) The permitted uses within the Waterfront designation shown on Schedule "A" to this Plan (Township of Whitewater Region Enlargement) shall include:
 - (a) limited residential development;
 - (b) tourist commercial uses;
 - (c) existing agricultural uses;

- (d) open space uses; and
 - (e) conservation uses.
- (2) The policies in Section 2.0 General Development Policies of the County Official Plan and all other relevant objectives and policies of the County Plan shall apply to new or expanded uses permitted in the Waterfront designation.

16.2.4 Waterfront Residential

- (1) Within the Waterfront designation, residential uses will be limited to single detached dwellings in the form of waterfront development, back lot development and waterfront cluster development.
- (2) Waterfront development consists of single detached dwellings and accessory buildings and structures located on individual lots, which are situated in a linear fashion along the shoreline.
- (3) Back lot development consists of single detached dwellings on individual lots, which are physically separated from the shoreline by a legally conveyable parcel of patented land that has development potential. Back lots are usually located in a linear fashion along a public road or a private right-of-way which generally is parallel to the shoreline, but back lots may also be located on a road or right-of-way which runs perpendicular to the shore.
- (4) The maximum number of residential lots permitted via consent in the Waterfront designation shall be in accordance with Section 14.3 of this Plan.
- (5) Waterfront cluster development consists of a group of single detached dwellings, each located on an individual lot or land unit, which are setback from the shoreline, with the shoreline frontage being maintained as communal open space.
- (6) The minimum lot area for all new waterfront lots should be 0.4 hectares (1.0 acre). A waterfront residential development concept plan is attached as Appendix B-1.
- (7) The minimum required shoreline frontage for a new waterfront residential lot should generally be 45 metres (148 feet). The frontage may be reduced where Council is satisfied that the character of the shoreline will be maintained, there are no environmental constraints that would dictate the need for a larger frontage, and the characteristics of the particular lot area are suitable.

- (8) New residential back lots may be permitted provided they have a minimum lot area of 1.0 hectare (2.5 acres) with a minimum of 60.0 metres (196.8 feet) of lot frontage on a year round maintained public road or a registered right-of-way. New residential back lot development along a private road will only be permitted where suitable access to water is available by means of a registered right-of-way or lands owned in common with other property owners. Two waterfront backlot residential development concept plans are attached as Appendices B-2 and B-3.
- (9) Islands shall be placed in a Special Study Area designation subject to further study to determine an appropriate land use. The study to determine land use shall include at a minimum:
- (a) Confirmation that the island is greater than 0.8 hectares (2 acres),
 - (b) Demonstration to the satisfaction of the Township that the physical and natural characteristics, shape and size of the island makes it suitable for the development proposed,
 - (c) Demonstration that the setback requirements of the Plan will be satisfied,
 - (d) Demonstration that the visual impact of development will be minimized through maintenance or restoration of vegetation and limits on shoreline structures,
 - (e) For development on islands in the Ottawa River, it shall be clearly demonstrated to the satisfaction of the Township that development, including septic systems and access, complies with the flood plain policy of this Plan,
 - (f) Identification by a licensed engineer of the flood limit, where applicable, in accordance with the MNRF River and Stream Systems Technical Guide and demonstration of a sufficient building envelope,
 - (g) Demonstration of safe egress during a flood event,
 - (h) Confirmation from emergency services that they can access the island during an emergency.
- (10) New waterfront residential cluster development will proceed by way of plan of subdivision or vacant land condominium description and may be permitted where:
- (a) A maximum of 25 lots or units are located in one cluster.
 - (b) The land is suitable for the proposed development.
 - (c) The natural features of the site are maintained, substantial natural vegetation is protected and development complies with the natural heritage policies of this Plan.
 - (d) Each cluster incorporates substantial open space so that the gross density of development is not greater than 1 lot per hectare.
 - (e) Natural open space surrounds the perimeter of the cluster.

- (f) An open space block with a depth of at least 30 metres (98 feet) will be retained along the water frontage.
 - (g) The cluster is located adjacent to and has a functional relationship with the shoreline open space block.
 - (h) A minimum of 7.5 metres (25 feet) of water frontage will be required per dwelling unit in the cluster, with a minimum total water frontage of 61 metres (200 feet).
 - (i) Single detached dwellings are located on individual lots or units located to the rear of the open space block.
 - (j) Each lot holds an equal interest in the shoreline open space block or the block is held as a common element in a condominium.
 - (k) The shoreline open space block will be substantially maintained in its natural state, but may include a common shoreline activity area and common docking facility subject to the requirements of Section 16.2.5(2) of this Plan.
 - (l) A hydrogeological assessment and terrain assessment (including nitrate impact assessment) demonstrates that an adequate supply of potable water exists and there will be no negative impacts in accordance with Section 2.2(12) of this Plan.
 - (m) The condominium property, or each of the lots in a subdivision, front on and have access to a year round maintained public road; an internal private road in a condominium property is constructed and maintained to standards set by the Township in accordance with the private road policies of Section 16.9 of this Plan.
 - (n) The cluster includes a variety of lot or unit sizes, which reflect the terrain and natural features of the site.
 - (o) The minimum lot or unit size is 0.4 hectares (1 acre) and the minimum road frontage is 45 metres (148 feet).
 - (p) Where possible, the internal road system for a cluster development should be looped.
 - (q) A waterfront cluster residential development concept plan is attached as Appendix B-4.
 - (r) Large development proposals (i.e. greater than 5 lots, resort or condominium development) shall be supported with a site evaluation report undertaken in consultation with the Ministry of the Environment and to the satisfaction of the Township, to ensure protection of water quality. The report shall take into consideration the existing water quality of the water body, surface water runoff, impacts and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.
- (11) Development shall not negatively impact upon significant natural heritage features, as defined in Section 2.2(8) of this Plan such as significant wildlife habitat and fish habitat through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and

- structures. All development shall comply with the natural heritage policies of this Plan.
- (12) Buildings and structures extending beyond the controlled or normal high water mark of a waterbody, such as a boat dock, shall be designed and located in a manner which:
- (a) Does not create a hazard to navigation as defined in the Canada Shipping Act.
 - (b) Does not have a significant detrimental effect on abutting property.
 - (c) Does not significantly obstruct the natural flow of water.
 - (d) Minimizes the potential damage from flood and ice heaving.
 - (e) Does not result in a negative impact on fish habitat and/or significant wildlife habitat or their ecological function.
 - (f) Does not contain a dwelling unit or the provision of water and sewage services (grey or blackwater).
- (13) Development shall satisfy the requirements of any federal and provincial legislation, regulations and policies including but not limited to the Canada Fisheries Act, the Federal Habitat Policy, the Endangered Species Act and the Public Lands Act.
- (14) Standards will be established in zoning with respect to the type, location, coverage, maximum floor area, and height of primary and accessory structures, in order to address the intent, principles and policies for waterfront residential development.

16.2.5 Waterfront Commercial

- (1) Tourist commercial uses, such as resorts, campgrounds, cottage establishments, theme parks, related commercial and retail uses and recreational or open space uses such as golf courses, ski trails, hiking/biking trails, white water rafting and kayaking facilities, shall be permitted in the Waterfront designation.
- (2) Tourist commercial uses, resorts, campgrounds and related recreational or open space uses may be established, redeveloped or expanded, provided the following criteria are met:
- (a) The site is suitable for the proposed use (appropriate density, intensity of use, location of buildings and structures and type of facilities).
 - (b) The water frontage is adequate and suitable for the proposed uses.
 - (c) Adequate potable water and sewage disposal can be provided.
 - (d) Access routes are appropriate or can be upgraded to accommodate additional traffic.
 - (e) The long-term public costs of infrastructure, public services and

- public service facilities are acceptable.
 - (f) The proposal will be compatible with surrounding properties.
 - (g) There will be no negative impacts on natural heritage features and their functions, including significant woodlands, significant areas of natural and scientific interest, significant wetlands, significant wildlife habitat and fish habitat.
 - (h) Shoreline development should be limited to activity areas which will not exceed 20% of the shoreline frontage. The remaining shoreline frontage shall remain in natural vegetated buffer which is at least 20 metres (66 feet) in depth from the normal high or controlled high water mark.
 - (i) Where development is located along the Ottawa River, the impact on other recreational uses along the river corridor are considered.
 - (j) The aesthetic appearance of the proposed development is acceptable.
 - (k) The land is rezoned to a separate classification in the Township's Comprehensive Zoning By-law.
 - (l) The rezoning application is supported by a site plan illustrating all buildings, structures, works and facilities, landscaping and buffering proposed for the subject lands, as well as all natural features.
- (3) The relevant policies of the General Development Policies in Section 2.0 of the County Official Plan shall apply to all new or expanding tourist commercial development. Council shall require the proponent of any new or expanding tourist commercial facility prepare an EIS to assess the effects of any proposed development on natural features and functions in accordance with the terms of Section 2.2 (23) of the County Official Plan. For existing tourist commercial facilities, the environmental impact study may be scoped in accordance with Section 2.2(23) of this Plan to correspond with the nature and scale of the expansion.
- (4) All forms of tenure (i.e. freehold vs. condominium) will be considered for new, expanded or redeveloped resorts within the Waterfront designation of this Plan provided:
- (a) The proposed development complies with the policies for new resorts in Section 16.4 of this Plan.
 - (b) Where multi-unit freehold commercial development is proposed by way of a condominium description, the private communal servicing policies of Section 16.10 of this Plan shall apply.
 - (c) No residential development shall be permitted as part of any new resort development.

16.2.6 Natural Shoreline Buffer

- (1) Shoreline frontage which is at least 20 metres (66 feet) in depth from the normal high or controlled high water mark should be retained or restored as a natural vegetative buffer, in order to:
 - (a) Protect the riparian and littoral zones and associated habitat.
 - (b) Prevent erosion, siltation and nutrient migration.
 - (c) Maintain shoreline character and appearance.
 - (d) Minimize the visual impact of development.
- (2) Within the natural vegetative buffer, meandering pathways or access points to the shoreline that are constructed of permeable material, pruning of trees for viewing purposes, or the removal of trees for safety reasons may be permitted.
- (3) These policies also apply to the tributaries flowing to the Muskrat Lake, Snake River and Muskrat River located within the Township of Whitewater Region.

16.2.7 Development Controls

- (1) The limits of natural vegetative buffers will be implemented through zoning and through site plan control or other municipal agreements.

16.2.8 Existing Agriculture

- (1) Council recognizes that agriculture is an important part of the Township's economy and cultural fabric and supports the protection of existing farms within the Waterfront designation. The following policies shall apply to all existing farming operations within the Waterfront designation:
 - (a) Existing farming operations, including farm residences and related buildings and structures which support the farming operation, shall be permitted within the Waterfront designation.
 - (b) All expansions of farming operations and non-farm development shall comply with the applicable Minimum Distance Separation (MDS) Formula I and II requirements, as amended from time to time.
 - (c) Existing farming operations within the Waterfront designation will be encouraged to use best management practices for controlling nutrient loading into adjacent water bodies.

