OFFICIAL PLAN

COUNTY OF RENFREW

(CONSOLIDATION)

Adopted by County Council: March 27, 2002

Approved by Ministry of Municipal Affairs and Housing, with modifications: June 16, 2003

Consolidated: June 16, 2014

Prepared by: County of Renfrew
Planning Division
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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 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)

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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 kilometers. The County encompasses an area of approximately 8,000 square kilometers. In terms of area, it is the largest county in Ontario.

Renfrew County contains twelve (12) Township Municipalities and five (5) 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.

Approximately 78,960 people (Ontario Property Assessment Corporation) 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.

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 Canadian Forces Base Petawawa, Atomic Energy of Canada Limited, Renfrew County District School Board, and Boeing Canada Technology Ltd.

Approximately forty-eight (48) 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 C.F.B. Petawawa.

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 to the year 2015. The Plan will guide the use of land for the next fifteen years. The Plan will be reviewed every five years 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.

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 – Development of a high-speed telecommunications 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.

Further Development of the Tourism Sector – The construction of a planned by-pass around the dam at Chats Falls east of Arnprior is a critical component in extending the Temiskawa Waterway along the Ottawa River into the City of Ottawa thereby allowing the many boaters from the area and beyond (i.e. tourists) to access the waterway. There is also potential for the development of an extensive network of recreation trails within the County.

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 information was utilized to formulate the policies of the Plan:

- Ontario Property Assessment Corporation population data.
- 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 (“MNR”)/NRVIS digital data system.
- MNR 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.

1.5 Scope and Structure

(Minister's Modification No. 1)

(1) This Plan shall be known as the "OFFICIAL PLAN *****OF* THE COUNTY OF RENFREW."

*****This Official Plan covers the majority of the lands located within Renfrew County, including:

(i) local municipalities as identified in Section 1.6; and
(ii) Urban Communities as identified in Section 3.1.

For those areas of the County shown on Schedule 'A' as being covered by a local Official Plan and not covered by this Official Plan, the policies of the local Official Plan 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 15.0 of this Plan.

(3) The Official Plan has been prepared to guide future development to the year 2015.

(Minister's Modification No. 2)

*****(4)***** The following text and attached Land Use Schedule(s) constitute the Official Plan for the County of Renfrew.

(Minister's Modification No. 3)

*****The Appendices are intended to contain supporting information to the Official Plan and constitute that part of the Plan which forms a part of the Schedules. The Appendices will be developed and maintained in consultation with Provincial Ministries and other agencies as information becomes available on such matters as abandoned mines, deer yards, natural heritage and cultural heritage. The Appendices are intended to contain both text and maps.*****

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:	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
- Sensitive 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 followed when applications for consent (severance) and plans of subdivision are reviewed.

Section 15 describes the methods for implementing the policies of the Plan and the interpretation of the various policy matters.

1.6 Local Planning

(Minister's Modification No. 4)
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. **

(Minister's Modification No. 5)
*****The following local municipalities have indicated that they will utilize the County Official Plan as their detailed Official Plan (this list may be revised without amendment to this 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 Township of Madawaska Valley,
- 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.

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 of the Provincial Policy Statement:

(a) maintaining at all times at least 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;

(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; and

(e) establishing cost-effective development standards for new residential development and redevelopment to reduce the cost of housing.

(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.

(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., the Ministry of the Environment's guidelines on "Compatibility Between Industrial Facilities and Sensitive Land Uses" and "Land Use Compatibility").

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.

(4) Commercial, Industrial and Institutional Uses

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

(a) all new buildings should 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;

(Minister's Modification No. 6)

*****(g) Where a use is proposed to be located on Class 1 prime agricultural lands, Council must be satisfied:

(i) that there is a demonstrated need to re-designate the prime agricultural lands to accommodate the proposed use;

(ii) that there are no reasonable alternative locations which avoid prime agricultural areas; and

(iii) that there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

(h) 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;*****

(i) 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;

(j) 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; and

(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 15.6 of this Plan or an approved local Official Plan.

(5) Crown Lands

The Ministry of Natural Resources 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. The Ministry of Natural Resources 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 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

Significant built heritage and cultural heritage landscapes will be conserved.

(Minister's Modification No. 7)

There *****are***** significant archeological remains of prehistoric and historic habitation within the County. Where new development is proposed within an area which has been identified as containing known archeological resources or having high archeological resource potential, a development proponent shall undertake an archeological impact assessment of the property in accordance with the archeological assessment technical guidelines of the Ministry of Citizenship, Culture and Recreation. Such assessments shall be undertaken by a qualified archeologist licensed pursuant to the provisions of Section 38 of the *Ontario Heritage Act*. Where necessary and appropriate, adequate measures shall be undertaken to mitigate potential impacts upon identified significant archeological resources. Impact mitigation may include either removal and documentation of the archeological resource, or avoidance and preservation on site.

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

(Minister's Modification No. 7)

*****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 archeological site mapping and a database to the County; and

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

(7) Site Decommissioning and Clean-Up

The proper decommissioning and clean-up of contaminated sites located throughout the County prior to their redevelopment or reuse is important. Measures to be taken include the following:

(a) Local municipalities should compile inventories of sites where existing and past uses may have contributed to the presence of contaminants, as they become known to the municipality.

(b) Where a change in the land use or application for development approval (i.e. building permit, rezoning, consent, subdivision, amendment to the Local Plan or amendment to this Plan) is received for a known, suspected or potentially contaminated site, or property adjacent to such a site, the approval authority shall not grant any planning approvals until:

(i) A phase I Environmental Site Assessment (and a phase II Environmental Site Assessment, if recommended by phase I Environmental Site Assessment) is submitted and reviewed;

(ii) If necessary, the site is cleaned-up in accordance with applicable Ministry of the Environment guidelines, including the "Guideline for Use at Contaminated Sites in Ontario; and

(iii) If required by Ministry of Environment guidelines, a Record of Site Condition signed by a certified engineer and acknowledged by the Ministry of Environment is completed.

(Minister's Modification No. 8)

***(8) Natural Heritage**

Council recognizes the importance of protecting habitats of endangered and threatened species, areas of natural and scientific interest (ANSIs), wildlife habitats and fish habitats. Information (where it exists) about these

natural heritage features has been included on either Schedule “A” or the Appendices to the Official 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 encourage private land owners to protect and enhance natural heritage features through sound management practises. Council recognizes that hunting, fishing, and trapping have historically been carried out within natural heritage features and that these practices will continue.

