



COUNTY OF RENFREW

OFFICIAL PLAN 5-YEAR UPDATE

BACKGROUND REPORT AND POPULATION
PROJECTIONS

Prepared by: County of Renfrew

Planning Division

March 2013

1 – INTRODUCTION

The County of Renfrew Official Plan was adopted by County Council on March 27, 2002 and approved, with modifications, by the Ministry of Municipal Affairs and Housing (MMAH) on June 16, 2003. The first generation County of Renfrew Official Plan was designed to replace local plans in rural and small town areas and thereby eliminate duplication and cost. Local municipalities were given the option of relying on the County Plan or developing their own. The County of Renfrew Official Plan now applies to the following ten municipalities:

- Admaston/Bromley
- Bonnechere Valley
- Brudenell, Lyndoch & Raglan
- Greater Madawaska
- Head, Clara & Maria
- Horton
- Killaloe-Hagarty-Richards
- Madawaska Valley
- North Algona Wilberforce
- Whitewater Region

Under Section 26(1) of the Planning Act a municipality is to revise its Official Plan, if required, not less frequently than every five years after the Plan comes into effect. The five year review is required to ensure that, among other matters, the Official Plan has regard to provincial interests listed in Section 2 of the Planning Act (e.g., protecting ecological systems, conservation of mineral aggregate resources, appropriate locations of growth and development) and that it is consistent with the Provincial Policy Statement (PPS). The County of Renfrew is responsible for preparing and adopting the 5-year review amendment and the MMAH is responsible for approval of the amendment.

On May 29th, 2012, a Special County Council meeting was held in accordance with Section 26(3) of the Planning Act to discuss any necessary revisions to the Plan. The purpose of this report is to provide a review and background information in support of the necessary revisions from the preliminary issues list discussed at the May 29th Special Council meeting.

2 – WORK PROGRAM

On August 31, 2011, County Council approved a work program for the 5-year review of the Official Plan based on the below phases. The 5-year review is currently in phase 4 – circulation of a staff draft Official Plan Amendment to MMAH.

PHASE 1 – INITIAL CONSULTATION WITH MMAH AND SURVEY OF LOCAL MUNICIPALITIES

PHASE 2 – SPECIAL COUNTY COUNCIL MEETING

PHASE 3 – PREPARATION OF STAFF DRAFT OFFICIAL PLAN AMENDMENT (OPA)

PHASE 4 – CIRCULATE STAFF DRAFT OPA TO MMAH

PHASE 5 – COMMITTEE/COUNTY COUNCIL REVIEW AND APPROVAL OF DRAFT OPA

PHASE 6 – PROVINCIAL/LOCAL MUNICIPAL REVIEW OF APPROVED DRAFT OPA

PHASE 7 – PREPARATION OF FINAL DRAFT

PHASE 8 – PUBLIC REVIEW OF FINAL DRAFT

PHASE 9 – ADOPTION OF OPA AND SUBMISSION TO MMAH

3 – PLANNING FRAMEWORK

Since the Official Plan was approved in 2003, there have been changes to the Planning Act and the Provincial Policy Statement (PPS) that are required to be incorporated into the plan. Planning at the official plan level is carried out within a framework established by both Provincial legislation and the primary policy documents prepared by the Province of Ontario. The County Official Plan is then implemented by a series of planning tools such as the local zoning by-laws, severance applications, and site plan control.

3.1 The Planning Act

The Planning Act provides the framework for land use planning in Ontario. Section 16(1) of the Act guides the overall content and direction of an Official Plan, which states:

"an official plan,

(a) shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality or part of it, or an area that is without municipal organization; and

(b) may contain a description of the measures and procedures proposed to attain the objectives of the plan and a description of the measures and procedures for informing and obtaining the views of the public in respect of a proposed

amendment to the official plan or proposed revision of the plan in respect of a proposed zoning by-law."

The Planning Act also identifies 16 matters of Provincial interest that Council “shall have regard to” when carrying out their responsibilities under the Act, including the preparation and adoption of an official plan. These matters are:

1. The protection of ecological systems, including natural areas, features and functions;
2. The protection of agricultural resources of the Province;
3. The conservation and management of natural resources and the mineral resource base;
4. The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
5. The supply, efficient use and conservation of energy and water;
6. The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
7. The minimization of waste;
8. The orderly development of safe and healthy communities;
9. The adequate provision and distribution educational, health, social, cultural and recreational facilities;
10. The adequate provision of a full range of housing;
11. The adequate provision of employment opportunities;
12. The protection of the financial and economic well-being of the province and its municipalities;
13. The co-ordination of planning activities of public bodies;
14. The resolution of planning conflicts involving public and private conflicts;
15. The protection of public health and safety; and
16. The appropriate location of growth and development.

The Planning and Conservation Land Statute Law Amendment Act, 2005 (Bill 51) amended the Planning Act by adding the following as another matter of provincial interest: “the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians”.

The matters of Provincial interest are presented in no particular order, and are not intended to indicate that Provincial interests have varying levels of importance.

Bill 51 resulted in numerous amendments to the Planning Act, including the promotion of sustainable development, the protection of greenspace, the protection of designated employment areas, and improving requirements for public notice and community consultation. The legislation also provided reforms to the Ontario Municipal Board (OMB) and returned it to its original role as an appeal body on local planning matters and not the principal decision maker. Reforms included requiring the OMB to have regard to decisions of local councils and allowing into hearings as evidence only information and materials that had been before the municipal council. Bill 51 also provides municipalities with additional

control through the site plan process. Matters relating to exterior design, including the character, scale, appearance and design features of buildings, and their sustainable design can be reviewed through site plan control applications.

3.2 – Provincial Policy Statement

The Provincial Policy Statement, 2005 (PPS) is issued under the authority of Section 3 of the Planning Act. The PPS provides further direction on key Provincial interests related to land use planning. The County Official Plan is required to be “consistent with” the PPS when exercising its authority on planning matters and implementing appropriate land use designations and policies.

The PPS provides planning policies that support the principles of strong communities, a clean and healthy environment, and economic growth for the long term. The policies are set out under the headings of:

- 1) **Building Strong Communities** - Efficient land use and development patterns that support livable and healthy communities, protect the natural environment and public safety, and promote economic growth.
- 2) **Wise Use and Management of Resources** - In order to maintain the long-term prosperity of the Province, environmental health and social well-being depend on the protection of natural heritage, water, agriculture, mineral and cultural heritage and archaeological resources.
- 3) **Protecting Public Health and Safety** – Development shall be directed away from areas of natural or human made hazards that pose the risk of public cost, safety, and property damage.