16.2.9 Services

- (1) In general, development or redevelopment in the Waterfront designation will be serviced by private individual water and sewage systems, with the exception of tourist commercial development where private communal services may be considered, as provided for in Section 16.10 of this Plan. The use of sewage systems with a proven ability to mitigate phosphorous will be required.
- (2) New leaching beds and mantles are encouraged to be located as far back from the shoreline as is reasonably possible, and shall be located a minimum of 30 metres (100 feet) from the high water mark of the shoreline. Where it is not physically possible on existing lots of record (due to terrain features, lot depth or design features) to locate the leaching bed and mantle at such a distance, a lesser setback may be permitted based on the recommendations of a Site Evaluation Report and in accordance with the Ontario Building Code. Advanced septic system technology may be required in this instance.
- (3) In order to control flooding, ponding, erosion and sedimentation as well as to protect water quality and aquatic habitat or other natural habitat which depend on watercourses and other water bodies for their existence, stormwater management plans shall be required for any new development of five or more residential lots and for all commercial and industrial uses with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Ministry of the Environment Guideline “Stormwater Management Planning and Design Manual, 2003.”

16.2.10 Access

- (1) Development will have frontage on and access from a year round maintained, public road, wherever possible.
- (2) In order of preference, development of waterfront residential and commercial lots may be permitted with the following access:
 - (a) A year round maintained public road.
 - (b) A private road, with a legal right-of-way.
 - (c) Water access.
- (3) Development of waterfront residential and commercial lots by means of a private road with a legal right-of-way will be permitted, provided:
 - (a) The private road complies with the flood plain policies of this Plan and is constructed to a standard which is satisfactory to the Township.

- (b) At the time of development, Council may require a development agreement with the landowner(s) setting out the road standards, the responsibility of the lot owner for road maintenance and other matters.
 - (c) The lot is rezoned to a limited services category in the implementing Zoning By-law.
 - (d) An amendment to the Zoning By-law is approved.
- (4) Development of existing waterfront residential lots with only water access will be permitted where:
 - (a) Road access is not available.
 - (b) Road access cannot be provided by way of an extension from an existing road in the vicinity.
 - (c) Adequate docking and parking facilities are secured on the mainland to the satisfaction of the Township.
 - (d) People have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.

16.2.11 Special Policy Exceptions

(1) Waterfront – Exception One (Rocher Fendu Rapids Policy Area)

The Rocher Fendu Rapids area of the Ottawa River is shown as Waterfront - Exception One on Schedule "A" to this Plan (Township of Whitewater Region Enlargement). This area of the Ottawa River offers a unique natural setting which provides residents, tourists and white water enthusiasts with opportunities to enjoy its natural attractiveness. The Waterfront - Exception One policies are intended to preserve the scenic values of the Rocher Fendu Rapids area of the Ottawa River and consider the impact on the scenic values when reviewing development proposals.

In addition to other applicable policies of this Plan, for the lands shown as Waterfront-Exception One on Schedule "A" to this Plan (Township of Whitewater Region Enlargement), Council shall also consider the following matters when reviewing proposals for development.

- (a) The reason for the choice of location and potential for an alternative location on non - Waterfront - Exception One designated lands.
- (b) Whether the proposal is compatible with the scenic quality and character of this area of the Ottawa River.
- (c) Measures proposed to ensure the natural scenic values of this area of the Ottawa River are maintained.
- (d) All shorelines within the Waterfront - Exception One designation shall retain a natural vegetated buffer in order to maintain the

shoreline character and appearance, and ensure there will be no visual impact by development.

- (e) Requirements for the preservation of shoreline vegetation and buffer areas will be implemented through zoning amendments, agreements under Section 51(26) of the Planning Act and/or site plan agreements as considered necessary by Council during the review of development applications.

(2) Waterfront – Exception Two (Muskrat Lake)

The Waterfront – Exception Two designation on Schedule “A” to this Plan includes lands located within 400 metres of the shoreline of Muskrat Lake. Muskrat Lake is identified as a highly sensitive (at capacity) trout lake under Section 9.0 of the Sensitive Lake Policies of the County Official Plan. Muskrat Lake is oversupplied with phosphorous and there is insufficient dissolved oxygen content to provide for adequate lake trout habitat. Phosphorous is the key nutrient governing the production of algae, and its oversupply has resulted in periodic algae blooms within Muskrat Lake. As the algal cells decompose and settle in the lake’s bottom waters, the cell decomposition process robs dissolved oxygen from the deeper waters of the lake, negatively impacting on lake trout habitat.

Algal blooms within Muskrat Lake have increased in frequency in recent years. Council recognizes that poor water quality and algal blooms have resulted in negative impacts on the recreational use and enjoyment of the lake, and that public health impacts are of concern. Council also recognizes that a holistic solution involving government agencies (municipal, provincial and federal), community organizations (agricultural, recreational, business, cottagers) and the public, is necessary to address nutrient sources that are contributing to water quality problems at Muskrat Lake. The establishment of a community based “improvement council” has been proposed by the Ministry of Natural Resources and Forestry to begin the process of addressing the nutrient sources that are contributing to the water quality problems in the Lake. The Township of Whitewater Region will support the establishment of a local improvement council for improving the water quality at Muskrat Lake and undertake municipal initiatives for improving the water quality at Muskrat Lake through the following policies:

- (a) Council will promote the establishment of a local improvement council concept for achieving long-term water quality improvements in Muskrat Lake. The local improvement council will be a locally led, community based “improvement council”, established to address the nutrient sources that are contributing to the water quality problems at Muskrat Lake. The improvement council should include a cross-section of public interests from the agricultural, recreational, residential, and business sectors. The improvement council should

also take a leadership role in undertaking the following:

- (i) Promote public awareness and stewardship initiatives for reducing nutrient flows and improving water quality.
 - (ii) Establish a set of local water quality improvement objectives.
 - (iii) Engage in meaningful public consultations.
 - (iv) Develop a water quality improvement plan, to achieve water quality improvement objectives.
 - (v) Attract funding for the development and implementation of the water quality improvement plan.
 - (vi) Monitor the success of water quality improvements over the long-term.
- (b) Water quality improvement initiatives that the Township of Whitewater Region will undertake in cooperation with a Muskrat Lake improvement council include:
- (i) Participation in public information and awareness initiatives to inform the public about water quality issues at Muskrat Lake.
 - (ii) Septic system inspection program for all shoreline development.
 - (iii) Make application for funding for infrastructure improvements related to drainage, stormwater management or sanitary sewer treatment plant upgrades.
 - (iv) Implementation of strong policies for new development or redevelopment which is not connected to municipal water and sanitary sewer services.
 - (v) Implementation of a site plan control by-law for new development and redevelopment along the shoreline of Muskrat Lake.

(3) Waterfront – Exception Two (Muskrat Lake) Development Controls to Improve Water Quality

Notwithstanding the policies of Section 9.3(2) At Capacity Lakes policies for the lands shown as Waterfront – Exception Two on Schedule “A” to this Plan (Township of Whitewater Region Enlargement), the following policies shall apply to all new development and redevelopment which is not connected to municipal water and sanitary sewer services.

- (a) New development shall mean new lots and development on existing vacant lots. Redevelopment shall mean any alteration or renovation that has the effect of increasing the building footprint or septic system flows of the principle building(s) on an existing lot. Redevelopment shall also mean the replacement of an existing

septic system.

- (b) New development or redevelopment on private services may be permitted where a water quality impact assessment and monitoring program, undertaken and implemented to the satisfaction of the Township, demonstrates that the development can proceed without negatively impacting water quality, and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, and outlines the circumstances under which development should occur.
- (c) The water quality impact assessment requirements (see Appendix 'A' to Section 16.0 for Terms of Reference) shall consist of the following main elements at a minimum.

Phase 1: Site Development and Mitigation Plan

- (i) Identification of recommended building and septic system envelope and mitigation measures, including but not limited to, construction mitigation plans, shoreline setbacks and buffers, measures for protecting natural vegetation, stormwater management and monitoring of the vegetative buffer, and stormwater mitigation measures, until such time as construction is complete and an occupancy permit is issued.

Phase 2: Municipal Review

- (i) The Site Development and Mitigation Plan will be reviewed by the Township and shall be submitted to peer review by a qualified professional to determine the effectiveness of the mitigation measures proposed, and to establish the likelihood that the Plan supports an outcome of no nutrient impact on Muskrat Lake.

Phase 3: Implementation

- (i) The approved Site Development and Mitigation Plan, and requirements for the design and installation of septic systems shall be implemented through zoning, development agreements (subdivision, condominium or consent) and site plan agreements.
- (ii) Agreements shall include a provision requiring verification by an independent qualified expert, prior to occupancy, that correct B horizon soils have been used for the installation of sewage treatment systems.

- (d) Development on Muskrat Lake shall be phased with the potential to create 10 lots per year. On a yearly basis, the next phase of 10 lots may be granted, subject to the Township completing to the satisfaction of the Ministry of Environment and Conservation and Parks (MECP) an annual report detailing the results of the water quality improvement initiatives implemented in the preceding year, and identifying what new actions/initiatives would take place in the following year. At a minimum, the annual report shall include:
1. A report on the number of new lots within 300 metres of Muskrat Lake created in the preceding year.
 2. Details of the Sewage Inspection Program and the number of septic inspections conducted in the previous year, with a breakdown on the number of systems that passed, failed with minor issues, or failed with major issues.
 3. Details on the abatement actions taken to remediate failed systems.
 4. Status on the Cobden Water Treatment Plant expansion.
 5. Status of funding and committed municipal dollars for infrastructure improvements in the upcoming year related to drainage, sanitary collection and stormwater management.
 6. Other new actions/initiatives to be implemented by the Township aimed at reducing phosphorus loading and improving water quality in Muskrat Lake.
 7. Status of Muskrat Lake Watershed Council initiatives and/or other local organizations.
- (e) Notwithstanding the requirements of Subsection 16.2.11(3)(c) above, a water quality impact assessment and monitoring will not be required for the creation of a new lot where:
- i) The septic system for the proposed lot will be located more than 300 metres from the shoreline of Muskrat Lake, or
 - ii) Consent to separate existing habitable dwellings, each of which has a separate sewage system, provided the land use will not change.

Notwithstanding the above, the creation of a new lot, serviced by private services shall require demonstration of no negative impact on the water quality and quantity in accordance with Section 2.2(12) – Servicing Policies.

