

COUNTY OF RENFREW

BY-LAW NO. 6-04

A BY-LAW TO APPROVE THE TOWN OF PETAWAWA OFFICIAL PLAN WITH MODIFICATIONS

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

1. That the Decision approving the Town of Petawawa Official Plan with modifications, attached to this By-law as Schedule "A", be approved by County Council and that the Warden and Chief Administrative Officer/Clerk sign the Decision accordingly.
2. This By-law shall come into force and take effect on the day of final passing thereof.

READ a first time this 28th day of January, 2004.

READ a second time this 28th day of January, 2004.

READ a third time and finally passed this 28th day of January, 2004.

ROBERT SWEET, WARDEN

NORM LEMKE, CLERK

Schedule "A"

DECISION

With Respect to an Official Plan
Subsection 17 (34) of the Planning Act
January 28, 2004

I hereby approve all of the Official Plan for the Town of Petawawa adopted by By-law No. 208/02 subject to the following modifications.

Chapter 1: Introduction

1. **Section 1.4 (2) Assumptions of the Plan** (page11)

For clarity, it is recommended that the growth of C.F.B. Petawawa is not included in the population projection of the Town. It is suggested that in the first sentence of Subsection (2), after the words, "in the Town of Petawawa," insert the following new phrase:

"(excluding C.F.B. Petawawa)."

Chapter 2: Residential

2. **New Section 2.3 (2) Residential – Policies** (page13)

It is recommended that a new section be added to establish a policy to describe potential on-site and off-site improvements for new development in the Residential designation. It is suggested that a new section be inserted after 2.3(1) and read as follows:

"(2) On-site and off-site improvements (e.g., pumping stations, forcemains) may be required in order to develop lands within the Residential designation. The proponent of the development would be expected to assume the costs of these improvements. Cost sharing arrangements between owners for these improvements may be required. An application for a plan of subdivision shall be accompanied by a stormwater management plan."

Following this insertion the remaining sections would be renumbered accordingly.

3. **Section 2.3 (6) Residential – Policies** (page15)

This section needs to be revised to recognize the deletion of Sections 14(2) and 14(3). Also, in accordance with the renumbering set out in item #1 above, the revised policy should read as follows:

"(7) The policies of this section should be read in conjunction with Sections 14(1) of the Special Policy Areas of this Plan."

4. **Section 2.3 Residential – Policies** (page15)

It is suggested that a new section 2.3(8) be added which should read:

"(8) The policies of this section should be read in conjunction with Section 16, Sewage and Water Systems."

Chapter 4: Suburban

5. Section 4.1 Suburban – General Goal And Intent (page 18)
Changes are required in the first paragraph for purposes of clarity.

In the first sentence, capitalize the letter ‘s’ in “suburban” and insert the word “existing” between “to” and “residential.”

In the second sentence, delete the words, “primarily in the Doran Road/Murphy Road area and.”

At the end of the third sentence, add the words, “...and along part of Doran Road.”

The revised sentence should read:

“The Suburban designation applies to existing residential development serviced by municipal water and private septic systems on lands located along the Petawawa Boulevard corridor and along part of Doran Road.”

6. Section 4.1 Suburban – General Goal and Intent (page 18)
For clarity purposes, a new sentence should be added immediately after the third sentence of the second paragraph, ending the words, “...from the City of Pembroke Water Treatment Plant.” The new sentence should read:

“The water is now supplied by the Town’s Water Treatment Plant located on C.F.B. Petawawa.”

7. Section 4.1 Suburban – General Goal and Intent (page 18)
Section 1.3 of the Provincial Policy Statement states that full municipal services are the preferred means of servicing urban and rural settlement areas. Partial services should be discouraged except where necessary to address failed services, or because of physical constraints. In order to reflect the Provincial Policy Statement, it is suggested that the third paragraph beginning with “In addition to” be deleted in its entirety and replaced by the following statements:

“Notwithstanding existing residential development on municipal water and private septic systems, the amount of development permitted on partial services should be limited to minor infilling, either on existing lots of record or through consent, in accordance with the consent policies of this Plan.