(a) Habitat of Endangered and Threatened Species

The habitat of threatened and endangered species has not been identified in the Plan. Council will ensure that as part of the review of planning and/or development applications, consideration is made to the Ministry of Natural Resources threatened and endangered species habitat mapping regarding these habitats. Development and site alteration will not be permitted within significant portions of the habitat of a threatened or endangered species (as defined in the Provincial Policy Statement, 1997). Council will require the submission of an Environmental Impact Study (EIS) in accordance with the requirements of Section 2.2 (24) of this Plan when development and/or site alterations are proposed within 50 metres of significant portions of the habitat of threatened and endangered species.

(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. The boundaries of some ANSIs have been shown on Schedule “A” or the Appendices 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 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.

(c) Wildlife Habitat

Significant wildlife habitats may be identified in the Appendix of this Plan. It is Council's intent to review and update the policies related to significant wildlife habitat as part of the five year review of the Official Plan. Development and/or site alteration may be permitted within a significant wildlife habitat subject to the following policy:

(i) Applications for development and/or site alteration within a significant wildlife habitat or within 50 metres of such habitat, must be accompanied by an Environmental Impact Study prepared in accordance with Section 2.2 (24) of this Plan.

(d) Fish Habitat

All rivers, drains, and watercourses have the potential to be fish habitat. Those areas which have been identified (mapped) as fish habitat shall be identified in the Appendix as either Fish Spawning Area or as Fish Habitat. Section 2.2 (11) of this Plan establishes a minimum setback from waterbodies. If any development and/or site alteration is proposed that would reduce that distance or which has the potential to negatively impact fish or fish habitat, an Environmental Impact Study prepared in accordance with Section 2.2 (24) of this Plan must be submitted to support the development. Approvals from senior levels of government will apply as warranted.*****

(9) Hazardous Slopes and Unstable Slopes

(Minister's Modification No. 9)
****(Minister's Modification No. 10)****

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, in consultation with the Ministry of Natural Resources, **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.

(Minister's Modification No. 11)

*****Hazardous slopes and unstable slopes will be identified in the Appendices to this Plan as information becomes available.*****
Such areas may also be identified in local implementing zoning by-laws.

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

A wayside pit or wayside quarry or portable asphalt 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 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

(Minister's Modification No. 12)

(a) 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, depending on such factors as site conditions; the particular use proposed; and, whether the situation involves the infilling between two existing residential dwellings. In the case of existing lots, where the setback cannot be met, 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.

(Minister's Modification No. 13)

Where a development is proposed to decrease the minimum 30 metre horizontal setback from the high water mark of a water body, Council may require the submission of an Environmental Impact Study (EIS) in accordance with the requirements of Section 2.2 (24) of this Plan.

A greater set back would apply in those areas where the flood plain is more than 30 metres from the normal high water mark.

(Minister's Modification No. 14)

(b) The property between the shoreline of the water body and the dwelling or private waste disposal system *****will be retained where possible***** be retained 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. The retention of the natural soil mantle and mature tree cover within 30 metres (or approximately 100 feet) of the shoreline of the water body is encouraged. Boathouses along the waterfront may be prohibited as specified in a local zoning by-law, however, boat docks, boat launching facilities, and flood and erosion control devices shall be permitted.

(Minister's Modification No. 15)

(c) Written approval is required from the Ministry of Natural Resources 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 the Federal Department of Fisheries and Oceans.*****

(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) 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;

(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; and

(iv) partial services will be discouraged except where necessary to address failed services or because of physical constraints.

(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) Communal water and sewage systems shall be allowed, operated and managed by the municipality or another public body. Where ownership by a municipality or another public body cannot be achieved, then a condominium corporation can enter into a responsibility agreement with the municipality or public body which requires municipal/public body assumption of the communal services in the event of default.

Depending on the nature of the proposed development, the municipality may require studies, including a servicing strategy, to determine if a proposed servicing system satisfies the above-note criteria. Holding zones, site plan control and development agreements may be utilized to ensure that the policies are achieved and that any possible negative impacts upon the municipality are mitigated. Securities may be required to ensure policy achievement and performance of servicing systems.

The local municipality must be satisfied that the proposed communal system is:

(i) an efficient servicing system;

(ii) a system that is easily and efficiently monitored;

(iii) a reliable and safe system;

(iv) a system which can be modified and adapted to the changing needs of the development and/or the municipality; and

(v) a system that operates without cost to the municipality if a responsibility agreement is involved and at minimal cost if municipal ownership is involved.

Subdivisions or conversions to condominium or multiple freehold ownerships will not be permitted without the municipality's approval and satisfaction that the above criteria will continue to be met.

(Minister's Modification No. 16)

*****Permanent, freehold residential development will require municipal ownership/operation for communal water and/or sewage systems.*****

(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. The preparation**/**practice of Nutrient Management Plans, Environmental Farm Plans and Best Management Practices by nutrient users is encouraged.

(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.

(15) Noise Attenuation

Policies for noise in this Plan are designed to ensure that communities are not subject to an unacceptable level of noise 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 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 prescribed by the Ministry of Environment. Noise and/or

vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

(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.

In order to prevent an undue concentration of group homes in specific areas of the County, standards requiring a minimum distance separation between these facilities may be incorporated in local zoning by-laws.

(18) Flood Plains
(Minister's Modification No. 17)

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.*****

(a) 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.

(b) 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 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.

Existing buildings and structures in the flood plain may be expanded subject to consultation with the County of Renfrew and the Ministry of Natural Resources and the following:

- a site specific zoning by-law amendment/development agreement be approved and executed in accordance with the policies of this Plan. This zoning by-law amendment shall be accompanied by sufficient information to the satisfaction of the County and Ministry of Natural Resources (i.e. land surveys, engineering drawings, flood plain mapping study) to establish that the proposed development and its occupants will be protected from the effects of the 1:100 year flood.

(19) 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. All applications for Zoning By-law amendment shall be circulated to the Ministry of the Environment, Ministry of Agriculture and Food and Rural Affairs, and the Renfrew County and District Health Unit for comments.

(c) The local municipality, in consultation with the Renfrew County and District Health Unit and Ministry of Environment, 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 the 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 Renfrew County and District Health Unit.

(20) 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. 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.

(21) Shoreline Road Allowances

The policies below are intended to be used only as guidelines for those municipalities wishing to sell shoreline road allowances. Local municipalities also have the option of utilizing their own policies and procedures which do not require inclusion in an Official Plan.