- (f) Notwithstanding any other provision of this Plan to the contrary, for the lands located within the Waterfront – Exception Two (Muskrat Lake) designation, the minimum water setback for all structural development (including the redevelopment of existing properties)

except refurbishment or modernization of existing dwellings, shall be 30 metres (98 feet). This provision does not apply to docks or other approved shoreline structures.

- (g) Septic systems for all new development or redevelopment must be either a conventional septic tank and tile field or any other approved system under the Ontario Building Code which is acceptable to the Ministry of the Environment for utilization on a pilot scale basis to reduce sewage related phosphorous. Partially treated effluent from approved septic systems shall be directed to tile fields constructed of acid based B horizon Precambrian Shield soils that are tested to ensure a high phosphorous removal capability. All sewage treatment systems shall be located a minimum of 30 metres from the high water mark of Muskrat Lake.
- (h) Notwithstanding any other provision of this Plan to the contrary, for the lands located within the Waterfront – Exception Two (Muskrat Lake) designation, a natural vegetative buffer, which is at least 20 metres (66 feet) in depth, measured from the normal high water mark, shall be required for all new development and redevelopment. All lands located within the buffer area shall be maintained in a natural vegetative state in accordance with the Natural Shoreline Buffer policies of Section 16.2.6 of this Plan. The requirements for protection of buffer areas shall be implemented through rezoning, development agreements or site plan agreements.

(4) Waterfront – Exception Three (Paquette Rapids ANSI)

The Paquette Rapids ANSI is designated on the Land Use Schedule as Waterfront – Exception Three. The Paquette Rapids ANSI is a freshwater cave system affecting properties located along the Paquette Rapids section of the Ottawa River. The cave systems are a component of the karst topography of the area and are formed under the river as well as on the main land. In several locations throughout the cave network, the cave ceilings have collapsed, resulting in sinkholes along the Ottawa River bed and sinkhole ponds and trenches on the mainland. As moving surface and groundwater weathers/dissolves away bedrock material along the faults and fissures in the rock, more cavern walls collapse and new sinkholes are formed. The creation of impermeable surfaces (roads, driveways), placement of structures (foundations, sheds) as well as extra load and fill on these features could potentially lead to further sinkhole development in unpredictable locations on affected properties. There is also a concern that septic systems and wells may become faulty on these features which could pose a health risk to downstream landowners.

Notwithstanding policies 8.3(6) and 2.2(8)(b) of this Plan, for the lands designated Rural - Exception Three (Paquette Rapids ANSI) on Schedule "A" to this Plan (Township of Whitewater Region Enlargement), the following policies shall apply:

- (a) Permitted uses within the Paquette Rapids ANSI shall be limited to non-intensive outdoor recreation uses, forestry, reforestation, boat anchorages and moorings.
- (b) Requests for new development or redevelopment of existing uses in or within 50 metres of the Paquette Rapids ANSI, must be supported by an evaluation in accordance with Section 2.2(23) – Environmental Impact Study, of this Plan. The components of an EIS will be tailored to the scale of the proposed development and to the scale of the anticipated impacts. Prior to undertaking an EIS, the scope of work for the Study shall be approved by Council. Council may, at the expense of the developer, retain the services of a qualified professional to review the scope of work required for the EIS and/or a peer review of the completed study. Development and site alteration shall not be permitted unless it has been clearly demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- (c) The area affected by the Paquette Rapids ANSI will be placed in a special restrictive zoning category in the implementing zoning by-law.

(5) Waterfront – Exception Four (Lapasse Pipehole ANSI)

The Lapasse Pipehole ANSI is designated on the Land Use Schedule as Waterfront – Exception Four. This feature is located along the Ottawa River, approximately 2 kilometres south of the Hamlet of Lapasse. This earth science feature is identified as a slide scar which may contain closed depressions resulting in groundwater seepage and piping in sands confined between two clay layers, resulting in concerns about slope stability. Notwithstanding policies 8.3(6) and 2.2(8)(b) of this Plan, for the lands designated Waterfront-Exception Four (Lapasse Pipehole ANSI) on Schedule "A" to this Plan (Township of Whitewater Region Enlargement), the permitted uses shall be in accordance with the Waterfront policies of this Plan with the exception that all development shall be set back a minimum of 30 metres from the shoreline of the Ottawa River. Applications for development and/or site alteration within the Lapasse Pipehole ANSI or within 50 metres of the ANSI must be supported by an evaluation in accordance with Section 2.2(23) – Environmental Impact Study, of this Plan. Development and site alteration shall not be permitted unless it has

been clearly demonstrated that there will be no negative impacts on the natural features or their ecological functions.

16.3 Rural

In addition to the Rural policies of the County Official Plan, the following policies shall apply to lands shown on Schedule “A” to this Plan (Township of Whitewater Region Enlargement).

16.3.1 Rural Cluster Lot Development

A rural cluster lot development is a grouping of three to five lots (not including the retained parcel) created by consent for clustered rural non-farm residential development. The main purpose of this alternative form of rural residential development is to direct housing away from public roads, reduce the visual impact of strip development, and increase the financial viability of scattered rural residential development. Rural cluster lot development shall be permitted as a pilot project. The maximum number of residential lots which can be created under this pilot project shall be 10 per year provided the Township and the County are satisfied that the number of lots being created is consistent with the County’s overall growth management strategy of limiting residential development in the rural area and focusing growth to the settlement areas of Cobden and Beachburg. The following policies shall apply to all new proposals for rural cluster development.

- (1) The number of lots permitted in any specific rural cluster lot development proposal shall be determined based on the number of lots that have previously been severed from the original holding, that is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under the Planning Act. An original holding means a holding as of June 1, 1971.

In cases where a rural cluster lot development proposal, plus previous severances results in a situation where there are more than six lots created from an original holding, excluding the retained parcel, a plan of subdivision should be considered for proper and orderly development of the property.

- (2) The following policies shall apply to rural cluster lot development proposals:
 - (a) The holding from which the rural cluster lot development proposal is severed should have a minimum lot area of 25 acres.
 - (b) The single internal road servicing the rural cluster lot development shall be a private road built and maintained to standards set by the Township in accordance with the private road policies of Section 16.9 of this Plan.

- (c) The access point to the development from the public road must be located so that no safety hazards are created at the intersection.
- (d) Lots are to be serviced by private individual water and sewage systems. Appropriate servicing studies, including a hydrogeological review shall be required, to the satisfaction of the Township in accordance with the private services policies of Section 2.2(12) of this Plan.
- (e) The overall density of development shall be approximately one residential lot per hectare of land. The size of the individual building lots may be as small as 0.4 hectares provided sufficient common land is provided to meet the overall density of one residential lot per hectare of land.
- (f) Generally, the placement of dwellings within the rural cluster lot development shall be determined based on the following considerations:
 - (i) houses should either be set back from the nearest public road a minimum of 100 metres or the dwellings must be screened from such road by topography or mature vegetation;
 - (ii) the siting of dwellings shall take into consideration the significant landscape features, vegetation, wildlife habitats or other resources on the property and avoid such areas;
 - (iii) identifiable features of rural character are maintained or enhanced through the location of the dwellings;
 - (iv) the siting of dwellings shall blend as much as possible with the natural landscape so that the rural character is relatively undisturbed;
 - (v) when the 100 metre setback is waived due to a screen of mature vegetation, agreements must be entered into that ensure the screening effect of the vegetation is not compromised. Either a consent agreement or the site plan control process shall be used to carry out this requirement.
 - (vi) development shall comply with the natural heritage policies of this Plan.
- (g) A rural cluster residential development concept plan is attached as Appendix B-5.
- (h) The rural cluster lot development may include land held in common ownership to be used as open space for recreation, as a site for communal systems or for an access road right-of-way. Once common land is set aside, it cannot be further developed. Such land should be managed under a “common elements condominium”.
- (i) If the private road accessing the rural cluster lot development crosses private land, a deeded right-of-way adequate for right-of-use, road construction and maintenance must be provided, together with an agreement for the maintenance of the right-of-way by the benefiting owners.

- (j) Residential uses (including accessory structures), private wells, sewage disposal facilities and access roads shall not be permitted on prime agricultural lands, or where there are aggregate resources, wetlands, or flood plains. Where the development affects lands adjacent to natural heritage features, the appropriate policies of this Plan shall apply.
- (k) Proponents of rural cluster lot development proposals shall be required to submit an accurate site plan which identifies lot sizes, frontage, lands to be held in common ownership, proposed building and septic envelopes, natural features including treed areas, slopes, watercourses, drainage courses and low areas subject to ponding or flooding.

16.3.2 Rural – Exception Two (Pretty Hill ANSI)

The Pretty Hill ANSI is designated on the Land Use Schedule to this Plan as Rural – Exception Two. This feature is located 1.0 km west of the Hamlet of Westmeath and includes approximately 671 hectares (1,658 acres) of land. It is a superb representation of the Champlain Sea related features and exhibits at least 5 sea level features in the form of beaches or wave cut terraces. Pretty Hill is also important for its scenic qualities. Pretty Hill is an earth science ANSI that can sustain more intensive land uses than life science ANSIs. The agricultural, forestry, recreational, low density residential and conservation uses permitted in the Rural designation which do not significantly change the land surface should not adversely affect this earth science feature. Notwithstanding policies 8.3(6) and 2.2(8) of this Plan, for the lands designated on the Land Use Schedule as Rural – Exception Two (Pretty Hill ANSI), the following policies shall apply:

- (1) The permitted uses and all other policies of the Rural designation shall apply to new development within the area of the Rural – Exception Two (Pretty Hill ANSI) provided:
 - (a) Rural residential subdivision development shall not be permitted.
 - (b) In considering proposals for development, Council shall be satisfied that the scenic qualities of Pretty Hill and the earth science values of the Pretty Hill ANSI are maintained and protected. Prior to development and/or site alteration in or within 50 metres of the Pretty Hill ANSI Council shall require evaluation in accordance with Section 2.2(23) – Environmental Impact Study, of this Plan. Development and site alteration shall not be permitted unless it has been clearly demonstrated that there will be no negative impacts on the natural features or their ecological functions.

16.3.3 Rural – Exception Three

Notwithstanding any other policies of this Plan to the contrary, for the lands designated on the Land Use Schedule as Rural – Exception Three, the Waterfront- Exception Two (Muskrat Lake) policies shall apply to the development of new lots and existing vacant lots.

16.4 Tourist Commercial

Tourism is a principal contributor to the economy of the Township of Whitewater Region. The future health of the Township's tourism sector is dependent on both a sustained natural environment and the maintenance and development of quality accommodations, attractions and services. The establishment and expansion of resorts and other new tourist commercial facilities is encouraged to enhance and maintain the tourism potential in Whitewater Region.