The Province is in the process of updating the PPS and at this time has released a draft revised version of the document. Some of the proposed revisions, supported by the County, would enhance flexibility for rural municipalities. Although still in a draft form, these PPS policies which provide for more flexibility based on local context will be recommended for inclusion in the County Plan.

4 – POPULATION, DEMOGRAPHICS AND GROWTH

Located in eastern Ontario, the County of Renfrew stretches from the national capital region of Ottawa to the west, along the shores of the Ottawa River to the northern tip of Algonquin Park. Renfrew County is a slow-growth area, and had a population of 86,966 in 2011. (All population and demographic figures are from Statistics Canada.) As illustrated in Figure 1, and as calculated by the County of Renfrew Planning Division, the County's population, which consists of 12 Townships and 5 Towns, is projected to rise to approximately 102,000 by 2031. It is important to note that each population projection is based on the extrapolation of past population trends and, hence, no compensation has been made for external factors such as fluctuations in local or regional economies, which may affect future population levels.

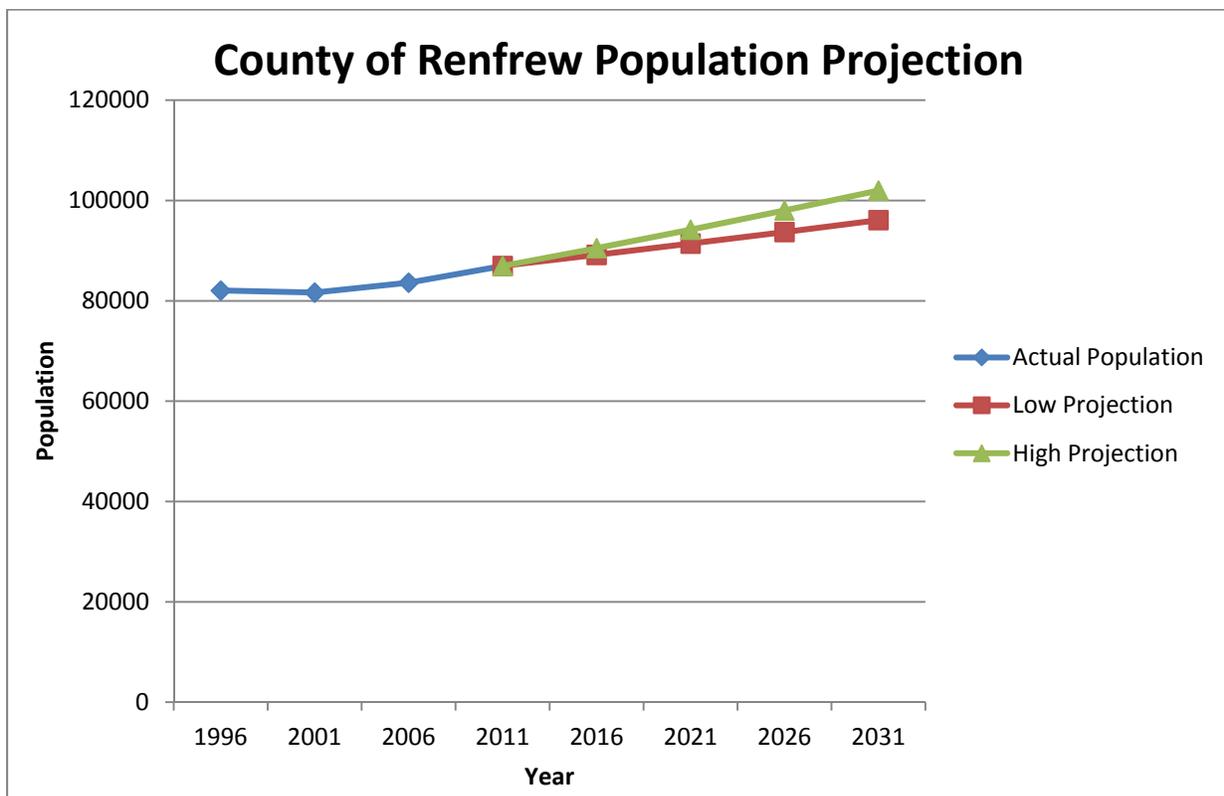


FIGURE 1 - COUNTY OF RENFREW POPULATION PROJECTION

Being the largest County in Ontario there is much diversity in the landscape. The County consists of urban areas, prime agricultural areas, forested areas, aggregate and mining resource areas, waterfront recreational areas, and rural areas. The urban areas of the County are expected to accommodate the majority of future growth. Based on past trends, these areas are projected to grow at a rate of 1.4% versus a rate of 0.5% in the ten participating municipalities. In 2011 the population within the five towns of the County represented 45% of the total population. This proportion is expected to rise to 51% by 2031 as shown in Figure 2.