(a) Lands Which Should be Reserved

(i) Road allowances or portions of an allowance on or leading to water that are or will be used for public waterfront recreational uses, public access, emergency access, public travel and portage or other municipal purposes should be reserved, unless alternative public access is provided or available nearby.

(ii) Any portions of a road allowance that contain, abut, or provide access to important fish spawning areas, wildlife habitat or other environmentally sensitive features should be reserved.

(iii) A local Municipality has the right to reserve easements where it considers it necessary to ensure drainage.

(iv) Those portions of road allowances where significant historical or cultural features have been identified should be reserved.

(v) Shoreline road allowances in areas where waterfront community development is likely to occur should be reserved.

(vi) A local Municipality retains the right to reserve any portion of a road allowance where it considers it appropriate in the public interest to guarantee access to the waterfront and abutting property.

(b) Lands Which May be Sold, Provided the Municipality Agrees

(i) Shoreline road allowances may be closed by the municipality and sold to landowners abutting the road allowance only when it has been determined that other abutting landowners will not be deprived of access, and that, where appropriate, suitable alternative public access to the waterfront is available.

(ii) Each individual applying for the shoreline road allowance abutting his/her property must provide a release from the other abutting landowners upon the application being made. Failure

to obtain such a release may result in refusal of the application.

(iii) Only that portion of the road allowance above the natural or regulated highwater mark may be sold.

(iv) Lands that are subject to flooding or other hazards may be sold. However, any construction or placement of fill on these lands will be subject to the approval of the Ministry of Natural Resources.

(v) The local Municipality upon conveying to the abutting land owner the shoreline road allowance, in no way represents to the applicant as to the use which can be made of the shoreline road allowance, i.e. building permits, etc.

(vi) Only abutting landowners may purchase the shoreline road allowance. Where a shoreline road allowance is occupied or where there is a public road or road allowance separating a landowner's property from a shoreline road allowance, the said shoreline road allowance may be leased or bought from the local Municipality, provided the necessary release in subsection 2.2 (22) (b) (ii) is obtained.

(c) Purchase of Shoreline Road Allowances

(i) In determining the area to be closed and sold, the property boundaries should be drawn from the ends of the present lot line perpendicular to the shore and not by extending the lot lines. Where this creates hardship for an owner, the lot lines may be determined by agreement of the abutting owners and the municipality. In all cases, all abutting lot owners shall be ensured of shore access.

(ii) Before an application will be considered there shall be a deposit made towards administration costs. The balance of funds, for administration, if any, must be paid in full prior to receiving a deed from the municipality. Applicants shall be responsible for engaging their own surveyor or solicitor.

(iii) All applications for shoreline road allowance closure must conform to the notification and other requirements of the Municipal Act.

(22) 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.

(23) 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 in Schedule 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 should be located at least 10 metres or approximately 33 feet from the limits of TransCanada's right-of-way, as implemented through local zoning by-laws.

(Minister's Modification No. 18)
***(24) 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 the natural features and/or ecological functions for which an area has been identified.

Council will require an EIS for development and site alterations proposed within or adjacent to a natural heritage feature or lands identified as Provincially significant wetlands. The EIS will address how anticipated impacts will be mitigated through the planning and/or development approvals process. The components of an EIS will be tailored to the scale of the proposed development and to the scale of the anticipated impacts. An EIS must be prepared by a qualified individual. Submission of a completed EIS does not guarantee approval. Where the impact of a development and/or site alteration cannot be mitigated and will result in a negative impact on the ecological functions and/or natural features for

which an area has been identified, then it will not be permitted. 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 of the development proposal;
(c) an identification of the features and functions likely to be effected by the development proposal;
(d) an assessment of the potential impacts of the proposed development on key features and functions;
(e) an identification of mitigation requirements and monitoring requirements;
(f) the quantification of residual impacts (those that cannot be mitigated) if any;
(g) recommendations on how to implement mitigative measures; and
(h) a review and decision.

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.*****

3.0 URBAN COMMUNITY

3.1 Introduction

(Minister's Modification No. 20)
There are five towns in the County of Renfrew, being the Towns of Arnprior, Renfrew, Petawawa, Laurentian Hills, 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. 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 *****apply.*****

(Minister's Modification No. 19)
*****The Urban Community designation applies to all of these towns with the exception of Laurentian Hills which has its own Official Plan.*****

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.

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.

- 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.

- Institutional, including health, cultural and educational facilities, public recreation facilities, Government offices, public utilities and related uses and activities.

- Natural Environment, including hazard lands, environmentally sensitive areas and conservation.

- 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;
- Municipal Services and planned infrastructure;

- Heritage Resources;
- Transportation; and
- Economic Development.

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;
- Site Plan Control;
- Consents;
- Property maintenance and occupancy;
- Public consultation;
- Servicing and phasing; and
- Other by-laws pursuant to the *Planning Act*.

(Minister's Modification No. 21)

*****(4) For boundary adjustments to an existing Urban Community, amendments to the local Official Plan and the County Official Plan will be required.*****

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.

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) Reasonable 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 extensions to the built-up 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:

(a) 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) are considered.

(b) Extensions to the Village Community designation will be permitted by amendment to the Plan only if the following conditions are met:

(i) the amount of land included within extensions is justified, based on the amount of land available for development in the village community and population projections for the municipality for a planning horizon of 15 years;

(ii) areas proposed for development will be logical extensions of the built-up areas of the village community;

(iii) a strategy for the staging, financing and provision of any required infrastructure for the extension is formulated;

(iv) 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 and the servicing policies of Section 2.2 (12) are considered;

(v) the extension will have a compact form and densities and uses appropriate to the sewage and water systems proposed; and

(vi) any expansion of the Village Community designation into the Agriculture designation shall occur only if there are no reasonable alternative locations which avoid the Agriculture designation and there are no reasonable alternative locations on

lower priority agricultural lands within the Agriculture designation.

(5) In an implementing zoning by-law, local municipalities may identify servicing requirements for areas within the Village Community designation. The policies of Section 2(12) must be considered in this regard.

(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 with consideration to 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 15.6 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 policies of Subsection 2.2 (18). Other lands not on these rivers may also be subject to flooding, and therefore subject to the Environmental Protection designation Section 8.0.

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.

(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.

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.

(Minister's Modification No. 22)

(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, low density residential, commercial, industrial, recreational, institutional, 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;

(Minister's Modification No. 23)

(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 14.3(11) should be considered with regard to the applicability of private services.

