

DECISION

**With respect to Official Plan
Subsection 17(34) of the Planning Act**

The County of Renfrew hereby approves the proposed new Official Plan for the Town of Deep River adopted by By-law No. 16-2017 subject to the following modifications:

1. **Pg. 20** – Section 3.11(7) is modified by deleting the first sentence of the first paragraph; and, by adding the following wording to the end of the first paragraph:

"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*
- *Wetlands*
- *Wildlife habitat*
- *Areas of Natural and Scientific Interest (ANSI)*
- *Species and Habitats of Endangered and Threatened Species*
- *Reduction of a water setback*
- *Other Environmentally Significant Areas*
- *Significant water features such as sensitive water features, groundwater recharge/discharge areas, well head protection areas and intake zones are also considered through an EIS."*

2. **Pg. 21** – Section 3.12(1) is modified by adding the following sentence to the first paragraph immediately after the first sentence:

"The normal high water mark includes any riparian areas adjacent to a waterbody and can be identified by a change in vegetation or soil type. The normal high water mark is often above the water's edge."

3. **Pg. 22** – Section 3.12(2) is modified by:

- a. Adding the following wording to the end of the first sentence:

"and maintaining a natural landscape view from the water."

- b. Adding the following wording to the end of the first paragraph:

"As a general guideline, 25% of the vegetation along the waterfront property may be disturbed for recreational amenity areas, pathways, and other waterfront uses. The local municipality may use agreements, site plan control, or other measures to ensure the protection of a natural shoreline."

4. **Pg. 62** – Section 4.8.4(3)(b) is modified by changing the word "may" to "will" in the second sentence.

5. **Pg. 87** – Section 6.3.1(2) is modified by replacing this subsection with the following:

“Where an extension, enlargement or change of a non-conforming use is proposed, permission may be granted under the provisions of the Planning Act, by Council or the Committee of Adjustment, provided that the following criteria are met:

- (a) It should not aggravate any situation which is detrimental to neighbouring, conforming uses;*
- (b) It should be in reasonable proportion to the existing use and to the land on which it is to be located;*
- (c) Any extension or enlargement involving additional land should be minor in relation to the total property. Any major change shall require an amendment to the Official Plan;*
- (d) It should result in equal or greater compatibility with surrounding uses with regard to noise, vibrations, fumes, smoke, dust, odours, lighting and traffic generation;*
- (e) Adequate buffering, landscaping, setbacks and any other measures necessary to reduce the nuisance may be required as a condition of permission, and where possible, should be extended to the existing use;*
- (f) Proper access to the site will be provided to ensure that no traffic hazards are created;*
- (g) Adequate off-street parking and loading spaces will be provided;*
- (h) Applicable services such as public utilities, storm drainage works, water supply and sewage disposal systems must be adequate;*
- (i) Neighbouring property owners shall be notified of the proposed extension or enlargement of the non-conforming use before the final decision on the application is made.”*

6. **Pg. 87** – Section 6.3.1 is modified by adding the following new subsection (3) immediately after subsection (2):

“(3) 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.”

7. By correcting various grammatical, typographic and formatting mistakes throughout the document.

- a. **Pg. 11** – Section 3.1(2) is modified by replacing “6.11.2” with “6.10.2”.

- b. **Pg. 18** – Section 3.11(1) is modified by deleting the double period at the end of the first sentence.
 - c. **Pg. 19** – Section 3.11(2)(b) is modified from “3.11(9)” to “3.11(7)”.
 - d. **Pg. 21** – Section 3.12(1) is modified by changing the word “remove” to “remote”.
 - e. **Pg. 22** – Section 3.12(2) is modified by capitalizing the word “lands” in the first sentence of the last paragraph.
 - f. **Pg. 22** – Section 3.13(1) is modified by deleting the quotation mark at the beginning of the section.
 - g. **Pg. 58** – Section 4.7.4(4) is modified by inserting a space between subsection (b) and (c).
 - h. **Pg. 65** – Section 4.9.4(2) is modified by deleting the comma after “development” in the first sentence.
 - i. **Pg. 67** – Section 4.9.4(7) is modified by inserting a space between subsections (c) and (d).
 - j. **Pg. 69** – Section 4.9.5(1)(b) is modified by deleting the asterisks at the end of the subsection.
 - k. **Pg. 70** – Section 4.10.4(3)(b) is modified by deleting the comma after “new” in the first sentence.
 - l. **Pg. 77** – Section 5.2.4(1) is modified by replacing “ormer” with “more”.
 - m. **Pg. 85** – Section 6.1(2)(i) is modified by deleting the words “take undertaking” and replacing them with “undertake”.
 - n. **Pg. 87** – Section 6.3.1(1) is modified by inserting a period at the end of the subsection.
 - o. **Pg. 88** – Section 6.3.3(3) is modified by replacing “are,” in the last sentence with “include”.
 - p. **Pg. 90** – Section 6.4(4) is modified to replace “20.8” with “6.3.3”.
8. Schedule “A” and “A-1” is modified by:
- a. Changing the legend for the Hazardous, Unstable and Steep Slope symbology to a line instead of a box.
 - b. Property located at 316 Banting Dr. should be designated “Institutional (INS)” instead of Rural (RU).
9. Schedule “B” is modified by changing the legend for the Hazardous, Unstable and Steep Slope symbology to a line instead of a box.
10. Schedule “D” is modified by changing the legend for the Hazardous, Unstable and Steep Slope symbology to a line instead of a box.

Dated at Pembroke, this 25th day of October, 2017.

W. James Hutton
Chief Administrative Officer Clerk
County of Renfrew

Jennifer Murphy
Warden
County of Renfrew