- (1) New tourist commercial development including resorts and other tourist commercial uses as well as related recreational or open space uses will be encouraged to locate in the Waterfront and Rural designations shown on Schedule "A" to this Plan (Township of Whitewater Region Enlargement). A resort is defined as lodging or other accommodation other than tent and trailer parks.
- (2) The tourism sector will be strengthened, enhanced, expanded and diversified by encouraging the expansion of existing facilities or operations and the establishment of new uses. Growth and development in this sector will be based on the following principles:
 - (a) Existing facilities should expand their operations.
 - (b) Large land holdings that are zoned tourist commercial and have water frontage will be encouraged to be maintained and redeveloped as appropriate.
 - (c) Facilities and services that support tourist commercial operations will be encouraged.
- (3) Efforts to make commercial tourism year round will be supported.
- (4) The development of new attractions, facilities, services and events that enhance and complement the existing tourism base will be encouraged.
- (5) All forms of tenure will be considered for new, expanded or redeveloped resorts within the Whitewater objectives and policies of this Plan.
- (6) Regardless of the form of tenure, accommodation units within a resort development should be made available to the traveling public, be operated for profit, under central management on location, and will

provide ongoing services and recreational facilities normally provided in a commercial setting. Documentation, enforceable by the municipality, including both zoning and appropriate agreements will require commercial use and maintenance of the commercial components of the development.

- (7) New resorts, complementary facilities and attractions are encouraged to locate in appropriate locations subject to the relevant policies of the County Official Plan and the Whitewater Region goals, objectives and policies.

16.5 Water Setbacks

Setbacks provide room for buffers and are utilized to attenuate nutrient loadings from storm water as well as to maintain the natural integrity of shorelines. Setbacks are also utilized to reduce or soften the visual impact of development on a lot. Vegetation within the setback should be disturbed as little as possible. Similarly, alterations to the soil mantle should be minimized. Notwithstanding the policies of Section 2.2 (11) of the County Official Plan to the contrary, the following water setback policies shall apply within the Township of Whitewater Region.

- (1) The minimum water setback for all structural development (including the redevelopment of existing properties) except refurbishment or modernization of existing dwellings, shall be 30 metres (98 feet). A septic tile field shall be a minimum of 30 metres from the high water mark. This provision does not apply to docks or boathouses or other approved shoreline structures.
- (2) A lesser setback may be permitted within existing lots of record only if:
- (a) It is not physically possible, due to terrain or depth of features, to meet the required setback.
 - (b) In the case of redevelopment of property, the imposition of the new setback would result in a more negative impact on the property than allowing reconstruction at the existing setback.
- (3) A site evaluation report and a site plan agreement may be required by the Township in support of requests to reduce the setback for existing lots of record beyond that which is established in the zoning by-law. The site evaluation report will clearly identify the compensating features that justify the reduction in setback and will propose mitigation measures to further reduce the impact of the development.

16.6 Wellhead Protection Areas

Wellhead Protection Areas for the Village of Beachburg and the Haley Town Site as shown on Schedule “A” to this Plan (Township of Whitewater Region Enlargement) shall be protected and managed in a manner which ensures the sustained integrity of the groundwater resource. Notwithstanding the uses permitted by the underlying designations, shown on Schedule “A” to this Plan (Township of Whitewater Region Enlargement), uses which are incompatible with Wellhead Protection Areas shall be prohibited in the implementing Zoning By-law.

16.7 Site Evaluation Report Requirements

Site evaluation reports shall be required for waterfront development proposals greater than 5 lots, resort or condominium development. Council may also require a site evaluation report to support waterfront development proposals containing less than 5 lots. The site evaluation report shall take into consideration the existing water quality of the water body, surface water runoff, impacts and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation. The Township shall, at the expense of the developer, retain the services of a qualified professional to review the site evaluation report to ensure the protection of water quality. Mitigation measures arising as a result of the recommendations of the evaluation report and/or peer review shall be implemented as a condition of development or site plan approval. The report shall also address relevant requirements for waterfront development as outlined in Section 2 – General Development Policies of this Plan.

16.8 Cultural Archaeological Resources

In addition to Section 2.2(6) Cultural Heritage and Archaeological Resources of this Plan, the following policies shall also apply in the Township of Whitewater Region.

- (1) Consideration shall be given to the impacts on buildings and areas of historical, archaeological, scenic or architectural importance prior to the approval of public works or development projects.
- (2) Council may use the Ontario Heritage Act to conserve significant cultural heritage resources through heritage property designation by-laws.
- (3) When an identified human cemetery or a marked or unmarked human burial is affected by development, Council shall ensure that an archaeological assessment is carried out by a qualified professional.

16.9 Private Roads

A private road is defined as a road under private ownership which serves two or more legally conveyable lots and may include a right-of-way registered on title. A driveway provides access to only one property or legally conveyable lot, despite the length of the access. A driveway also includes a shared access between two abutting properties. Notwithstanding any other policies of this Plan to the contrary, following policies shall apply to all private roads within the Township of Whitewater Region.

- (1) There is no legal obligation on the part of the Township to maintain or repair private roads or otherwise provide services to any development located on a private road, nor is there any responsibility acknowledged for the provision of school busing.
- (2) New private roads shall be developed under agreement with the Township and will be required to meet a minimum standard of construction and maintenance to ensure that access can be gained for emergency vehicles.
- (3) The Township may register a notice on title or require that the owner enter into an agreement acknowledging that the Township will not be responsible for the repair or maintenance of private roads or the provision of services to any development located on a private road and further that the Township may not be able to provide emergency services to development located on a private road due to the condition of the road.
- (4) New private roads or extensions of private roads may be permitted provided that: the private road is constructed to a standard capable of accommodating emergency vehicles; it is directly connected to a public road which is maintained year round; the road is owned jointly by the lot owners served by it or the owners have a right of access set out in a deed; and an agreement is registered against the land setting out the procedures for maintenance of the road and absolving the Township of any liability or responsibility for its upkeep or the provision of services.
- (5) The design and construction of a private road will be undertaken by a professional engineer, or other persons competent in road construction who are approved by the Township.
- (6) A new private road may also be permitted as part of a plan of condominium.
- (7) Legal access shall not be granted to Provincial Highways from a private road.

16.10 Private Multi-Unit Servicing

Tourism and resort development is an important component to the future economy of the Township of Whitewater Region. In order to finance the development and redevelopment of resort properties, resort owners may desire to use the Condominium Act. Under the Condominium Act, the condominium corporation is responsible for the water supply and sanitary sewage disposal system which services a multi-unit commercial development. This form of development is referred to as private communal servicing. It is the position of the Ministry of the Environment that where development is registered by way of condominium description, the municipality has a responsibility and liability to ensure that the system remains operable and safe. In order to minimize the liability of the municipality, reserve funds and an ongoing maintenance program is required. Where property has been registered by way of a condominium description, private servicing may be permitted where:

- (1) The sewage and water works have been built to a standard satisfactory to the Ministry of the Environment and the Township of Whitewater Region.
- (2) An authorized and enforceable agreement is registered against the title of each unit within the condominium which:
 - (a) Requires the establishment and administration of a reserve fund to ensure that adequate revenue is available to repair, maintain, replace and upgrade the works required.
 - (b) Outlines and requires implementation of financial controls to the satisfaction of the Province and the Township to ensure the provision of (a) above and requires the annual review of same by the Township and the Ministry of the Environment.
 - (c) Requires the owner to submit to the Township and the Ministry of the Environment, an annual report prepared by a Certified Chartered Accountant and a Registered Professional Engineer outlining the status of the reserve fund and deficiencies in the works on an annual basis.
- (3) The development is in accord with all other policies of this Plan and constitutes multi-unit resort commercial development.

16.11 Agriculture and Water Quality – Best Management Practices

Where possible, collaboration is encouraged between agricultural stakeholder groups such as the Renfrew County Water Quality Leadership Group, the Muskrat Lake Watershed Council, farm organizations in Renfrew County, agricultural property owners, relevant agencies and different levels of government, to implement best management practices to protect the water

quality of the Township. This may include promoting voluntary strategies and practices that help to minimize run-off from properties with high nutrient content including maintaining naturalized buffer zones, and encouraging all landowners to adopt the principles of the 4Rs (right product, right place, right method and right time) with respect to fertilizer and manure applications. Collaboration is further encouraged with respect to education and training initiatives that assist in implementing Best Management Practices, and/or providing education and training to property owners or groups interested in implementing water quality improvement initiatives on their property. This collaboration may also include further education and training related to programs and funding when/where available.

APPENDIX “A”

TERMS OF REFERENCE WATER QUALITY IMPACT ASSESSMENT REVIEW AND MONITORING REQUIREMENTS

Water Quality Impact Assessments consist of three main steps. Firstly, a Site Development and Mitigation Plan is required, in order to identify a suitable building envelope, and required mitigation measures. As a second step, the Site Development and Mitigation Plan is reviewed by municipal staff and may also be subjected to a peer review. Thirdly, an implementation plan will be required as a condition of development approval.

Phase 1: Site Development and Mitigation Plan

A Site Plan is to be provided showing a detailed description of the manner in which development should occur, in order to protect water quality, including:

- Existing and proposed building locations, septic system location, paths, decks, accessory buildings, shoreline structures, parking areas and any other hard surfaces;
- Proximity to significant features, both geological and man-made, including such features as wetlands, off-site streams and other surface water.
- The location of proposed leaching beds in relation to permanent and intermittent streams or other drainage courses.

Specific mitigation measures necessary for the effective elimination of the impacts of nutrient and sediment loading on water quality will also be identified, including:

- Detailed construction mitigation plans including methods to deal with sediment and nutrient loading. Map the location of all existing and proposed facilities.
- Detail and map stormwater mitigation measures, including methods to deal with sediments and nutrient loading during construction and occupation.
- The location, design and construction of septic systems and leaching beds.
- Shoreline setbacks and buffer areas.

The delineation of building envelopes for proposed building structures and uses, including septic systems for each lot. Building envelopes are defined as the area bounded by the minimum setback from the shoreline and minimum yard setbacks in the Township's Zoning By-law for all development.

- Measures for protecting the natural vegetation, slopes and soil mantle for the area located outside of the building envelopes. Design criteria (including size and construction materials) for uses, buildings and structures that may be permitted with this area. (e.g. boat docks, meandering walkways to the shoreline, and driveways).