(3) In determining the location and suitability of any proposed *residential plan of subdivision*, the following conditions are to be met:

(a) 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;

(Minister's Modification No. 24)

(b) the maximum average density of lot sizes should be determined by a hydrogeological and nitrate impact assessment study *****and a terrain analysis;*****

(c) the development must have direct access to a public road that is maintained year-round and is improved to acceptable municipal standards;

(d) 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.

(e) the retention of mature tree cover is encouraged; and

(f) the servicing policies of this Plan under Section 2.2 (12) shall be considered.

(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.

(Minister's Modification No. 25)

(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.

(Minister's Modification No. 26)

(e) 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. *****The policies of Section 2.2 (11) of this Plan pertaining to water setback and shoreline integrity shall be considered.*****

(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 islands, adequate mainland parking and boat launching facilities must be available or provided as a condition of development.

(i) For development for islands in the Ottawa River, the developer must demonstrate that the policies of Section 2.2 (18), 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 and residential uses related to the foregoing are permitted and may be expanded, provided the following criteria are met:

(a) the impact on other recreational uses along a river corridor are considered;

(Minister's Modification No. 27)

(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 Section 2.2 (24) of this Plan, where appropriate,***** and are acceptable;

(c) the aesthetic appearance of the proposed development is assessed and acceptable;

(Minister's Modification No. 28)

(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;

(Minister's Modification No. 29)

(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 *; and**

*****(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.*****

(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 Section 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.

(Minister's Modification No. 30)

(7) Development proposals on or adjacent to natural heritage features must demonstrate *****in accordance with the terms of section 2.2 (24) 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 policies of Subsections 2.2 (18). 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 rural hamlets or built-up areas 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 will provide for limited low density residential, light industrial, commercial and institutional development.

Development in rural hamlets 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 to the built-up area. 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. Minor expansions to such established uses will also be permitted without amending this Plan.

(c) New small scale commercial, industrial and institutional uses may also 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.

While these rural hamlets have been identified on the Land Use Schedules, their boundaries may be more accurately delineated by local implementing zoning by-laws.

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, Ministry of Northern Development and Mines, and Ministry of Environment 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 recommendations of the Ministry of Natural Resources and the Ministry of Northern Development and Mines.

(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;

(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 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) <u>Rural – Exception One (Calabogie Peaks Resort)</u>

The following specific policies shall apply to Calabogie Peaks Resort which is designated on the Land Use Schedule as Rural-Exception One. Calabogie Peaks Resort is intended to be a four season destination resort based on the potential of the Calabogie ski hill and Calabogie Lake.

(a) In addition to the uses permitted in the Rural designation, the uses permitted in Rural-Exception One shall include residential development, tourist commercial uses such as hotels, motels, restaurants, indoor and outdoor theatres, golf course, yacht clubs, tourist retail stores and other recreation oriented resort-type development. These uses are based on a Master Plan which has been accepted by Council and Schedule "B" to the Official Plan of the former Township of Bagot and Blythfield (OPA No. 3) which was adopted by Council and approved by the Ministry of Municipal Affairs and Housing.

(b) With regard to the future development of Rural-Exception One, Local Council accepts the concept and the principle of developing a 418 unit complex along with 5200 m^2 of commercial space and other accessory uses.

Development will occur in two or more phases, with specific servicing strategies which are designed to meet short and long term objectives. Holding zones will not apply to Phase I, but will apply to subsequent phases.

(i) Phase I consists of existing development and the following additional development:

Resort Centre	70 units
Golf Course	30 units
Hillside Plateau	24 units
Total	124 units

Commercial floor space 1300 m^2

These 124 units shall consist of motel, hotel, time share or rental units and will not require municipal ownership or responsibility for the water supply or sewage disposal systems. The servicing systems shall comply with the requirements of the Ministry of Environment and its agents and are understood to consists of the following:

<u>Water</u>

The provision of water to the development of the Resort Centre, Golf Course and Hillside Plateau areas of Recreation Community Area 1, shall be achieved by an extension of the existing central communal system.

Sewer

RESORT CENTRE

No more than seventy (70) new units may be constructed in the area designated as the “Resort Centre”. These units and existing facilities are to be serviced by a centrally located, communal, Class IV, sewage system.

GOLF COURSE

No more than thirty (30) units, solely and exclusively for the use of staff, may be constructed in the area designated as the “Golf Course”. These units are to be serviced by a Class IV sewage system.

HILLSIDE PLATEAU

No more than twenty-four (24) units shall be constructed in the area designated as “Hillside Plateau”. These units are to be serviced by Class VI sewage disposal systems planned for clusters of eight to ten units using individual tile fields with RBC treatment. Ongoing monitoring of the groundwater and environmental conditions is required to ensure compliance with Ministry of the Environment’s Reasonable Use Concept (previously known as Policy 15-08). A service contract is to be established for each system and will be administered by the Proponent-Developer-Owner. Each unit will be connected to a central monitoring and alarm facility.

Changes to the types of systems proposed may occur without an amendment to this Official Plan or a Local Official Plan provided they are acceptable to the Municipality, the Ministry of Environment and its agents. No conversion of Phase I units to condominium or other form of tenure which requires Municipal ownership/responsibility for the services will be considered by Local Council until the Environmental Assessment has been completed and the servicing criteria set out in subsection 2.2 (12) (c) of this Plan are met.

(ii) The remaining phases consists of the following additional development:

Resort Centre	74 units
Golf Course	100 units
Hillside Plateau	120 units
Total	294 units
Commercial floor space	3900 m^2

These 294 new units may be developed using a range of ownership mechanisms. The municipality is committed to taking ownership/responsibility for water supply and sewage disposal systems serving condominium development, subject to the satisfactory completion of all requirements of the Environmental Assessment and compliance with the policies of this Official Plan or a Local Official Plan.

(iii) Of the total 144 units permitted in the Resort Centre, not more than 79 units shall be permitted between Barrett Chute Road and Calabogie Lake.

(c) The Proponent-Developer-Owner shall undertake development of the site in accordance with a completed and approved Class Environmental Assessment and long term site servicing strategy with respect to all issues of servicing and development of the Calabogie Peaks Resort. No further development beyond Phase I shall be permitted without compliance with this policy. If the results of the Assessment or the performance of servicing provided hereinbefore indicate a need, the servicing hereinbefore provided shall be amended, altered, redesigned and reconstructed to satisfy the results of the Environmental Assessment and/or the requirements of the Ministry of Environment, the municipality and any other relevant agency. Without limiting the generality of the foregoing, the Proponent-Developer-Owner, shall consider all feasible servicing options for the Resort Centre, including a sewage treatment plant effluent polishing in a constructed wetland, a single discharge to Calabogie Lake or subsurface discharge to constructed tile beds or an infiltration pond. For future development with respect to the Golf Course and Hillside Plateau, namely residential, commercial and recreational uses beyond Phase I, consideration shall be given to a sewage system connected to the Resort Centre sewage treatment plant.