Other than through minor infilling, partial services will be discouraged except where necessary to address failed services, or because of physical constraints.”

8. Section 4.3(6) Suburban – Policies (page 19)
As development is limited given partial services in the Suburban designation, it is suggested that Section 4.3(6) be deleted in its entirety.

Chapter 6: Rural Residential

9. Section 6.1 Rural Residential – General Goal and Intent (page 23)

It should be the intent of this designation that development be directed to fully serviced areas and that development in the Rural Residential designation be by communal systems or private individual systems if appropriate. It is suggested that this section be deleted and re-written as follows:

“The Rural Residential designation applies to low density residential development on private wells and septic systems if appropriate. It is Council’s intention to concentrate the majority of future residential growth within the Residential designation. Growth within the Rural Residential designation should be limited.”

10. Section 6.3 Rural Residential – Policies (page 23)

Policies should be added to ensure that hydrogeological issues are considered in the determination of the suitability of a site for a residential plan of subdivision. Accordingly, it is suggested that the following policies be added to Section 6.3(3):

“(h) the maximum density of development and minimum lot sizes should be determined by a hydrogeological impact assessment and terrain analysis completed for the site; and

(i) the quantity and quality of groundwater to be determined by a hydrogeological study prepared by a qualified consultant.”

11. Section 6.3 Rural Residential – Policies (page 23)

The requirement for water and sewage services with respect to residential plans of subdivision needs to be addressed. Therefore, it is recommended that a new section 6.3(7) be added which should read:

“(7) The policies of this section should be read in conjunction with sections 16.3(3) Sewage and Water Systems – Policies and 19.3 (3) Land Division Policies – Plan of Subdivision Development Criteria.”

Chapter 9: Environmental Protection

12. Section 9.1 Environmental Protection – General Goal and Intent (page 28)

The term wetlands refers to marshes, bogs, fens and swamps. Therefore, it is suggested that the third sentence, fourth line, be deleted in its entirety and replaced with the following, which shall read:

“The hazard lands refer to lands having physical characteristics such as poor drainage, wetlands (i.e. marshes, bogs, fens and 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 if developed upon.”

13. **Section 9.2(2) Environmental Protection – Objectives** (page 28)

In section 9.1 there is a definition of natural heritage features. It is suggested that the first sentence be deleted in its entirety and replaced with the following which shall read:

“(2) To control development in locations where there is a potential threat to life, property damage or damage to the natural heritage features if developed upon.”

14. **Section 9.3(3) Environmental Protection – Policies** (page 29)

The Environmental Protection designation as outlined in the Petawawa Official Plan attempts to address all the policies outlined in section 2.3 of the Provincial Policy Statement. It is recommended that an additional policy be added to better address this section of the PPS to read as follows:

“(v) that all of the following can be achieved:

(a) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;

(b) new hazards are not created and existing hazards are not aggravated;

(c) no adverse environmental impacts will result;

(d) vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion, and other emergencies; and

(e) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment, or storage of hazardous substances.”

15. **Section 9.3(4) Environmental Protection – Policies** (page 29)

Expansion of a non-conforming use should be subject to the flood plain policies and other relevant policies of this Plan. Therefore, it is recommended that the second sentence, second line be deleted in its entirety and re-written as follows:

“Any expansion of a non-conforming use may be permitted subject to the flood plain policies and other relevant policies of this Plan.”

16. **Section 9.3(5) Environmental Protection – Policies** (page 29)

This policy identifies the Black Bay Wetlands as the only provincially significant wetlands, however; the policy should apply to any provincially significant wetlands. It is suggested that a new paragraph be added to this section which should read:

“The Ministry of Natural Resources may undertake wetland evaluations from time to time in the Town of Petawawa. Where an evaluated wetland has been determined to be Provincially Significant, the Official Plan will be amended accordingly.”