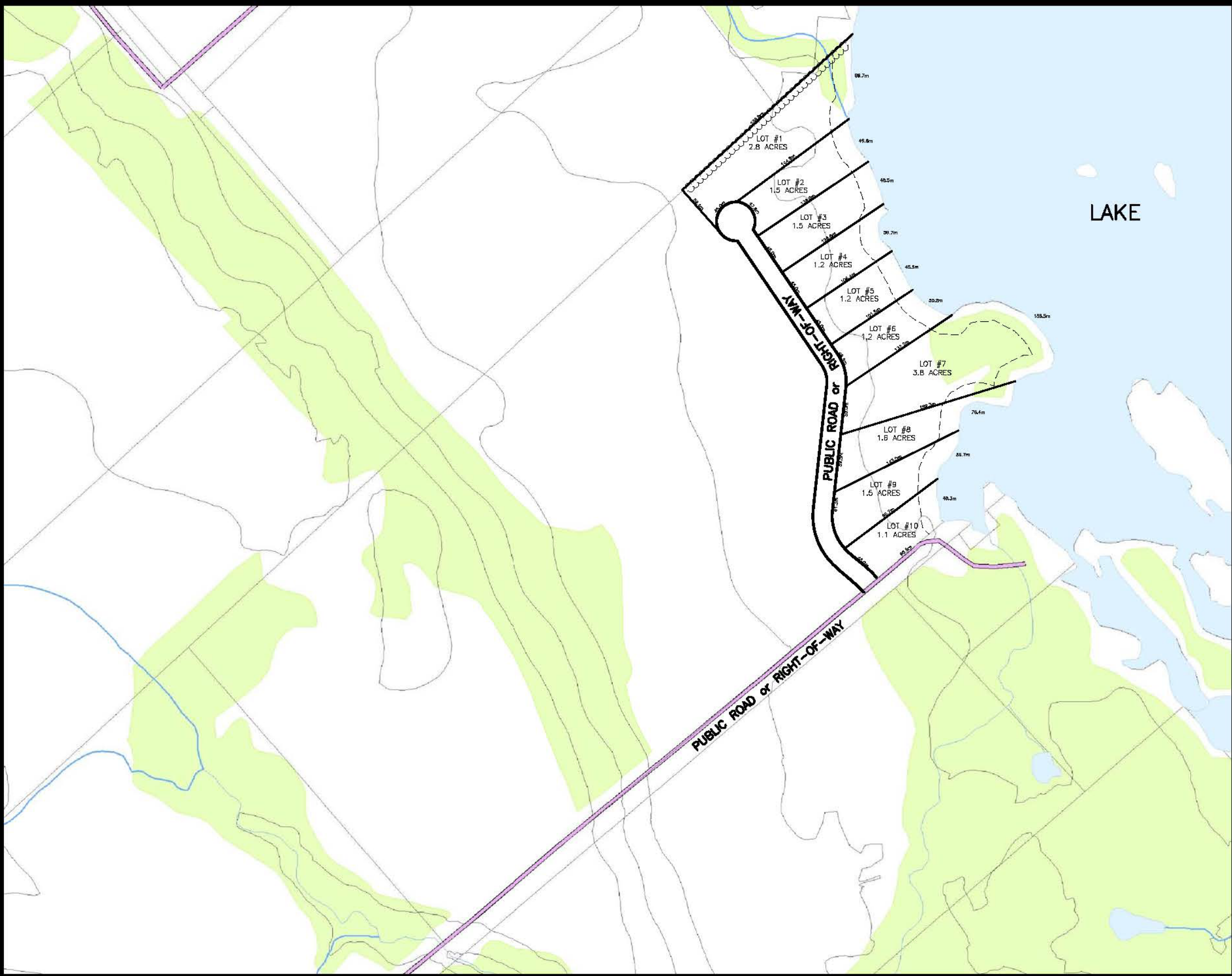
Phase 2 Municipal Review

The Township will review the Site Development and Mitigation Plan and supporting documentation, or submit it to peer review to establish:

- The completeness of the plans and supporting soil chemistry analysis regarding the requirements herein,
- The effectiveness of the mitigation measures proposed,
- The likelihood that the Site Development and Mitigation Plan supports a conclusion of no nutrient impact to the subject waterbody.

Phase 3 Implementation

Where required by Council as a condition of development or re-development approval, an owner will be required to enter into an Agreement with the Township of Whitewater Region to implement the installation of the sewage treatment systems, including verification that the correct B horizon soils have been used shall be approved and certified by an independent qualified expert prior to occupancy.



APPENDIX B-1

WHITEWATER

RESIDENTIAL

CONCEPTS

WATERFRONT CONCEPT

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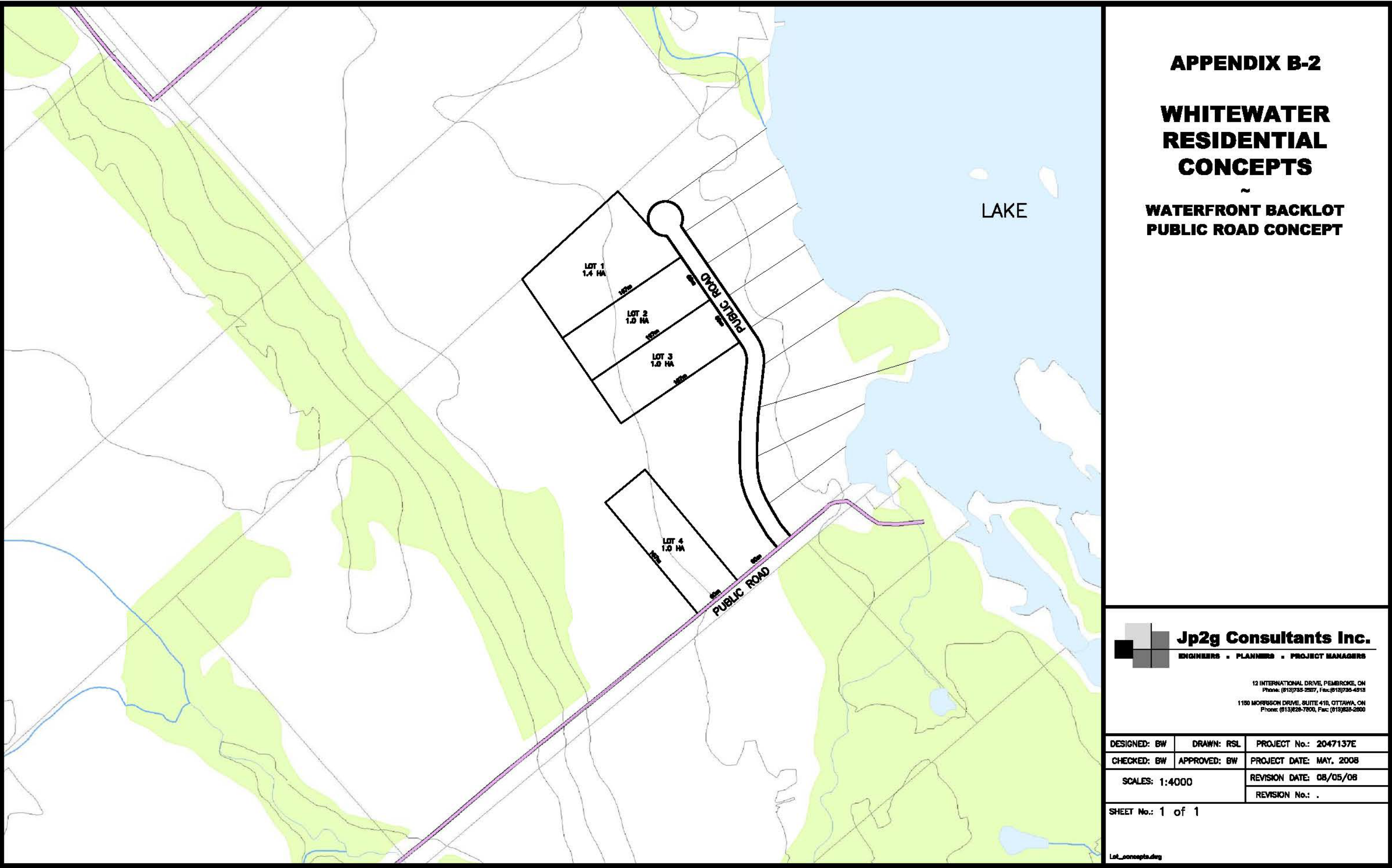
12 INTERNATIONAL DRIVE, PEMBROKE, ON
Phone: (813)735-2507, Fax: (813)735-4513

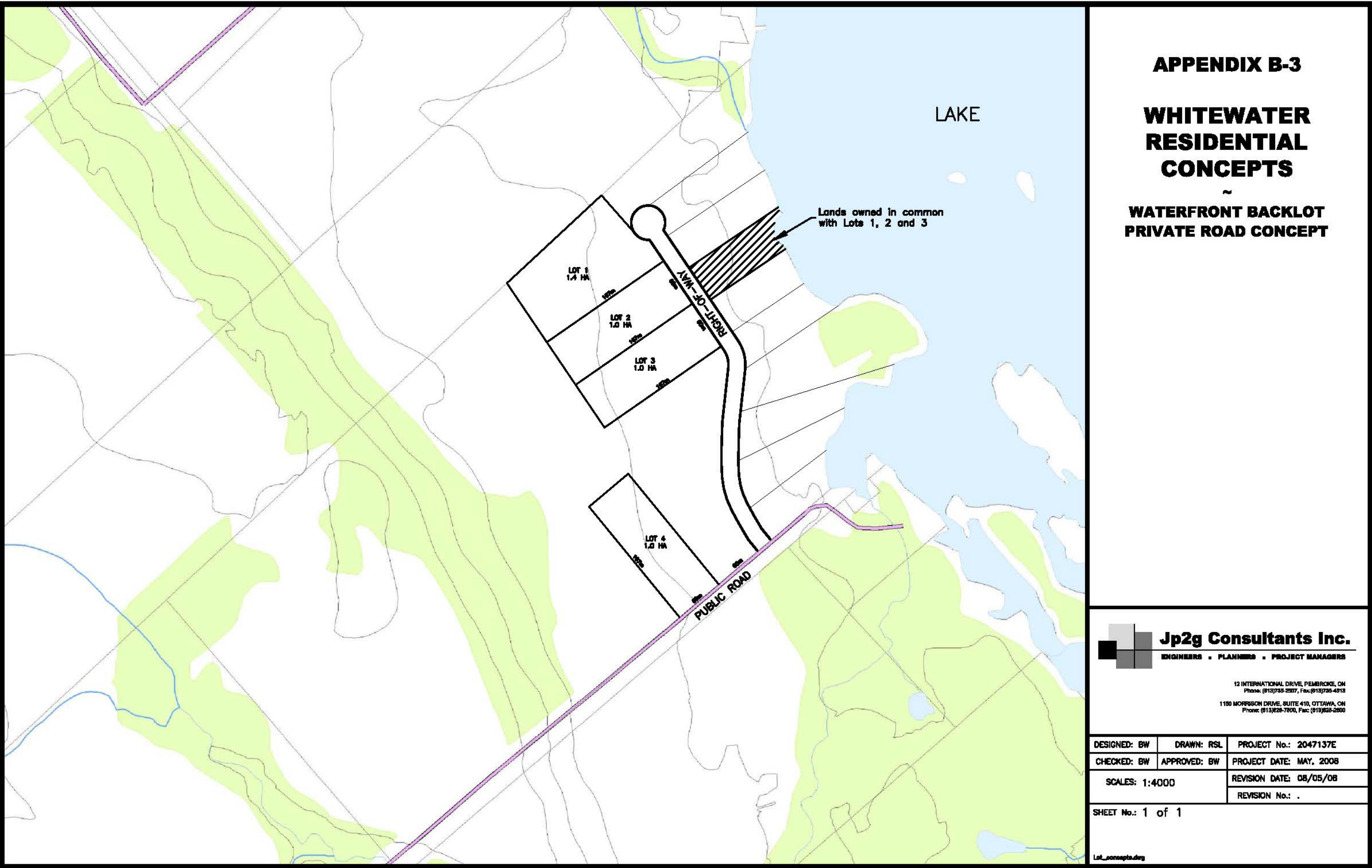
1150 MORRISON DRIVE, SUITE 410, OTTAWA, ON
Phone: (813)828-7900, Fax: (813)828-2800