(d) The present policy of the Ministry of Environment with respect to the Municipality's responsibility for communal water and sewage works and communal sewage systems does not require the Municipality to enter into a Responsibility Agreement for hotel, motel, rental or 'time

share' units which are not subject to the Condominium Act. The Municipality is only prepared to enter into Responsibility Agreements, either ownership or in default, at the Municipality's option, with respect to condominiums. However, the Proponent-Developer-Owner shall not make application for a Declaration pursuant to the Condominium Act, with respect to the Rural – Exception One lands, until the Ministry of Environment and the Municipality are satisfied with the results of the Environmental Assessment, the performance of existing services and compliance with servicing criteria set out in subsection 2.2 (12) (c).

(e) In order to ensure compliance with Municipal requirements and the policies of this Official Plan, the Municipality may, at its discretion, require securities, adequate in form and content and to the satisfaction of the Municipality before development is permitted to proceed. With respect to securities related to the Class Environmental Assessment, the Municipality may only require securities if the Class Environmental Assessment has not been satisfactorily completed by December 31, 1998.

(f) Phase I development consisting of a maximum of 124 units and up to 1300 m^2 of commercial floor area, shall be zoned in the implementing zoning by-law. Commercial uses in Phase I will be of type that generate low volumes of wastewater. No holding provisions related to water supply or sewage disposal systems will be required because the Municipality will not be taking ownership or responsibility for the approval of these services.

The area designated Rural – Exception One which will not be used for Phase I development within the Resort Centre, Golf Course and Hillside Plateau, may be utilized for passive recreation uses associated with the overall development and shall be placed in a zone permitting existing and passive recreation uses.

Any subsequent phases will be zoned upon satisfactory completion of the Environmental Assessment and the acceptance by Council of a revised master Plan which reflects the results of the Environmental Assessment. Holding zones may be used to help ensure effective implementation of all relevant requirements.

Subsequent to the completion of the Environmental Assessment, Council may review the zoning of the Rural Exception – One lands having regard to the following issues:

(a) progress on the overall development of the lands;

(b) adequacy of the serving completed to that time and compliance with the policies of subsection 2.2 (12) (c); and

(c) progress on the Class Environmental Assessment.

(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,

(Minister's Modification No. 31)

(a) landowners are encouraged to enter into agreements with the Ministry of Natural Resources******; 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 Ministry of Natural Resources.

(3) Local Council urges the Ministry of Natural Resources to promote 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, 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 regarding fire prevention and fire suppression measures.

(Minister's Modification No. 32)

(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 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.

(Official Plan Amendment No. 2; OMB Order 2149; OMB Order 0292)

***(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, dated June 28, 2004 and which is schedule B1 to the site plan agreement that is registered on title as RE28403, 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.*****

(Official Plan Amendment No. 8)

***(F) Brudenell, Lyndoch & Raglan**

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

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 ha (1 acre) lot for a hunt camp accessed by an unopened road allowance is permitted.*****

(Minister's Modification No. 1)

*****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.*****

(Official Plan Amendment No. 10)

***(G) Greater Madawaska**

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

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)

(Official Plan Amendment No. 15)

***(I) Greater Madawaska**

(1) Rural-Exception Nine (Part of Lot 22, Concession 8, Township of Bagot)

Notwithstanding any policies of this Plan to the contrary, for those lands designated Rural-Exception Nine on the Land Use Schedules and located in Part of Lot 22, Concession 8, Township of Greater Madawaska (geographic Township of Bagot), a severance including either a year round or seasonal residential dwelling on the subject lands is permitted. The minimum lot area required is 2,700 m^2.*****

(Official Plan Amendment No. 19)

***(J) Brudenell, Lyndoch & Raglan**

(1) Rural-Exception Ten (Part of Lots 21 & 22, Concession 12, geographic Township of Raglan)

Notwithstanding any policies of this Plan to the contrary, for those lands designated Rural-Exception Ten on the Land Use Schedules and located in Part of Lots 21 & 22, Concession 12, geographic Township of Raglan, a consent to sever a lot with an existing cottage is permitted.*****

(Official Plan Amendment No. 20)

***(K) Admaston/Bromley**

(1) Rural-Exception Eleven (Part of Lot 17, Concession 8, geographic Township of Admaston, in the Township of Admaston/Bromley)

Notwithstanding any policies of this Plan to the contrary, for those lands designated Rural-Exception Eleven on the Land Use Schedules and located in Part of Lot 17, Concession 8, in the geographic Township of Admaston, and known as 146 Dragonfly Way, two consents for new lots under consent applications B147/10(1) and B148/10(2) are permitted.*****

(Official Plan Amendment No. 21)

***(L) Bonnechere Valley**

(1) Rural-Exception Twelve (Part of Lot 20, Concession 13, Geographic Region of Sebastopol, Municipality of Bonnechere Valley)

Notwithstanding any policies of this Plan to the contrary, for those lands designated on the Land Use Schedules and located in Part of Lot 20, Concession 13, Geographic Region of Sebastopol, Municipality of Bonnechere Valley, a severance including either a year round or seasonal residential dwelling on the subject lands is permitted. The minimum Lot Area required shall be 2300 m² and the minimum Shoreline Lot Frontage required shall be 22.5 m.*****

(Official Plan Amendment No. 24)

***(M) Brudenell, Lyndoch and Raglan**

(1) Rural-Exception Thirteen (Part of Lot 25, Concession 7, part of the shoreline road allowance in front of part of Lot 25, Concession 7, and part of the road allowance between Lots 25 and 26, Concession 7, geographic Township of Brudenell)

Notwithstanding any policies of this Plan to the contrary, for those lands designated Rural-Exception Thirteen on the Land Use Schedules and located in Part of Lot 25, Concession 7, part of the shoreline road allowance in front of part of Lot 25, Concession 7, and part of the road allowance between Lots 25 and 26, Concession 7, geographic Township of Brudenell, a consent to sever a lot with an existing dwelling is permitted.*

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.