Chapter 10: Ottawa River Flood Plain

17. **Section 10.2 Ottawa River Flood Plain – Objectives** (page 32)

This section does not fully address the intent of Section 3.1 of the Provincial Policy Statement regarding natural hazards. In order to reflect the Provincial Policy Statement, it is suggested that a new section 10.2(3) be added which should read as follows:

“(3) To direct development away from locations where there is a potential threat to life, property damage, or damage to the environment if developed upon.”

Chapter 13: Mineral Aggregate

18. **Section 13.1 Mineral Aggregate – General Goal and Intent** (page 39)

In section 9.1 there is a definition of natural heritage features. It is suggested that the following change be added for consistency. It is suggested that the first sentence, second paragraph beginning with “The policies,” be deleted and replaced with the following:

“The policies of this Section are intended to ensure that major aggregate deposits remain available for existing and future use and to minimize the impacts of extractive operations on adjacent uses and the natural heritage features.”

19. **Section 13.2(3) Mineral Aggregate – Objectives** (page 39)

As noted above, in section 9.1 there is a definition of natural heritage features. It is suggested that the first sentence, first line beginning with “To ensure” be deleted and replaced with the following:

“To ensure all pits and quarries operate so that disturbance to the environment and natural heritage features are minimized and limited to the site, social disruption is minimized and rehabilitation to an acceptable after-use is achieved.”

Chapter 14: Special Policy Areas

20. **Section 14(1)(iii)(b) Special Policy Areas – General Policies for Development** (pg 44)

In the Official Plan, Section 14(1)(i)(a) the general goal and intent lists one of the issues that should be taken into consideration is “the protection of the water system.” In the draft Official Plan, it is stated that the Petawawa River is an area having significant fish habitat. In order that the general policies for development take into consideration all issues identifies, it is suggested that the following wording be added to the first sentence, first line, after the word “property.”

“and there are no negative impacts on the natural heritage features and water system.”

21. **Sections 14(2), 14(3), and 14(5) Special Policy Areas – Suburban Area** (pgs 45 & 46)

These sections promote development on partial services. The Provincial Policy Statement, section 1.3.1.1d) states that the partial services will be discouraged except where necessary to address failed services, or because of physical constraints. As such, it is suggested that sections 14(2), 14(3), and 14(5) be deleted in their entirety.

The remaining sections should be renumbered accordingly.

Chapter 16: Sewage and Water Systems

22. Section 16.1 Sewage and Water Systems – General Goal and Intent (page 52)

This section should better reflect the hierarchy of service provisions in the Provincial Policy Statement which promote development within fully serviced areas and limit development in partially serviced areas. In addition, the Town should place Special Policy Areas 14(2) and 14(3) in the residential designation with full municipal services. It is suggested that the following changes be made to this section:

Delete the last two sentences of the first paragraph, beginning with the words, “As a result”

Delete the second paragraph in its entirety.

In the second line of the third paragraph, delete the words, “Some residential development will be permitted on one service...” and replaced with the words, “Some residential development in the Town is on partial services...”

In the third paragraph, delete the sentence which states, “The piping system has excess capacity for new development as well.”

Delete that portion of the last sentence in the third paragraph that reads, “However, the Town has recently completed the construction of a pumping station that will allow for the connection of this system to the Town’s water treatment plant...” and replace it with the following:

“However, the Town has connected the former Township’s water distribution system to the former Village’s system to create one unified system serviced by the Town of Petawawa’s Water Treatment Plant. (The system can still draw water from the City of Pembroke’s Water Treatment Plant. In fact...”

Insert a new paragraph immediately following the third paragraph that will read as follows:

“Both the water and sewage systems have reserve capacity for future growth.”