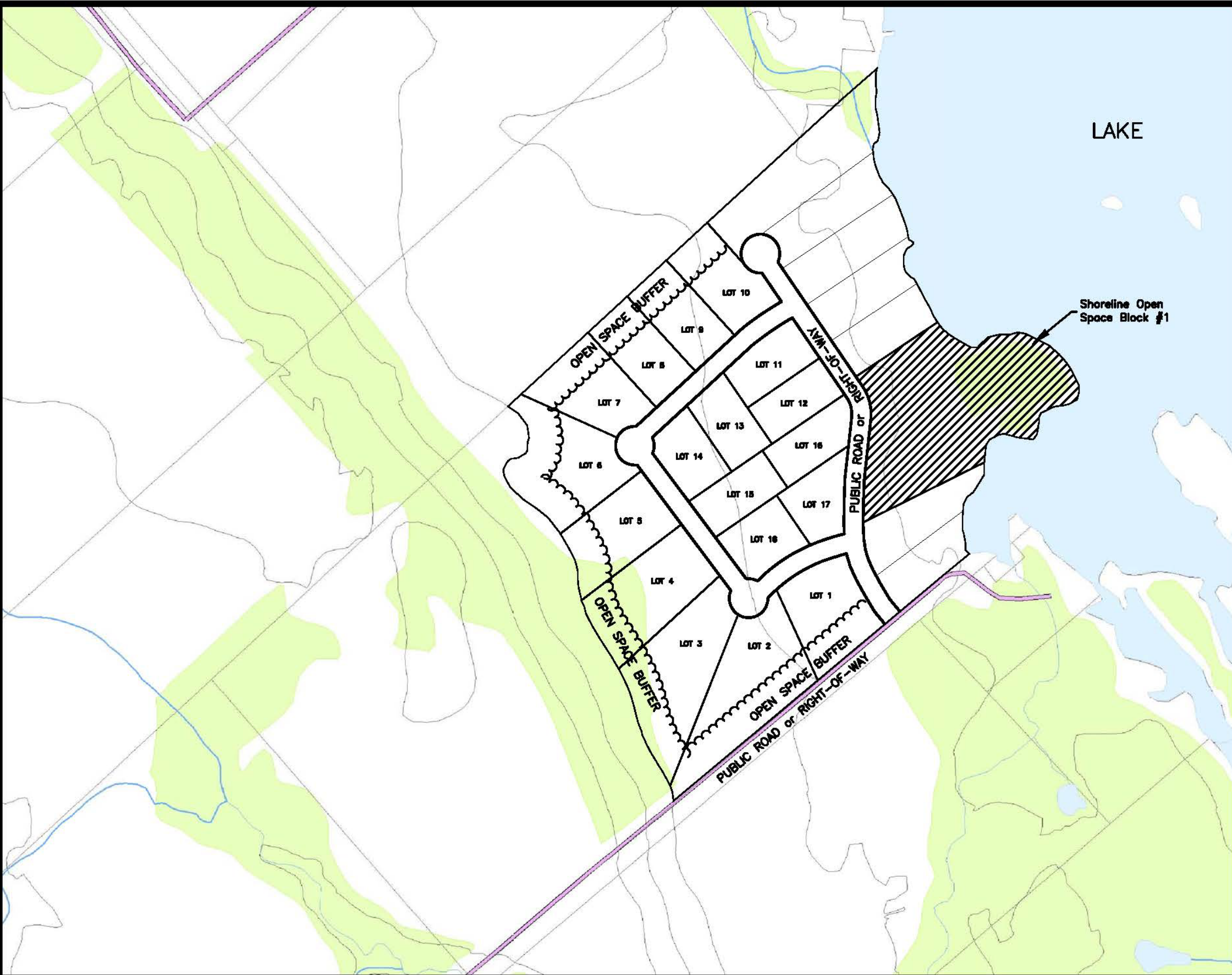
DESIGNED: BW	DRAWN: RSL	PROJECT No.: 2047137E
CHECKED: BW	APPROVED: BW	PROJECT DATE: MAY, 2008
SCALES: 1:4000		REVISION DATE: 08/05/08
		REVISION No.: .

SHEET No.: 1 of 1

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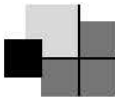




APPENDIX B-4

**WHITEWATER
RESIDENTIAL
CONCEPTS**

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WATERFRONT
CLUSTER CONCEPT**



Jp2g Consultants Inc.

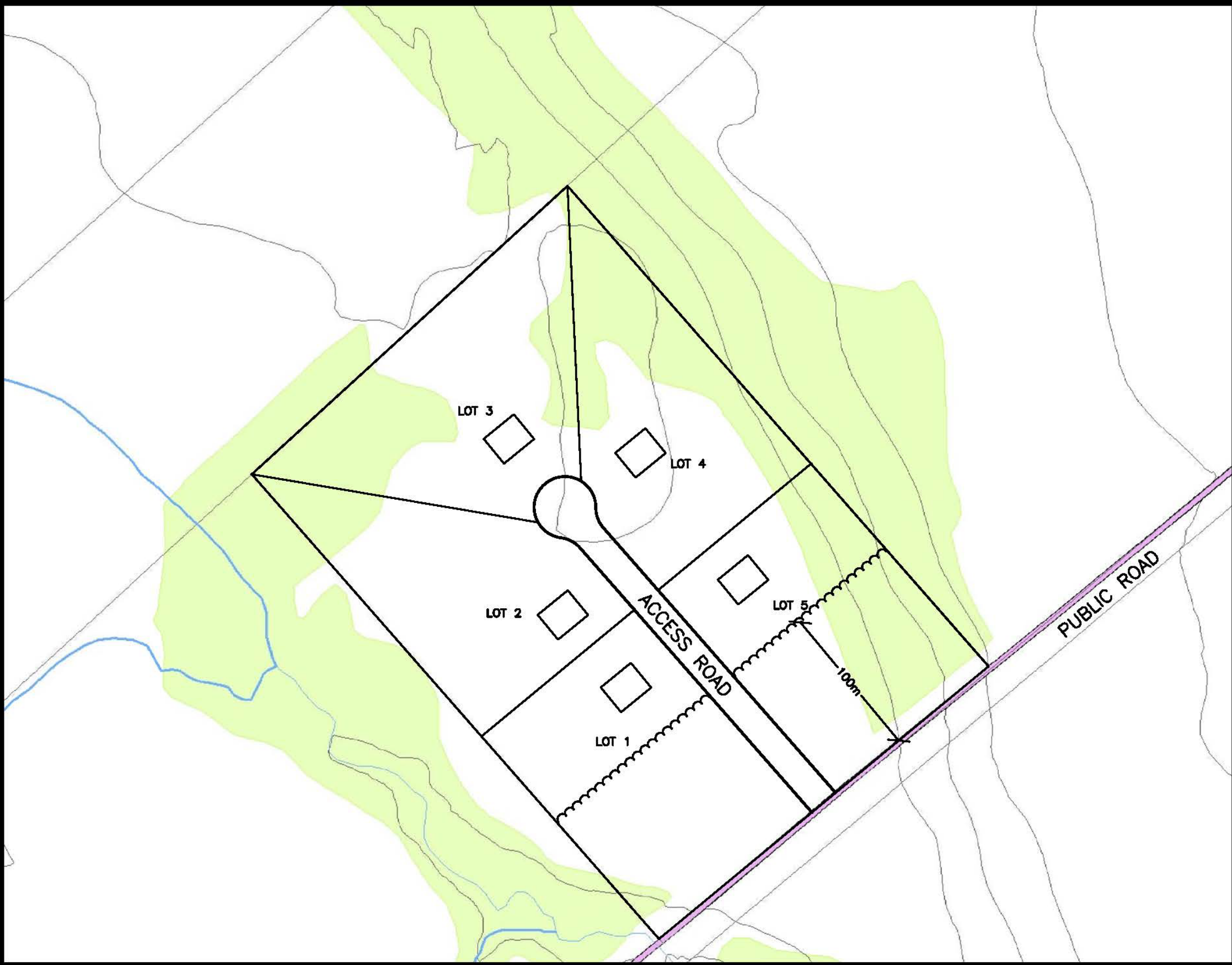
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CHECKED: BW	APPROVED: BW	PROJECT DATE: MAY, 2008
SCALES: 1:4000		REVISION DATE: 08/05/08
		REVISION No.: .

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APPENDIX B-5

WHITEWATER

RESIDENTIAL

CONCEPTS

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RURAL CLUSTER CONCEPT

NOTE:

ACCESS ROAD:
RIGHT OF WAY OR COMMON ELEMENTS
CONDOMINIUM.



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DESIGNED: BW	DRAWN: RSL	PROJECT No.: 2047137E
CHECKED: BW	APPROVED: BW	PROJECT DATE: MAY, 2008
SCALES: 1:2500		REVISION DATE: 08/05/08
		REVISION No.: .

SHEET No.: 1 of 1

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17.0 IMPLEMENTATION AND INTERPRETATION

The following Section outlines the measures to enable the objectives and policies of this Plan to be implemented. Implementation of this Plan will be by County Council and Local Councils.

17.1 General Policies

- (1) County Council shall carry out a continuous program of research to identify the changing physical, economic and social needs of the residents of the County and the consequences of technological improvements that may affect the programs and policies of the County.
- (2) Technical changes to the base information on the Land Use Schedules, such as more precise location of rivers and streams which do not change the land use designations, may be made to the Schedule(s) without amendment to this Plan.

17.2 Official Plan Review and Amendments

Change is inevitable and this Plan may be amended to reflect new community directions and needs.