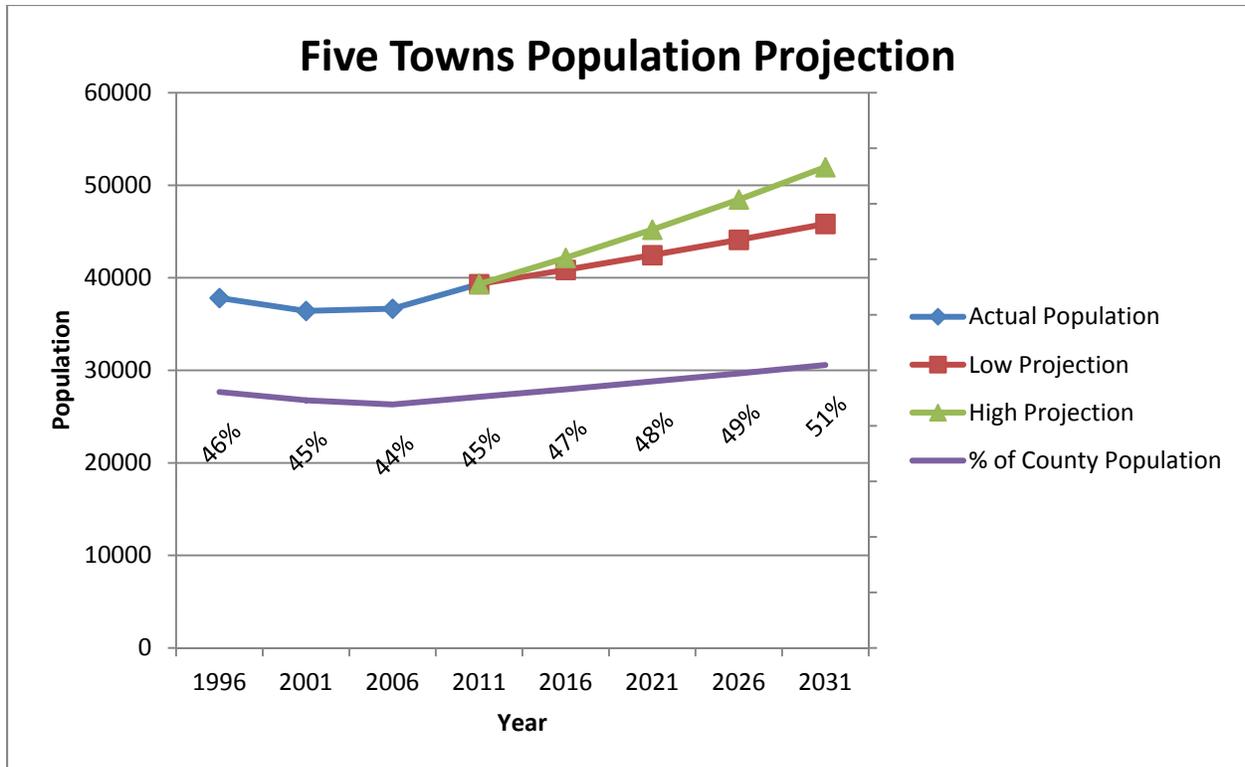


FIGURE 2 - POPULATION PROJECTION FOR THE FIVE TOWNS WITHIN RENFREW COUNTY

The ten municipalities that utilize the County Official Plan can be described as predominantly rural areas. Many of the municipalities have historical villages and rural communities scattered throughout the area. Most of the limited growth and development in these rural areas is through lot creation under the consent process. These new lots are typically located to take advantage of a private rural setting or within the waterfront area of one of the hundreds of lakes throughout the County. The total population within the ten municipalities using the plan in 2011 was 30,182 representing 35% of the total population of the County. Although the population of the ten municipalities is projected to rise to 33,840 by 2031, Figure 3 illustrates that it is expected that this will represent 33% of the County population.

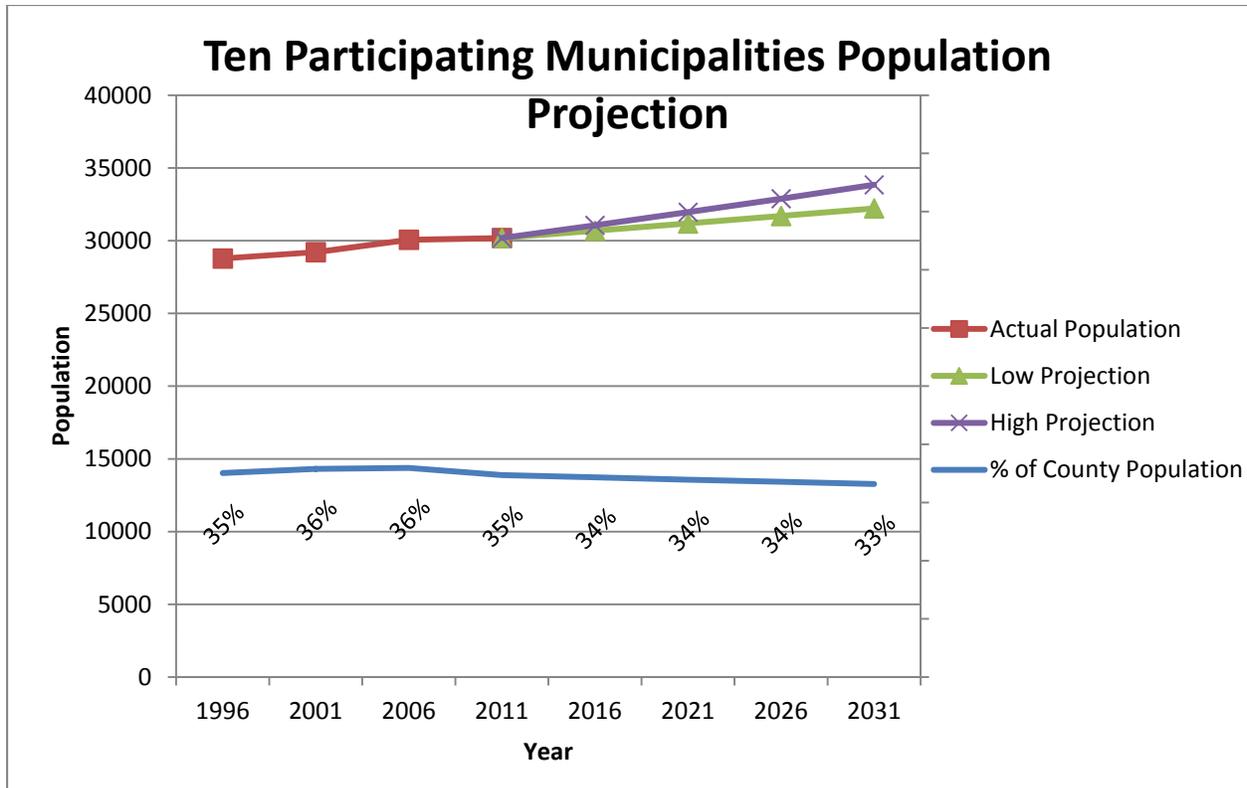


FIGURE 3 - POPULATION PROJECTION FOR THE PARTICIPATING MUNICIPLITIES

A population pyramid is a popular chart utilized to illustrate the demographics of an area. The population pyramid for the ten municipalities using the County Official Plan (Figure 4) is similar to the provincial and national trend. The statistics indicate that the population is maturing, and the number of persons in the 65+ age group will be steadily increasing. As illustrated in the population pyramid, the largest proportion of the population is within the 50 – 64 age groups. The Canadian baby boomer generation is typically defined as a child born between 1947 to 1964. As the boomers across Ontario age, municipalities will have to adapt services to meet needs specific to this population. One of the potential impacts of the boomers on the Renfrew County rural municipalities over the next 20 years is an increase demand for retirement “dream homes” and recreational waterfront properties. However, after that initial increase, a decline could be expected as these large properties, which are maintenance-intensive, would be sold in favour of smaller in-town properties, and retirement or nursing homes which are closer to amenities such as shopping, banking, religious and health care facilities.