Secondary agricultural uses and agriculture-related uses will also be permitted. These are uses that are secondary and incidental to the farm operation, and uses that produce value-added agricultural products from the farm.

In addition, other compatible uses which are connected with the conservation of water, soil, wildlife and other natural resources are permitted provided the use leaves the land in large parcels suitable for commercial farming, does not require buildings or other construction on the lands, and does not alter the soil or topography adversely.

(Minister's Modification No. 33)

(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 will recognize these uses in the implementing local zoning by-laws but will discourage their enlargement onto adjacent agricultural lands.

Where small land holdings are vacant and not practical for agricultural use, a single residence and accessory buildings may be permitted provided:

(a) the lot cannot be used for farming on its own;

(b) the lot cannot be consolidated with an abutting farm and used for agricultural production;

(c) the site is suitable for a residence;

(d) the parcel of land is an existing lot of record; and

(e) the new use will not sterilize the abutting lands for agricultural purposes.

(4) Retiring farmers will be encouraged to use life-long leases to remain in their existing house. If they wish to build a new residence, it should be located in a nearby urban area and not on the agricultural holding unless it is a single mobile home not requiring a land severance. Council will require a temporary use by-law to be in effect for the lands on which the single mobile home is located.

Permission to create a lot on a holding for a retirement home upon the sale of a farming operation shall be permitted provided:

(a) the applicant is a bona fide farmer who has farmed for a minimum of 20 years, has resided on the subject property for the last 10 years and is retiring from farming for reasons of health or age;

(b) the proposed lot does not include any more land than necessary to support the residence, and, if possible, is on the poorer agricultural lands of the farm holding;

(c) the applicant has never before been granted a severance for the purposes of a retirement lot; and

(d) the applicant was farming on January 1, 1994.

(5) A second dwelling unit will be permitted on the same farm holding for the purposes of accommodating sons, daughters or 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 sons, daughters or farm help who are assisting full-time in the farm's operation.

(6) Consents may also be given for:

(a) Land for agricultural purposes provided the parcel to be created and the parcel to be retained are both for agricultural use and are of an appropriate size for the agricultural activity common in the area. All parcels should be sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operation. In determining the appropriateness, consideration shall 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) Land to be added to an abutting existing non-farm use as a lot addition provided:

(i) productive agricultural land is not involved;

(ii) only the minimum amount of land required for the conveyance is conveyed; and

(iii) the conveyance is for convenience purposes.

(d) A dwelling acquired through farm consolidation or enlargement and 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 is retained; and

(iii) no new dwelling unit may be built on the parcel of land sold to the adjoining farm.

(e) One of two or more existing farm residences built prior to 1978 and surplus to the needs of the farm operation provided two dwellings existed on the farm prior to 1978.

(f) Residential infilling, where the creation of a residential lot is between two existing non-farm residences on separate lots, situated on the same side of the road and with the existing residences being not more than 100 metres (or approximately 330 feet) apart.

(7) 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.

(8) 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.

(9) The preparation/practice of Nutrient Management Plans, Environmental Farm Plans and Best Management Practices by nutrient users is encouraged.

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.

The geographic townships of Admaston, Alice and Fraser, Bagot and Blythfield, Bromley, Horton, Ross, McNab, Pembroke, Petawawa, Ross, Stafford and Westmeath; the former villages of Beachburg, Cobden, Braeside and Petawawa; and the Towns of Arnprior and Renfrew are 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 regulate all pit and quarry operations so that disturbance to the environment is limited to the site, disturbance of existing uses is minimized, social disruption is prevented and rehabilitation to an acceptable after-use is achieved.

7.3 Policies

(1) The Mineral Aggregate designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for pits and quarries along with associated manufacturing uses (e.g. crushing, screening and concrete plants). 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.

Asphalt plants that are portable shall be permitted in the County and only in accordance with the policies in Section 2.2 (10). Permanent asphalt plants may be permitted if specified in a local zoning by-law.

(2) 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.

(3) 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.

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.

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 environmentally sensitive areas;

(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.

(Minister's Modification No. 34)

(4) The Municipality may adopt a by-law under the *Municipal Act* to regulate certain matters with respect to pits and quarries (hours of operation, dust control, *****preservation of topsoil,***** etc.) which are not covered by the *Aggregate Resources Act*. These by-laws may be of particular benefit to those municipalities in the County of Renfrew which have not been designated under the *Aggregate Resources Act*.

(Minister's Modification No. 35)

(5) *****Within the Mineral Aggregate designation shown on Schedule 'A', not all of the aggregate deposits have equal potential for commercial extraction. On those lands located within the designations shown on Schedule 'A', 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. There may also be aggregate areas where there is development pressure on the periphery of the designation from an abutting land use.

In both of these cases a minor adjustment to the boundary of the Official Plan designation may be permitted to allow uses and development permitted by an abutting designation. A minor adjustment to the designation boundary may be permitted by zoning by-law amendment subject to certain conditions. Any major incursion into a Mineral Aggregates designation will require an amendment to this Plan.

Prior to the approval of any zoning by-law amendment, the proponent shall consult with the Ministry of Natural Resources and 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.

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; and

(g) the impact on adjacent land use designations.

(Minister's Modification No. 36)

*****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.

In the course of the preparation of the study, the local Council shall consult with the Ministry of Natural Resources. Where the study has been completed to the satisfaction of the County and the Ministry of Natural Resources, the lands may be zoned in accordance with the recommendations of the study without amendment to this Plan. The information contained in the study will be attached to this Plan, without amendment, as part of the Appendix.*****

(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 to protect existing pits and quarries from the encroachment of other incompatible land uses.

Influence areas, in which studies may be required to assess impacts, are generally identified as being: 150 metres from a pit to determine noise and dust impacts; 300 metres between wells and pits licensed to operate below the water table to avoid impacts on groundwater supplies; and, 500 metres from quarries to determine the impact of noise, dust and groundwater interference.

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. It is also recognized that land use separations should be applied reciprocally to new sensitive land uses encroaching upon an existing extraction operation.

(7) All pit and quarry uses must satisfy the requirements of the Ministry of the Environment 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.

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.

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.

(Minister's Modification No. 37)
Natural heritage features consist of woodlands, valley lands, fish *****habitat***** and wildlife *****habitat*****, threatened and endangered species and their habitat, and Areas of Natural and Scientific Interest.

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, non-intensive 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.