- (1) County Council shall review the County Official Plan in accordance with the *Planning Act*.
- (2) As part of a statutory review, selective amendments to the policies of this Plan shall be made to reflect changing Provincial legislation or regulations, so that the policies of this Plan will remain consistent with Provincial policies.
- (3) County Council may consider at the request of local municipalities, other levels of Government, private individuals, corporations or organizations other amendments to this Plan.
- (4) Amendments to this Plan shall be consistent with the general intent of the goals and objectives of this Plan and the Provincial Policy Statement, and may provide justification on the basis of need and accepted land use planning principles.
- (5) The County will ensure the amendments to this Plan are only considered after appropriate public notice and consultation takes place and that adequate information is made available to allow the public to understand proposed changes.

- (6) The County will also consult with appropriate public agencies to receive their advice on proposed changes in which they have an interest.
- (7) County Council, in consultation with the local municipalities, will establish procedures where public meetings on amendments to this Plan may be held as follows:
 - (a) by County Council or a Committee of County Council where a proposed amendment affects more than one local municipality; and
 - (b) by Local Council or a Committee of Local Council where a proposed amendment directly affects only one local municipality.
- (8) Where amendments to the Official Plan are for the correction of typing errors, technical errors, or metric conversions, no public meeting or notice is necessary.
- (9) Where there are changes to the proposed Official Plan amendment, as a result of a public meeting, Council may wish to hold another meeting to obtain further public input.
- (10) References to guidelines or supporting documents are accurate as to the date of this Plan. Where guidelines have been updated or revised, the newest version will be applied.

17.3 Local Official Plans

- (1) The level of detail in the County Official Plan is intended to sufficiently ensure the achievement of the goals outlined in the Plan for those municipalities wishing to utilize the County Official Plan as the planning document to guide their local zoning by-law.
- (2) Local Official Plans should be reviewed and amended to reflect the changing needs of the community in accordance with the requirements of the *Planning Act*.
- (3) Local Official Plans shall be updated to reflect applicable policy direction in this Official Plan. All land use planning decisions made under the Planning Act, shall conform to both the applicable policies of this Plan, the local Official Plan as well as be consistent with the Provincial Policy Statement (PPS).

17.4 Community Improvement Plans

- (1) Lower-tier community improvement projects are undertaken for the purpose of upgrading, redeveloping and rehabilitating the physical

environment of older neighborhoods, recreational areas, commercial centers, industrial areas, agricultural areas, affordable housing, and environmental improvements.

The Community Improvement policies of this Plan are enabling policies under the *Planning Act*. The entire County of Renfrew is designated as a Community Improvement Area for which detailed Community Improvement Plans may be prepared. Community Improvement Plans are created for various situations where there is an identified community need. The implementing and project specific Community Improvement Plan Project Area by-laws may be passed by a local Council pursuant to the provisions of this Plan and in accordance with the provisions of the *Planning Act*. The provision of financial assistance in a Community Improvement Plan will be at the discretion of a local Council. Improvement Plans can be adopted for the following criteria:

- (a) A need to improve municipal services such as roads, sidewalks, street lighting, parking, sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the listed services.
- (b) The cleanup and redevelopment of brownfield properties (if applicable) will be facilitated.
- (c) The phasing of improvements corresponds to the timing of improvements by the County and/or senior governments and is within the financial capability of the local municipality.
- (d) Improving a significant number of buildings in an area showing signs of deterioration and need of repair.
- (e) Improving the visual appearance or aesthetics of the overall streetscape.
- (f) Improving and strengthening the economic base of the community.
- (g) Addressing an environmental concern.
- (h) Addressing incompatible land uses.
- (i) Improving the affordable housing stock.
- (j) Heritage conservation.

- (2) A regulation approved by the Province is required for the County to be able to implement a Community Improvement Plan. The implementing and project specific Community Improvement Plan Project Area by-laws may be passed by County Council pursuant to the provisions of this Plan and in accordance with the provisions of the *Planning Act*. The intent of the Community Improvement Plan policies at the County level is to achieve and maintain a standard of physical infrastructure and associated facilities that form the foundation of development including:
- (i) infrastructure that is within the County's jurisdiction;
 - (ii) land and buildings within and adjacent to existing or planned transportation corridors that have the potential to provide a focus for higher density, mixed-use development and redevelopment; and
 - (iii) affordable housing.

17.5 Site Plan Control

Site plan control is a mechanism used to control design features of residential, commercial, industrial and institutional developments. Provisions for such features as off-street parking and loading, walkways, lighting, buffering, garbage storage, grading, stormwater facilities, outdoor storage, landscaping, exterior façade, and other features can be addressed.

- (1) County Council shall encourage the use of the site plan control provisions of the *Planning Act* to implement the policies and provisions of this Plan and the local Official Plans, and to coordinate and enhance the built environment of the local community.
- (2) Pursuant to the Site Plan Control provisions of the *Planning Act*, the whole of the County is designated as a proposed Site Plan Control Area.
- (3) A local Council may, by by-law, designate the whole or any part of its municipality as a Site Plan Control Area. The following uses, however, will be excluded from site plan control unless otherwise indicated in the local Official Plan:
 - (a) residential development of one or two dwelling units per lot, unless the associated lands exhibit physical constraints to development, or are considered environmentally sensitive, or have water frontage;
 - (b) agricultural buildings and structures associated with farming operations typical to the area; and
 - (c) buildings and structures for flood control or conservation purposes.

- (4) Within a Site Plan Control Area the Council of a municipality may require site plans, drawings and/or agreements to ensure the provisions of all or any of the matters described in Section 41 of the *Planning Act*, including matters relating to exterior design, and facilities for accessibility for people with disabilities. With respect to exterior design, site plan control may address the character, scale, appearance and design features of buildings and their sustainable designs as well as sustainable design elements on the adjoining street (landscaping, permeable pavement materials, street furniture, curb ramp, waste and recycling containers and bicycle parking facilities.)
- (5) The basic criteria to be used for reviewing development proposals are contained in the relevant policies of this Plan or local Official Plan. Through the application of these policies, the municipalities will seek to provide for development which, among other things will:
 - (a) be functional for the intended use;
 - (b) be properly designed for on-site services and facilities;
 - (c) be safe for vehicular and pedestrian movements;
 - (d) provide compatibility of conceptual design amongst uses;
 - (e) minimize adverse effects on adjacent properties; and
 - (f) be designed to encourage active transportation strategies.
- (6) Proposals subject to the provisions of this section may require the approval of plans and drawings which illustrate the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided. In accordance with the provisions of the *Planning Act*, as amended from time to time, the owner of land may be required to enter into a Site Plan Control Agreement and provide to the satisfaction of the Municipality such matters as:
 - (a) road widenings of highways that abut the land, to provide the minimum road right-of-way widths that would conform to the Ministry of Transportation Permit Requirement Area requirements;
 - (b) access to and from the land;
 - (c) on-site vehicular loading and parking facilities;
 - (d) lighting facilities of the land or any buildings or structures thereon;

- (e) all means of pedestrian access;
 - (f) landscaping of the land;
 - (g) facilities for the storage of garbage and other waste material;
 - (h) required Municipal easements; and
 - (i) grading or alteration in elevation or contour of the land and disposal of storm, surface and waste water from the land.
- (7) It is intended that the Site Plan Control Policies established in this Plan may serve as the policies for all local municipalities covered by this Plan and that it will not be necessary to include specific Site Plan Policies in local Official Plans. Nothing in this Plan, however, shall prevent a local Official Plan from refining or elaborating upon the Site Plan Control Policies of this Plan or, broadening the range of application provided that there is no conflict with this Plan.
- (8) The Council of the local municipality and/or County Council may require the owners of lands, proposed for development under site plan control, to enter into one or more agreements under the *Planning Act*, to address all the matters contained therein.
- (9) In addition to consideration being given to the need for the enlargement or improvement of local road allowances, in any site plan review which abuts a County Road, it is the intent of the County of Renfrew to acquire suitable road widenings where necessary to ensure safe traffic flows on County Roads. Therefore, it is the policy of County Council that all site plan approvals adjacent to County Roads are circulated to the County for review prior to their approval.
- (10) Outdoor storage areas should be adequately screened and not be visible from the road to ensure these uses are not a distraction to the travelling public and to maintain the aesthetic character of the area.

17.6 Holding Provisions

- (1) Where the use of land for a particular purpose has been established but details related to design, servicing, phasing, environmental considerations and other matters have not been completely resolved, a Local Council may apply holding provisions within the zoning by-law as provided under Section 36 of the *Planning Act, 1990*. At the time of rezoning to the holding category, Local Council shall identify the criteria for development that are to be met at a later date. The criteria may include the phasing of

development or the completion of any necessary agreements. Local Council may consider additional criteria beyond those specified in this Plan as deemed necessary for a particular development, provided they are specified at the time of rezoning by way of a Council Resolution, an explanatory note to the by-law amendment or other appropriate means.

- (2) The holding provision shall be applied by the use of a holding symbol “h” in conjunction with the appropriate zone symbol denoting the eventual use of the lands.
- (3) Prior to removing a holding symbol, Local Council shall be satisfied that all the necessary criteria have been met. Subdivision and development agreements may be used as a means of satisfying a Local Council that removal of the holding provisions is appropriate.
- (4) Under the holding provisions, interim or passive uses such as open space, conservation and existing uses will be permitted.
- (5) An amending By-law removing the holding symbol shall not require the full public participation process with mechanism for appeal as outlined in Sections 34(11) and 34(25.1) of the *Planning Act, 1990*. Local Council shall give notice of its intention to pass an amending By-law to persons and agencies prescribed by regulation made under the *Planning Act*. When the holding symbol “h” has been removed, the land use provisions of the appropriate zone shall apply.

17.7 Legal Non-Conforming Uses

- (1) This Plan is not intended necessarily to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. The local municipalities may consider a minor variance to permit the expansion or enlargement of legal non-conforming uses, or changes to similar uses, provided that such uses:
 - (a) have no adverse effect on the present uses of the surrounding lands or the implementation of the provisions of this Plan;
 - (b) are not located in a flood plain;
 - (c) have regard for the Minimum Distance Separation Formula as amended from time to time, if applicable;
 - (d) are accessible by a public road which is maintained by the appropriate authority as open to traffic on a year-round basis;

- (e) are subject to any conditions that may be contained in a local Official Plan;
- (f) must be in appropriate proportion to the size of the existing use;
- (g) will not create or further aggravate a traffic hazard and adequate off-street parking and loading are provided;
- (h) have adequate buffering, landscaping, setbacks and any other measures necessary to reduce the nuisance that may be required as a condition of permission, and where possible, should be extended to the existing use; and
- (i) have adequate services such as public utilities, storm drainage works, water supply and sewage disposal systems.

Each case will be considered on its own merits by the Council of the respective local municipality and may be subject to site plan control.