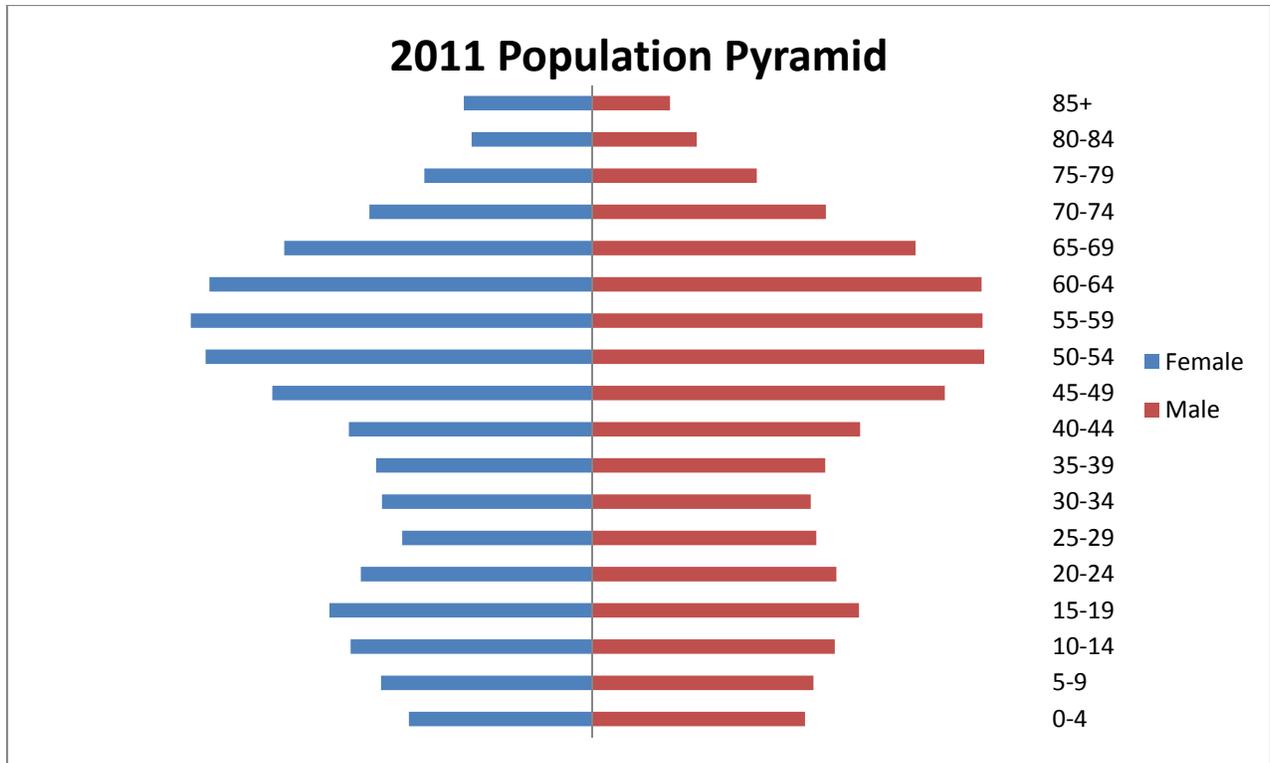


FIGURE 4 - POPULATION PYRAMID FOR THE TEN PARTICIPATING MUNICIPALITIES

Renfrew County is considered a slow-growth area. The County and local municipalities are supportive of new residential development and make a strong effort to facilitate that development where feasible. The majority of residential lot creation over the past 5 years has been located within the urban areas of the County. Almost 1600 new lots have been created in urban areas versus a total of 586 lots created within the 10 rural municipalities utilizing the County Official Plan. Figure 5 is a bar graph showing the number of lots created through both the consent and subdivision process within the County.