Add a new paragraph at the end of this section as follows:

“In fully serviced areas, lot creations should be only permitted if sufficient reserve water and sewer plant capacity are available to accommodate it. Communal services are the preferred means of servicing multiple lots/units in areas where full municipal services are not or cannot be provided. Private services may be used for lot/unit creation where the use of communal systems

is not feasible and where site conditions are suitable over the long term. Partial services are discouraged except where necessary to address failed services or because of physical constraints.”

23. **Section 16.2(2) Sewage and Water Systems – Objectives** (page 52)

A large area of the municipality is designated as Suburban which is serviced by municipal water and private septic system. As previously stated, Policy 1.3.1(d) states that the use of partial services should be discouraged except where necessary to address failed services or because of physical constraints. The objective should be to limit the amount of development permitted on partial services. Therefore, it is recommended that the following words be added to the first sentence, second line after the words “sewage systems”

“and except for minor infilling, discourage development on partial services”

24. **Section 16.3 Sewage and Water Systems – Policies** (page 53)

A new section is to be added as section 16.3(6):

“Consents on partial services outside of the Suburban designation are permitted, subject to the relevant policies of this Plan.”

Chapter 18: General Policies for Development

25. **Section 18.2(6) Cultural Heritage and Archaeological Resources** (page 58)

It is recommended that the Town consider the opportunity to enter into an agreement with the Ministry of Culture to share archaeological mapping and database. It is therefore recommended that a new paragraph be added to the end of Section 18.2(6)b which should read:

“It is also the intent of this Plan to encourage Council:

(a) *to enter into a Municipal-Provincial Heritage Data Sharing Agreement with the Ministry of Culture that will provide updated archaeological site mapping and a database to the Town; and*

(b) *to update any archaeological mapping and database as new archaeological sites are identified from land development and/or from the Provincial archaeological database.”*

26. **Section 18.2 General Policies for Development – Policies** (page 66)

In order to ensure that all relevant areas of the Official Plan are addressed, it is recommended that a new section 18.2(26) be added which should read:

“(26) Reference should be made to the policies of Section 14 Special Policy Areas, Section 15 Transportation, Section 16 Sewage and Water Systems, Section 17 Hydro and Pipeline Facilities, and Waste Management Systems.”

Chapter 19: Land Division Policies

27. **Section 19.2(17) – Consent Policies**

The following sentence is to be added to section 19.2(17):

“Except as noted above, consents on partial services are permitted.”

Other Items

We have noted several typographical and grammatical changes that can be addressed through minor modifications to the Official Plan:

- a) **Section 1.5(3) Introduction – Scope and Structure (page 11)** is hereby modified by deleting “(18)” in the second sentence, fourth line and replacing it with “20”.
- b) **Section 5.3(1) Rural – Policies (page 20)** is hereby modified by deleting the word “and” after the word “rural” and before the word “commercial” in the third line.
- c) **Section 6.3(3)(f) Rural Residential – Policies (page 24)** is hereby modified by deleting “18.2(19)” in the first sentence, first line and replacing it with “18.2(18).”
- d) **Section 9.3 Environmental Protection – Policies (page 28)** is hereby modified by renumbering each subsection in numerical order beginning with 1 through 12.
- e) **Section 10.3(1)(b)(ii) Ottawa River Flood Plain (page 33)** is hereby modified by deleting the word “with” after the word “development” and before the word “the”, and replacing it with the word “within.”
- f) **Section 13.1(1) Mineral Aggregate – Policies (page 39)** is hereby modified by deleting “16.2(21)” in the third sentence, seventh line and replacing it with “18.2(20).”
- g) **Section 14. Special Policy Areas (page 43)** is hereby modified by renumbering each subsection in numerical order.
- h) **Section 15.4(2) – Provincial Freeway (page 49)** is hereby modified by deleting the word “Freeway” and replacing it with “Highway” in the following areas:
 - a) in the title after the word Provincial; and
 - b) in the first line after the word Provincial and before the word generally.
- i) **Section 17.3(A)(4) Hydro and Pipeline Facilities, and Waste Management Systems – Policies (page 54)** is hereby modified by deleting the word “Hydro” after the word “Ontario” and before the word “shall” in the second sentence, first paragraph and replacing it with “Power Generation.”
- j) **Section 17.3(A)(5) Hydro and Pipeline Facilities, and Waste Management Systems – Policies (page 54)** is hereby modified by deleting “Hydro” after the word “Ontario” and before the word “buildings” in the first sentence, first line and replacing it with “Power Generation.”
- k) **Section 19.2 Land Division Policies – Consent Policies (page 67)** is hereby modified by re-numbering each subsection in numerical order beginning with 1 through 21.
- l) **Section 19.2(19) Land Division Policies – Consent Policies (page 69)** is hereby modified by deleting “3.3” in the first sentence, second line and replacing it with “5.3”.