- (2) Non-compliance with site performance standards does not constitute a non-conforming use. Proposals to extend, enlarge, or rebuild structures that do not comply with the zoning standards will be reviewed on a site-by-site basis either through an amendment to the zoning by-law or a minor variance application depending on the scale of the non-compliance.

17.8 Temporary Uses

- (1) A Temporary Use By-law is a by-law passed by a local Council for the purpose of allowing a use that is otherwise prohibited by that municipality's zoning by-law. The by-law must define the land or lands to which it applies and it shall prescribe the period of time during which it is in effect, in accordance with the *Planning Act*.

The following criteria shall apply where a Temporary Use By-law, pursuant to the authority of Section 39 of the *Planning Act*, is used by local municipalities in the implementation of the Official Plan.

- (a) Temporary Use By-laws shall not be passed for the purpose of permitting uses that are not in conformity with this Plan.
- (b) The proposed use shall be compatible with the surrounding land uses.
- (c) Required services shall be adequate for the proposed use.
- (d) Access and parking shall be appropriate for the proposed use.

17.9 Interim Control By-laws

- (1) Interim Control By-laws may be passed by local Councils, in accordance with the provisions of the Section 38 of the *Planning Act*, for the purpose of controlling the use of land, buildings and structures within specifically identified areas for a specific period of time (i.e. not exceeding one (1) year in length with provision for extending the time period for a total time period of not more than two (2) years).
- (2) Prior to passing an Interim Control By-law, it is first necessary for a local Council to pass a resolution directing that a review or study be undertaken in respect to land use planning policies in the municipality or in any area or areas thereof. It is intended that any Interim Control By-law be passed in order to adequately control development in a designated area or areas while the review or study is being completed.
- (3) Where an Interim Control By-law ceases to be in effect, a local Council may not for a period of three (3) years pass a further Interim Control By-law that applies to any lands to which the original By-law applied.

17.10 Minor Variances

- (1) Local Councils or Local Committees of Adjustment shall be guided by the intent of this Plan, the local Official Plan, the local zoning by-law, and the *Planning Act* when considering requests for a minor variance from one or more of the provisions or standards of the zoning by-law.
- (2) The Committee of Adjustment when considering minor variance applications, and when applying the tests prescribed in this Section and the *Planning Act*, shall have before it sufficient and adequate information upon which to make an informed decision.
- (3) Where the land or building that is the subject of an application is not covered by a local Official Plan, the applicant shall demonstrate to the satisfaction of the Committee of Adjustment that the requested minor variance will result in a development which meets each of the four following conditions:
 - (a) it is consistent with the intent of the Official Plan;
 - (b) it is consistent with the character of the surrounding land uses;
 - (c) it is consistent with the intent of the local zoning by-law; and
 - (d) it is minor in nature.

17.11 Public Works

- (1) The construction of public works shall be used to implement the policies of this Plan.
- (2) No public works shall be carried out and no by-law under the provisions of the *Planning Act* shall be passed by the County or a local municipality that are not in conformity with this Plan or that will permit development that is not in conformity with this Plan.

17.12 Maintenance and Occupancy By-laws

- (1) Each local municipality may pass by-laws establishing minimum standards of maintenance (property standards by-law) and occupancy to conserve, sustain and protect the existing and future development in the municipality; prepare Community Improvement Plans where appropriate; and take advantage of federal and provincial programs designed to upgrade and improve buildings and particularly the housing stock.

The maintenance and occupancy by-laws, applicable to all properties in the municipality may contain requirements with respect to:

- (a) garbage disposal;
- (b) pest control;
- (c) structural maintenance, safety and cleanliness of buildings;
- (d) services to buildings;
- (e) keeping properties free from rubbish, debris, weeds, abandoned or inoperative vehicles, trailers, boats, barges, mechanical equipment or material;
- (f) maintaining yards, land, parking and storage areas;
- (g) maintaining fences, swimming pools, accessory buildings and signs; and
- (h) occupancy standards.

17.13 Interpretation

- (1) The boundaries between the designations (classifications of lands) on the Land Use Schedules are approximate except where they coincide with roads, railway lines, rivers, transmission lines, lot lines or other clearly

defined physical features. In these cases they are not open to flexible interpretation.

- (2) It is intended that dimensions, figures and quantities stated herein are not to be interpreted rigidly but rather are approximate and only for general guidance in the administration of the Plan. Accordingly, reasonable variances from the Plan will not require an amendment unless specifically stated otherwise.
- (3) Office consolidations of this Plan and amendments thereto shall not require an amendment under the *Planning Act* in order to be used by Council for administrative purposes.
- (4) References to legislation imply the most recent statutes, as amended (e.g. *Planning Act*, R.S.O. 1990, Chapter P.13, as amended). Thus, this Plan need not be amended to maintain the applicability of such references.
- (5) This Plan shall be read with such changes of gender and grammar as the context may require.

17.14 Zoning By-laws

The local Zoning By-law will be the primary means of implementing the policies of this Plan.

17.15 Tree Cutting and Site Alteration By-laws

The Local municipality may pass tree cutting, site alteration, and/or topsoil removal by-laws for all or portions of the municipality in accordance with the requirements of the *Municipal Act*.

17.16 Tariff of Fees

Local municipalities, by by-law, may establish a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the Municipality or to the Committee of Adjustment in respect of the processing of each type of application provided for in the tariff.

17.17 Pre-consultation and Complete Application

- (1) Prior to the submission of an application under the *Planning Act* an applicant is encouraged to pre-consult with the approval authority. The purpose of the pre-consultation is to determine the scale and scope of any

required information or material necessary to ensure the submission of a complete application.

- (2) Applications for official plan amendment, zoning by-law amendment, plan of subdivision and consent shall be supported by a complete application. The purpose of requiring a complete application is to ensure that Council has the necessary information to make informed decisions and/or comments on the aforementioned applications and to initiate the time frames for processing applications under the *Planning Act*.

The applications noted above must be accompanied by the information prescribed under the *Planning Act* (including the fee) and any or all information outlined below:

- a) Air Emissions Study
 - b) Aggregate Impact Study
 - c) Archaeological/Heritage Assessment
 - d) Blasting Impact Study
 - e) Environmental/Biological Survey
 - f) Environmental Impact Study (EIS)
 - g) Environmental Site Assessment (Phase I and II)
 - h) Geological/Geotechnical Study
 - i) Housing Study
 - j) Hydrogeological Study
 - k) Landscaping Plan
 - l) Land Use Compatibility Assessment
 - m) Market Impact Study
 - n) Noise Impact Study
 - o) Planning Rationale Report
 - p) Public Consultation Strategy
 - q) Servicing Study
 - r) Stormwater Management Plan
 - s) Traffic Impact Study
 - t) Tree Preservation Plan/Study
 - u) Urban Design Study
 - v) Vibration Study
 - w) Financial life cycle analysis
 - x) Visual Impact Assessment
 - y) Karst analysis as per Section 2.2.9(b)
- (3) This list of information is not intended to be exhaustive. Other information may be required by the approval authority in consultation with other agencies in response to a particular development proposal to deem an application complete. In addition, other studies may be required to address issues that arise during the processing of applications. Qualified

professional consultants retained by and at the expense of the proponent shall carry out the studies. The approval authority may require peer review of the studies at the proponent's expense.

- (4) The specific submission requirement for any given application will be based on the scale of the proposal, its location, and its location in relation to other land uses and where described by the policies of the plan.

17.18 Public Consultation

Applications for Plans of Subdivision, Consents, Minor Variances, Zoning By-law Amendments, and Official Plan Amendments will follow the public consultation processes for giving notice and holding meetings in accordance with the requirements of the *Planning Act* and associated regulations.

Alternatives to public consultation, beyond the minimum requirements of the *Planning Act*, may be considered for major and/or controversial planning applications where deemed appropriate by Council. A developer may be requested to prepare a "Public Consultation Strategy" as part of a complete application. The strategy should outline a specific process for notifying and engaging the public regarding the specific application.

Public notice and a public meeting shall not be required for technical Official Plan and Zoning By-law changes which, in the opinion of Council, do not affect the policies and intent of the document they are amending.

APPENDIX A

Population, Projected population and % Share of Growth by Municipality to 2036

**Please review in accordance with Section 1.3(8) of the County Official Plan **

Municipality	Base Year Population 2011	% Share of County Growth (20 yr)		Projected Population				
				2016	2021	2026	2031	2036
Admaston Bromley	2844	0.6%	Low	2858	2873	2887	2901	2916
			High	2887	2930	2975	3020	3065
Arnprior	8114	18.0%	Low	8528	8963	9420	9901	10406
			High	8741	9417	10144	10928	11773
Bonnechere Valley	3763	2.3%	Low	3820	3877	3936	3995	4056
			High	3858	3955	4055	4158	4263
Brudenell, Lyndoch & Raglan	1658	0.3%	Low	1666	1675	1683	1691	1700
			High	1683	1708	1734	1760	1787
Deep River	4193	1.7%	Low	4235	4278	4321	4364	4408
			High	4299	4407	4519	4633	4750
Greater Madawaska	2485	3.1%	Low	2560	2638	2718	2801	2886
			High	2599	2718	2842	2973	3109
Head, Clara & Maria	235	0.1%	Low	239	242	246	250	253
			High	241	247	253	260	266
Horton	2719	2.8%	Low	2788	2858	2930	3004	3080
			High	2830	2945	3064	3189	3318
Killaloe, Hagarty & Richards	2402	0.5%	Low	2414	2426	2438	2450	2463
			High	2438	2475	2512	2550	2589
Laurentian Hills	2811	0.6%	Low	2825	2839	2853	2868	2882
			High	2853	2896	2940	2985	3030
Laurentian Valley	9657	16.7%	Low	10050	10458	10883	11325	11786
			High	10150	10667	11211	11783	12384
Madawaska Valley	4282	0.8%	Low	4303	4325	4347	4368	4390
			High	4347	4412	4479	4546	4615
McNab/Braeside	7371	6.1%	Low	7520	7671	7826	7984	8145
			High	7633	7904	8184	8475	8775
North Algona Wilberforce	2873	1.8%	Low	2916	2960	3005	3050	3096
			High	2946	3020	3096	3174	3255
Petawawa	15988	27.6%	Low	16638	17314	18018	18750	19512
			High	17055	18192	19406	20701	22082
Renfrew	8218	5.0%	Low	8342	8468	8596	8725	8857
			High	8426	8638	8856	9080	9309
Whitewater	6921	12.0%	Low	7202	7495	7800	8117	8447
			High	7274	7645	8035	8445	8876
Renfrew County	86534	100.0%	Low	88904	91360	93906	96546	99282
			High	90257	94178	98308	102659	107245

*Data Source: Population data from Census of Canada. Population projections prepared by County of Renfrew