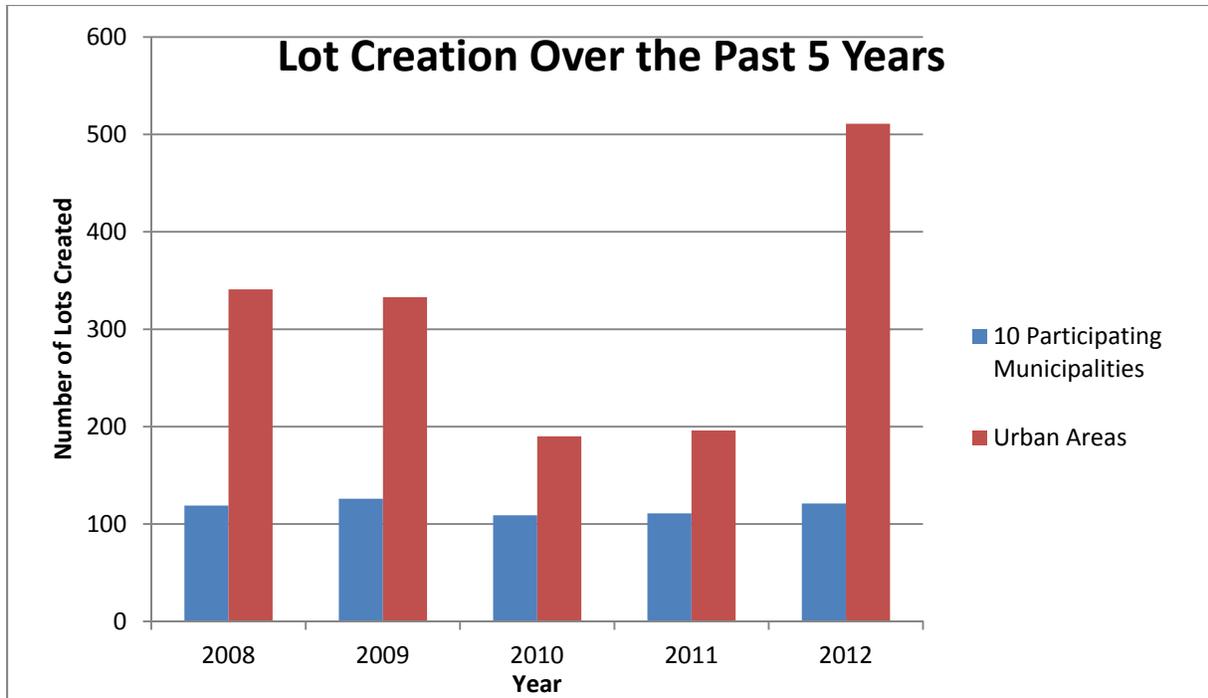


FIGURE 5 - NUMBER OF LOTS CREATED THROUGH CONSENT AND SUBDIVISION PROCESS

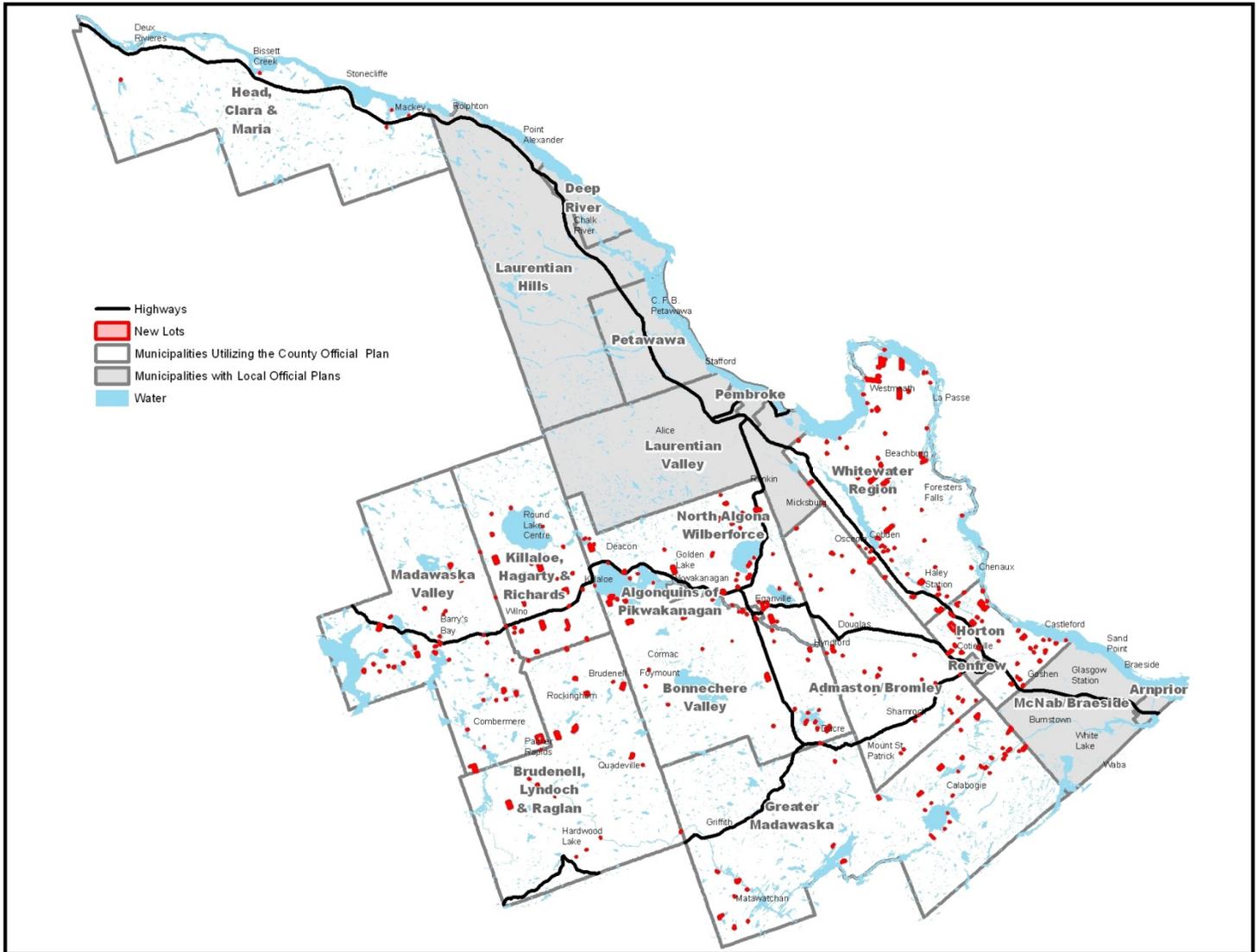
The number of new lots created in the participating municipalities is provided in the chart below.

	2008	2009	2010	2011	2012	Total
Admonston/Bromley	6	6	11	4	14	41
Bonnechere Valley	9	17	10	10	10	56
Brudenell, Lyndoch & Raglan	8	14	3	6	1	32
Greater Madawaska	6	16	10	22	11	65
Head, Clara & Maria	1	2	3	0	0	6
Horton	18	24	13	24	11	90
Killaloe, Hagarty & Richards	8	5	13	8	4	38
Madawaska Valley	19	11	16	11	11	68
North Algona Wilberforce	17	10	12	6	16	61
Whitewater Region	27	21	18	20	43	129
Total	119	126	109	111	121	586

Figure 6 illustrates the locations of the new lots. It is estimated that half of these new rural lots created since 2008 are located waterfront areas.

The lot creation numbers and map demonstrate that growth in Renfrew County has been consistent with the PPS, which promotes growth in settlement areas. This is projected to

continue with the Towns of Petawawa, Arnprior, Renfrew and Deep River experiencing a higher rate of growth than the 10 participating municipalities. Growth within the 10 participating municipalities has been consistent with the policies of the PPS, which permits limited growth within rural areas. The limited growth which has occurred is mostly located around waterfront. The policies of the Official Plan have ensured that lot creation in the rural areas do not impact or encroach on resources such as aggregate, mining or forestry areas. In addition development in the rural areas have avoided or provided appropriate mitigation, to prevent impact on natural heritage features, including the



habitat of endangered species.