- m) **Section 19.2(20) Land Division Policies – Consent Policies** (page 69) is hereby modified by deleting “16.2(2)” in the first sentence, second line and replacing it with “18.2(2).”
- n) **Section 20.7(1) Implementation and Interpretation – Site Plan Control** (page 75) is hereby modified by deleting “18.8” in the third sentence of the first paragraph and replacing it with “20.8”.
- o) **Section 20.10(1) Implementation and Interpretation – Property Maintenance and Occupancy By-law** (page 76) is hereby modified by deleting “Section 31(3) of the Planning Act” in the first sentence, second line after the words “with” and replacing it with “Section 15.1 of the Building Code Act, S.O. 1992, Chapter 32 as amended.”
- p) **Section 20.10(4) Implementation and Interpretation – Property Maintenance and Occupancy By-law** (page 77) is hereby amended by deleting “Section 31(11) of the Planning Act,” in the first sentence, second line after the word “with” and replacing it with “Section 15.6 of the Building Code Act, S.O. 1992, Chapter 32 as amended.”
- q) **Schedule A** is hereby modified by renumbering the Special Policy Areas as follows: (4) is renumbered to (2); (6) is renumbered to (3); and (7) is renumbered to (4).

Schedule A Modifications

- 26. *The Black Bay area has been identified in the Special Policy Areas, section 14(1) and therefore; should be identified as (1) on the Schedule.*

“the 50 metre buffer around the Black Bay area be identified as (1).”

- 27. *A mapping error included a residential lot within the Commercial designation along Petawawa Boulevard, and the lot should be designated Suburban.*

“the residential lot in the Commercial designation be identified as being in the Suburban designation (specifically located at Range B, Part Lot 8, geographic Township of Petawawa, Reference Plan 49R3046 Part 2).”

- 28. *Special Policy Areas (2) and (3) have been removed as policy sections from the Official Plan and should be deleted from Schedule A.*

“delete reference to Special Policy Areas (2) and (3) on Schedule A.”

- 29. *Special Policy Area (5) has been removed as a policy section from the Official Plan and should be deleted from Schedule A.*

“delete reference to Special Policy Area (5) and redesignate the subject lands from Suburban to Residential.”

- 30. *The severed parcel in consent application B202/02 should be designated Commercial.*

“the severed parcel in consent application B202/02 located within Part of Lots 4 and 5, Range “A”, geographic Township of Petawawa, be identified as being in the commercial designation.”

31. *A property located within Part of Lot 3, Range "A", geographic Township should be designated Industrial.*

"the lands described as Part 1 on Reference Plan 49R-14801, and located on Sharon Street within Part of Lot 3, Range "A", geographic Township of Petawawa, be designated Industrial."

Dated at Pembroke this _____ day of _____, 2004.

*Robert Sweet, Warden
County of Renfrew*

*Norm Lemke, Chief Administrative Officer/Clerk
County of Renfrew*