(3) 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 Local Municipality (in consultation with the County of Renfrew) 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 the water systems, including water quality and the fishery environment, wildlife habitat and significant Areas of Natural and Scientific Interest; and

(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) The Ministry of Natural Resources determines provincially significant wetlands through an evaluation process. 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.

(Minister's Modification No. 38)

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 Section 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.

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

(Minister's Modification No. 39)

Local Council *****will***** require an Environmental Impact Study (EIS) *****undertaken in accordance with Section 2.2 (24) of this Plan***** and *****will***** consult with the Ministry of Natural Resources and the County of Renfrew regarding development adjacent to significant wetlands and its possible impacts. *****For the purposes of this Plan, adjacent to significant wetlands is defined as meaning that land area lying within 120 metres of the wetland boundary.*****

(Minister's Modification No. 40)

(6) Significant areas of natural and scientific interest (ANSIs) within the County of Renfrew as identified by the Ministry of Natural Resources 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 Section 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.

(Minister's Modification No. 41)

(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**, ***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 is required prior to undertaking any work on shoreland.

(8) County Council and Local Councils intend to assist the Ministry of Natural Resources 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*.

(Minister's Modification No. 42)

(9) Where development is proposed adjacent to a watercourse, the fisheries environment should be protected *****in accordance with the provisions of Section 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) In the absence of more detailed contour mapping, the boundaries of the Environmental Protection designation, as shown on the Land Use Schedule(s), will be used as guides for the preparation of zoning by-law provisions. When more detailed mapping becomes available, the implementing local zoning by-law will be amended as required.

(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. Local Councils may, 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) It shall be the policy of County Council, that as the Ministry of Natural Resources identifies, from time-to-time, additional information on significant natural heritage features, such features shall be shown on Schedule A to the Official Plan by way of an amendment to the Plan or on an Appendix to this Plan, as envisioned by Section 2.2 (8) Quality of Environment/Sensitive Areas.

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.

9.0 SENSITIVE LAKES

9.1 Introduction

Lake sensitivity refers to the sensitivity of a lake to changes in water quality resulting from nutrient inputs originating from land-based sources. The Ministry of Environment and the Ministry of Natural Resources use the amount of oxygen required to support lake trout as a guideline to determine the sensitivity of a lake to further nutrient inputs.

Big Gibson, Burns, Charlotte, Kaminiskeg (North Basin), Lake Clear, McSourley, Muskrat, Murphy (Arabis), Raglan White, Valiant, Wabun, Wadsworth, Waterloo, and Wendigo Lakes have been identified by the Ministry of Environment and the Ministry of Natural Resources as being highly sensitive to development.

Bark, Carson, Diamond, Green, Paugh, Round, and Trout Lakes have been identified by the Ministry of Environment and the Ministry of Natural Resources as being moderately sensitive to development.

Recreational fishing is an important component of economic development in the County of Renfrew. The policies of this Section are intended to protect the water quality conditions of sensitive 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 the Environment and the Ministry of Natural Resources as highly sensitive or moderately sensitive to further nutrient inputs as Sensitive Lakes.

(2) To consider the impact on the above-noted lakes as a primary guideline in evaluating development proposals along their respective shorelines.

(3) To establish criteria for development of all lands abutting highly and moderately sensitive lakes.

9.3 Policies

(1) The Sensitive Lake designation on the Land Use Schedule(s) of the Plan applies to lands located in the vicinity of Bark, Big Gibson, Burns, Carson, Charlotte, Diamond, Green, Kaminiskeg (North Basin), Lake Clear, McSourley, Muskrat, Murphy (Arabis), Paugh, Raglan White, Round, Trout, Valiant, Wabun, Wadsworth, Waterloo, and Wendigo Lakes. The

policies of the designation of the lands abutting the lakes shall apply in conjunction with the policies of this Section.

(2) Big Gibson, Burns, Charlotte, Kaminiskeg (North Basin), Lake Clear, McSourley, Muskrat, Murphy (Arabis), Raglan White, Valiant, Wabun, Wadsworth, Waterloo, and Wendigo Lakes are highly sensitive lakes. For the purpose of protecting the lake water quality conditions of these highly sensitive lakes, the following provisions shall apply to all lands abutting the lakes:

(a) No new lots with lakeshore frontage or second-tier development shall be created either by means of consent or through plan of subdivision.

(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 vacant registered lots with lakeshore frontage shall only be permitted under the following conditions:

(i) No more than one family 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 Renfrew County and District Health Unit or the applicable approval authority for the private waste disposal system.

(iii) All new permits issued by the Health Unit or 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.

(Minister's Modification No. 43)

(iv) The property between the shoreline of the lake and the dwelling or private waste disposal system *****will be retained where possible***** be retained in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of

nutrients to the lake. The retention of the natural soil mantle and mature tree cover within 30 metres of the shoreline of the lake will be encouraged.

(Minister's Modification No. 44)

(v) Dredging and/or filling activities involving the littoral zone shall be discouraged in order to avoid the resuspension 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 the Federal Department of Fisheries and Oceans.**

(Minister's Modification No. 45)

*****(e) In certain cases, lake trout lakes that are classified as highly sensitive may have unique and/or special circumstances such as the physical features of the surrounding lands that may allow some limited development to occur. In these cases, detailed Environmental Impact Studies (EIS) undertaken in accordance with the provisions of Section 2.2 (24) of this Plan, shall be required to demonstrate that the physical features and proposed alteration of the site, the siting and location of the buildings and infrastructure and the design of the development shall not result in a negative impact on the lake function, dynamics and ecology. The County and the Local municipality shall consult with The Ministry of Natural Resources and the Ministry of Environment prior to any planning approvals and prior to the preparation and any approval of the required EIS.*****

(3) Bark, Carson, Diamond, Green, Paugh, Round, and Trout Lakes are moderately sensitive lakes. For the purpose of protecting the lake water quality condition of these moderately sensitive lakes, the following provisions shall apply to all lands abutting the lakes:

(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 and the Renfrew County and District Health Unit (or 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 on an existing vacant lot or proposed lot shall be permitted.

(c) All new permits issued by the Health Unit or 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.

(Minister's Modification No. 46)

(d) The property between the shoreline of the lake and the dwelling or private waste disposal system *****will where possible***** be retained in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake. The retention of the natural soil mantel and mature tree cover within 30 metres of the shoreline of the lake will be encouraged.

(Minister's Modification No. 47)

(e) Dredging and/or filling activities involving the littoral zone of the lake shall be discouraged in order to avoid the resuspension 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**, ***the Federal Department of Fisheries and Oceans***** and, where appropriate, Ontario Power Generation or other producer of hydro-electric power.