FIGURE 6 - LOCATION OF NEW LOTS WITHIN THE TEN PARTICIPATING MUNISIPALITIES

5 – MUNICIPAL SURVEY RESULTS

Phase 1 of the work plan included surveying the ten participating municipalities regarding their likes and dislikes of the Plan and recommendations for changes. The municipalities were asked the five following questions.

- 1) Are there any new policies you would like added to the Official Plan?
- 2) Are there any existing policies you would like removed?
- 3) Are there any existing policies you would like changed or clarified?
- 4) Are there any changes to the map schedule affecting your Municipality that you would like considered (e.g., changes to any land use designations)?
- 5) Are there any other comments you wish to make concerning the Official Plan?

With respect to the municipal responses to the survey, the following is a summary of the comments received:

- maintain the land division policies
- add the karst protocol to the Plan
- modify the Mineral Aggregate designation on the map schedule to remove lands that are classified as aggregate resources of secondary significance and lands that are along roadways
- refine and rationalize the Agriculture designation on the map schedule to permit other land uses (e.g., residential)
- review the sensitive lake policies
- update the Plan to be consistent with provincial interests but leave as much local control as possible

Overall, the responses to the survey indicated that the municipalities are satisfied with the existing framework and policies of the Official Plan. As the Plan is working well and meeting the needs of the local municipalities, a major review and amendment is not necessary.

An occurring theme in the responses was the desire of the local municipalities to leave as much local control as possible. The draft version of proposed revisions to the 2005 PPS includes policies for more flexibility based on local context. The recommended amendments to the plan include policies to include additional flexibility and local control.

6 – AMENDMENTS TO THE PLAN

6.1 – Karst Protocol

The PPS identifies Karst topography as a natural hazard, and development is generally to be directed away from these areas. Karst is a term used to describe landscapes that display distinctive features resulting from chemical dissolution and precipitation of bedrock known as carbonates (e.g., limestone, dolostone and marble). Karst may include features such as sinkholes, caves, sinking streams and various forms of channels or furrows. Karst landscapes are caused mainly by erosion of bedrock by surface water and groundwater over a substantial time span. This results in conduit-style groundwater flow and greater connectivity between surface waters, sinking streams, and groundwater aquifers. Therefore, groundwater aquifers in karsted terrains are more susceptible to biological and chemical contamination as water may run unimpeded, bypassing the normal filtering that occurs in a porous aquifer. Areas of exposed limestone/dolostone plain or associated areas of thin overburden cover are considered to be of “High Aquifer Vulnerability”.

The province provided mapping for potential Karst areas which covered over 60,060 hectares (148,406 acres) of the County of Renfrew. This mapping will be utilized on the Schedule to the Official Plan as an overlay designation. The County and local municipalities approved a temporary Karst protocol in 2011 which was to be included in this update to the Official Plan. This protocol has worked well for municipalities by ensuring an appropriate level of study for development within the identified Karst areas.

The recommended Karst policy requires a series of test holes to be dug in an area of a proposed development prior to approval. If the test holes demonstrate a minimum of 1 metre of natural overburden then no further study on the Karst is required. If less than 1 metre of overburden material is present before reaching bedrock, then additional study by a qualified engineer would be required in support of the proposed development.

6.2 – Second Dwelling Units

The *Strong Communities through Affordable Housing Act, 2011* amended various sections of the *Planning Act* to facilitate the creation of second units by requiring municipalities to establish official plan policies and zoning by-law provisions allowing second units in detached, semi-detached and row houses, as well as in ancillary structures (e.g., above laneway garages). While the Act requires municipalities to permit second units, the Act recognizes there may be inherent constraints within portions of a municipality or community which would make those areas inappropriate for second units (such as flood-prone areas or those with inadequate servicing). Municipalities should consider any such constraints in developing or reviewing second unit policies. It is recommended that a new general policy be added to the County Official Plan that permits secondary suites but leaves the local municipality with the responsibility for determining what standards or zoning provisions should apply to second units in relation to matters such as minimum unit size or parking requirements.

6.3 – Complete Application

Revisions to the Planning Act now allow for Municipalities to require “complete applications” prior to considering a planning application. The Planning Act has recommended time lines for processing applications. The requirement for a complete application allows a Council to oblige an applicant to provide certain types of information or studies to be included with an application in order to consider that application “complete.” If an application is not “complete” a municipality may refuse to accept or further consider an application and the timelines under the Planning Act do not start until a complete application is received. A municipality may require a complete application provided that the Official Plan contains the appropriate “complete application” policies. It is recommended that a new policy be added to the Official Plan in Section 15 – Implementation & Interpretation, to require a complete application.

6.4 – Site Plan

Changes to the Planning Act under Bill 51 provide municipalities with additional control through the site plan process. Matters relating to exterior design, including the character, scale, appearance and design features of buildings, and their sustainable design can be reviewed through site plan control applications. It is recommended that Section 15.5 – Implementation & Interpretation be updated to include the new controls provided to local municipalities under Bill 51.

6.5 – Endangered Species

In 2007 the Province passed the new Endangered Species Act legislation. The draft PPS also contains revised policy that would bring the language of the legislation and policy together. It is recommended that a revised Endangered Species policy be included in the General Development Policies under Section 2.2(8).

6.6 – Sensitive Lakes

The Province has identified several sensitive lakes in the County of Renfrew. These lakes which are identified on the schedule to the Official Plan are designated as either “moderately sensitive” or “highly sensitive” depending on the provincial data. The sensitive lake policies of the Official Plan restrict new lot creation. The County has processed several Official Plan amendment applications to permit the severance of a lot on a sensitive lake where both retained and severed lands have existing cottages. It is recommended that the sensitive lake policies under Section 9.3(2)(f) be amended to allow the severance of two legally existing dwellings.

6.7 – Provincially Significant Wetlands (PSW)

Since the approval of the 2003 Official Plan the Province has designated several new PSW’s. The schedules of the plan are required to be updated to document the location of the new PSW’s. It is also recommended that the policies for PSW’s under Section 8.3(5) be updated

to be consistent with the PPS by implementing a 120 m buffer around the identified wetlands.

6.8 – Areas of Natural and Scientific Interest (ANSI)

It is recommended that Section 8.3(6) of the Official Plan be updated to be consistent with the PPS. There are two different categories of ANSI, a life science and an earth science. Development is permitted within an ANSI and on adjacent lands provided that an environmental impact study is undertaken. The lands adjacent to a life science ANSI are 120 metres, and 50 metres to an earth science ANSI.

6.9 – Private Roads

Much of the development in waterfront areas is accessed by private roads. Dwellings on private roads do not receive direct services such as school buses, garbage collection, road maintenance, or snow plowing. The consent policies of the Plan under Section 14.3(19) allow the consideration of a new waterfront lot accessed by a private road provided that several criteria are satisfied. These include obtaining legal use of the private road, recognizing the limited services available to the lot in the implementing Zoning By-law (typically an Limited Services Residential Zone), ensuring the physical conditions and characteristics of the road allow for the access of emergency vehicles, and requiring that road standards and the responsibility of the lot owner to maintain the road be included in an agreement, if requested by a local council.

The existing policy states that the new lot creation is only permitted for “seasonal” residential development as opposed to year-round permanent development. Municipalities realize that it is not possible to regulate “seasonal” vs. “permanent” and many zoning by-laws now only make reference to a permitted “dwelling” as opposed to a “seasonal dwelling”. Accordingly, Section 14.3(19) has been amended to remove the terminology related to “seasonal”.

6.10 – Plans of Subdivision (further consent)

Applications for a plan of subdivision are supported by a variety of technical studies such as lot grading and drainage, and hydrogeological studies. As these plans of subdivisions were specifically designed for density and drainage based on private services, it is not appropriate to further subdivide a plan of subdivision at a later date. It is recommended that a new policy be added to Section 14.3(22) stating that “existing registered plans of subdivision on private services (well and septic) shall not be further subdivided under the consent process.”

6.11 – Agriculture Severance Policies

The agricultural severance policy in the County Official Plan is from the out-of-date 1997 PPS. It is recommended that these policies be updated to be consistent with the current PPS. The revised policies would not allow a farm retirement lot. The policies would permit

the severance of an existing farm dwelling that was rendered surplus as a result of a farm operation consolidation.

6.12 – Agricultural Accessory Uses

The draft PPS circulated by the province in late 2012 included policies to improve the flexibility of permitted uses in prime agricultural areas. It is recommended that the agricultural policies of the County Official Plan be updated to use the new proposed wording related to definitions of agriculture uses, agricultural related uses, on-farm diversified uses and agri-tourism uses which are aimed at providing much needed flexibility.

6.13 – Provincial Circulation

Since the Official Plan was approved in 2003, the provincial government has put in place a “policy led” planning review process. Under the Planning Act, decision makers on planning applications are required to be consistent with the provincial interests that are stipulated by policy (PPS). The province is less involved in the current planning process compared to 2003. There are situations where provincial consultation is still required such as MNR for endangered species data and MTO for development adjacent to a provincial highway. In recognition of the change in roles and responsibilities for the review of planning applications, it is recommended that many of the references throughout the Official Plan related to the circulation of provincial ministries be deleted.

6.14 – Mineral Aggregates

Mineral aggregates consist of materials such as sand, gravel and limestone, which provide the major raw materials for road building and construction. The policies of the Official Plan are intended to ensure that major aggregate deposits remain available for existing and future use. The policies are also intended to minimize impacts on adjacent uses and the natural environment from extractive operations. The Official Plan needs to be updated to reference that all of Renfrew County is now designated under the Aggregate Resources Act and to show the licensed pits in the newly designated areas (i.e., the western portions of the County). There are several areas within the County that have been designated for aggregate extraction, but extraction is unfeasible due to existing sensitive uses (i.e. school or residence). It is recommended that the Mineral Aggregate designation on the schedule to the Plan be reviewed and scoped down based on existing development constraints. These areas have been shown on the accompanying map schedules and are described as follows:

Municipality	Lot/Concession
Admaston/Bromley	Lot 19 Con 2&3; Lot 20 Con 2&3; Lot 21 Con 2; Lot 22 Con 7; Lot 23 Con 7; Lot 27 Con 5.
Brudenell, Lyndoch & Raglan	Lot 246 Range B North of the Opeongo Road; Lot 311, 312, 313, 314 Range B North of the Opeongo Road; Lot 26 Con 10; Lot 26 Con 9.

Municipality	Lot/Concession
Horton	Lot 23, 24, 25 Con 1; Lot 19, 20 Con 1; Lot 15 Con 2; Lot 16 Con 2; Lot 17 Con 1; Lot 20 Con 6; Lot 21 Con 5&6; Lot 22 Con 5&6; Lot 16 Con 4&5; Lot 17 Con 4&5; Lot 14 Con 4; Lot 15 Con 4; Lot 6 Con 3&4; Lot 7 Con 4; Lot 8 Con 4; Lot 1 Con 5&6; Lot 2 Con 4&5&6; Lot 3 Con 5&6; Lot 3 Con 10; Lot 6 Con 9.
North Algona Wilberforce	Lot 14 Con 5.

6.15 – Active Transportation

The County of Renfrew has adopted an Active Transportation Strategy and has included the support and promotion of active transportation in the County Strategic Plan. Policies have been added to the Official Plan to promote active transportation.

6.16 – Reverse Osmosis

The Ontario Drinking Water Standards (ODWS) establishes the provincial standards for the quality of drinking water for both health and aesthetic values. One of the criteria for the creation of a new lot which is to be serviced by a well is that a suitable potable source of water is available. In certain situations water treatment is recommended by hydrological studies in order for the source water to meet the provincial drinking standards.

Recommended treatment systems range from water softeners, UV filters, greensand filters and reverse osmosis systems.

Reverse osmosis use a lot of water and typically recover only 5 to 15 percent of the water entering the system. The remainder is discharged as waste water. Wastewater is typically connected to the house drains and will add to the load on the household septic system. RO units also require ongoing maintenance to ensure that the contaminants are removed from the water. The Ministry of the Environment and Golder Associates (County peer review of hydrogeological studies) have concerns with RO units and do not feel that they are appropriate for new lot creation.

Although RO units will treat elevated drinking water parameters, private reverse osmosis treatment systems treat only one tap. MOE's position is that only whole house treatment systems are acceptable. Every source of water in the home should have acceptable drinking water quality. Additional reasons why MOE and Golder do not feel that the use of RO units is reasonable include:

- capital and life cycle costs
- high volumes of backwash water (may compromise septic system and well supply)
- volume of waste created (could be a kilogram of sludge per day)
- operational history of these systems has not been great

It is recommended that policies be added to the Official Plan in Sections 14.3 – Consents, and 14.4 – Plans of Subdivision, stating that only whole home treatment systems are permitted and that RO units will not be accepted as a treatment option when creating a

new residential lot. These policies would not prevent existing home owners from installing an RO unit to treat previously unknown water quality issues.

6.17 – Map Schedules

The land use designations identified on the schedule to the Official Plan are expected to remain largely unchanged. The map will have a new look and feel as a result of improved GIS mapping software. The most up-to-date data from the province will be utilized including PSW's and local wetlands, mineral aggregate (including licensed areas), ANSI's, streams/water bodies, and natural hazards. At the request of MNR, the location of flagged properties for Endangered Species Habitat will not be illustrated on the schedule.

As a result of an analysis of the Agriculture designation in the Township of Admaston/Bromley, a small portion (4.4%) of the designation in the Township that is not considered to be prime agriculture land is proposed to be redesignated to Rural. This analysis is contained in the accompanying document to the Background Report.

7 – PRE-CONSULTATION TOPICS THAT DID NOT RESULT IN CHANGES

7.1 – Settlement Areas

The population projections demonstrate that the majority of development and growth is to occur within the existing urban areas. An overall growth rate of 1.4% is expected for the urban areas in Renfrew County. Settlement boundary expansions are not needed or proposed at this time.

The population projections for the ten participating municipalities indicated that a low level of residential growth is expected to occur in the next 20 years. The primary location for the limited amount of rural residential growth is within the vicinity of waterfront. A very small amount of development is predicted to occur in any of the small historic villages, such as Eganville, Killaloe, Calabogie and Barry's Bay, which are scattered throughout the 10 municipalities. Small rural communities such as Osceola, Quadeville, and Palmer Rapids have been labeled on Schedule 'A' without a formal boundary.

7.2 – Septage Treatment

Both the current and new draft PPS contain a section to the effect that privately serviced lot creation is prohibited unless there is capacity for the treatment of the septage. This does not include the land application of untreated hauled sewage which is the industry standard. The provincial government had previously considered implementing legislation requiring the treatment of hauled sewage but this was never passed. MMAH indicated during the

pre-consultation meeting that they desired a similar policy to be added to the County Official Plan.

Given that the land application of untreated, hauled sewage is a lawful activity and the industry standard, it is not recommended that a policy restricting development on private services be added to the plan. The County provided comments on this issue to the province through the commenting process on the draft PPS. The comments included that the definition of ‘reserve sewage system capacity’ in the current PPS be amended to delete reference to the land application of untreated, hauled sewage; further, that any change in the legislation on the land application of untreated, hauled sewage be made only after consultation with affected parties and municipalities; finally, that, if the land application of untreated, hauled sewage is to be prohibited, the Province provide workable alternatives, together with appropriate funding, that would allow continued development on private services.

7.3 – Natural Heritage Systems Approach

Through the pre-consultation process MMAH indicated that the MNR wanted the County to adopt a “natural heritage systems approach” which is identifying habitat, ecosystem corridors, valleylands and woodlands. In addition Deer Yards were mentioned as being Significant Wildlife Habitat. The inclusion of these lands will impose restrictions on development and will require identification of these features in planning documents at great cost. A requirement to map and delineate does not appropriately recognize the unique demographic, economic and social realities of Renfrew County.

These natural features are already protected by virtue of the fact that over fifty percent of the County land base is Crown land, which prohibits development. A further reduction of the land base available for development is not beneficial to our County.

The definition of natural heritage system is proposed to be expanded to include “linkages” and “connectivity” between natural heritage areas. This definition has to be looked at in conjunction with the revised definition to the habitat of endangered species and threatened species which reflects the changes made to the Endangered Species Act in 2007.

The concern with the linkages approach, combined with the ever expanding list of endangered species, is the steady and relentless application of natural “values” across the landscape to the point that there may be no land to develop to sustain our local economies.

Our experience has been that the application of these values across the landscape by provincial officials has not always been balanced by other considerations such as economic, social and demographic factors. We feel that the systems approach and the species-by-species approach are different and will overlap and result in conflicts. In addition, there is a shortage of pertinent data on which to base planning decisions and we are concerned about

the implications of this lack of data on values mapping and on future development proposals.

Finally, we have concerns with the mapping of these natural heritage systems from a cost perspective. Because there is a lack of data, there is no provincial mapping as there is with mineral aggregate deposits, for example. This invariably means the mapping will have to be done at the local level incurring costs to municipalities and private property owners. In low growth areas the cost of this mapping will not only outweigh any benefits, but will deter development altogether.

7.4 – Consent Policy

The County of Renfrew Official Plan consent policy permits the creation of 3 new lots from an original holding through the consent process. Additional consents may be permitted provided that certain criteria are satisfied. In a pre-consultation meeting with MMAH, the province indicated that the current policy is too generous and that a 2–3 hard cap on lot creation in the rural area through the consent process is more appropriate. All ten municipalities responded through the survey and indicated that they were in favour of leaving the policy as written.

The statistics and projections for development in the County have demonstrated that with the current consent policy has been consistent with the PPS which permits limited development in rural areas. Rural residential growth is only projected at only 0.5%. Reduction of the number of permitted consents would hinder appropriate growth, particularly in the waterfront areas.

7.5 – Aboriginal Consultation

At the pre-consultation meeting with MMAH, the province requested that the County consider incorporating Aboriginal consultation into the planning review process. Wording was also included in the draft PPS requiring Aboriginal consultation. The entire County of Renfrew is under a land claim by the Algonquin First Nations. This land claim is related to crown land only and we have been advised that the First Nations are not interested in commenting on development involving private lands. As a result we have not been circulating the First Nations on these types of applications and this has become the accepted practice. The County Official Plan contains the appropriate archeological policies to ensure that archeological resources are found and protected in a manner consistent with the Ministry of Culture guidelines.

8 - CONCLUSION

8.0 - Conclusion

The County of Renfrew Official Plan was a first generation upper tier plan that represented a breakthrough because it provided consistent planning policies across the ten local

municipalities that utilize the document, thereby eliminating duplication and cost in the plan-making process.

As a consequence, this update, which is being conducted in-house without additional staff resources, is viewed as a scoped one to address primarily the issues noted above. That said, this issue list is not exhaustive and additional issues may arise from the review by County Council, local municipalities and the public.