(Minister's Modification No. 48)

(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 Section 2.2 (24) of this Plan and designed to assess the impact of the development proposal on the lake function, dynamics and ecology. The County and the Local municipality shall consult with the Ministry of Natural Resources, the Ministry of the Environment and the Local Health Unit or applicable sewage system approval authority prior to any planning approvals for the development and prior to the preparation and any approval of the required EIS.*****

(Minister's Modification No. 49)

(4) *****The Ministry of the Environment and the Ministry of Natural Resources will assess the sensitivity of the lakes in Renfrew County. When the Ministries identify***** changes in the sensitivity of lakes, the list of highly and moderately sensitive lakes shall change. These changes shall be shown on Schedule A to the Official Plan by way of an amendment to the Plan.

9.4 Special Policy Exceptions

(1) Sensitive 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) Sensitive 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 mantel 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 know 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/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) Sensitive 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 Sensitive Lakes provisions of this Plan (including 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 Sensitive 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 hydrology report may be required for approval by Local Council, in consolation with the Ministry of the Environment and the Health Unit 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) Sensitive 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) Sensitive 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) Sensitive 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 Section 9.3 (3) or the policies duly set out in a local Official Plan adopted by the Town of Laurentian Hills will apply to Corry Lake.

10.0 COUNTY OF RENFREW FOREST (Forest Owned & Managed by the County of Renfrew)

10.1 Introduction

The County of Renfrew owns and manages 15,459 acres (6256 hectares) of forested land. Common tree species are the Eastern White Pine, Red Pine, White Spruce, Red Oak, Red and Sugar Maples, and Trembling and Large-tooth Aspens (Poplars). The harvesting of forest products is an important component of the County economy. Harvesting and silviculture programs (site preparation, planting and tending) aim to provide for the gradual improvement in the overall quality of the County forests and the forest products that could be harvested therein.

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, trail skiing, snowmobiling, bird watching, hunting and trapping.

In addition, the County forests provide open space for Algonquin College to use as their outdoor classroom, for their Forestry Technician course.

It is the intent of Council that the forests be developed in an orderly manner and that operations conform to basic sustainable forestry principles.

10.2 Objectives

(1) To provide for a sustainable supply of forest products from the County Forests.

(2) To ensure that all forestry operations are undertaken in an environmentally sound manner and that the residual forest maintains and improves the diversity of the County Forests.

(3) To ensure that recreational and educational use of the County forest is protected and enhanced wherever possible.

(4) To ensure the continued sustained management of the County Forest.

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, etc. and educational uses. Forested lands within the County Forests designation shall continue to be

managed and operated in accordance with the Renfrew County Forest Operation Plan and Annual Work Schedule.

(2) Harvesting operations shall have regard for significant natural heritage resources, such as fish spawning areas, habitat of endangered and threatened species, wetlands and Areas of Natural and Scientific Interest as identified in the Schedules and Appendices to this Plan.

(3) Lands within the County Forest designation shall be subject to the Environmental Protection policies of the Plan.

(4) 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 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, 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, 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. Two major mining sector employers are situated in the geographic Township of Ross. Timminco Limited and Haley Industries operate quarry mines and mining related activities on a 740 acre (296 hectare) site near the Hamlet of Haley Station and the Haley Townsite.

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

(Minister's Modification No. 50)

(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 the Environment; 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 the Environment 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) The local municipality may adopt a by-law under Section 210, paragraph 142 and 143 of the *Municipal Act* to regulate the operation of mines, including their rehabilitation.

(Minister's Modification No. 51)

*****(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 the Environment;

(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) Abandoned mines and former mineral extraction sites which have not been decommissioned or rehabilitated constitute a potential hazard to public safety and sensitive land uses. In reviewing any planning or development application, if Council is or becomes aware that a former mining use may have occurred in the area, Council shall verify that the Ministry of Northern Development and Mine's "Abandoned Mine Inventory System" mapping (as updated from time to time) does not indicate that a mine hazard (past or present) exists within close proximity to the subject lands. If the Inventory map indicates that a potential hazard exists, or if there is evidence that mineral extraction has taken place on the subject lands, the applicant shall be responsible for ensuring that any hazards are mitigated such that the hazard is removed and that the property is safe for the proposed development. Council may require proof by way of a technical study, that the hazard has been removed.*****

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 pertaining to land use on or near waste disposal sites.

(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 the Environment. 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 the Environment, 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 the Environment.

(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
- 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 traveling 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, the use and maintenance of which are the responsibility of the abutting landowners, form another class of vehicle access. 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.

Renfrew County is served by two airports--the Pembroke and Area Airport and the 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.

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.

13.3 Policies

(1) Provincial Highways - Roads within this classification fall within the jurisdiction of the Ontario Ministry of Transportation. The function of these roads is to carry large volumes of traffic moving at high speeds to points within or through the County.

(Minister's Modification No. 52)

The County is served by four (4) Provincial Highways (Nos. 17, 41, 60 and 132). New development adjacent to Provincial Highways must satisfy all requirements (including access) of the Ministry of Transportation. *****Ministry access permits are required prior to the commencement of construction of any developments proposed to be located adjacent to any Provincial Highway.*****

(2) County Roads – The County of Renfrew Public Works 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 Department.

(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.

(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.

(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.

(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) 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.

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.

(Minister's Modification No. 53)
**

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.

(Minister's Modification No. 54)
*****(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);

(Minister's Modification No. 55)

(d) ribbon development is not a concern; **

(e) the first three lots permitted by Subsection l4.3 (3) have been developed *****; and

(f) that the lots can be adequately serviced with potable water and a private sewage disposal system.*****

(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 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:

(a) justification of the proposed water supply and sewage disposal services in consideration of the provincial servicing policies of Subsection 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;

(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) Highway 17 is designated as a Class I (Freeway-Expressway) highway. Consents for parcels requiring direct access to this highway will not be granted, unless approved by the Ministry of Transportation.

(11) Where services are required, 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. Renfrew County and District Health Unit or the applicable authorized agent shall be requested to comment on applications for new lots not serviced by municipal water and sewers.

(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.

(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 seasonal residential development (as opposed to year-round permanent 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. 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; and

(d) the limited services available to the lot is identified in an implementing Zoning By-law.

(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.

(Minister's Modification No. 56)
**

14.5 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 historical significance shall be protected from any possible negative impacts resulting from subdivision development.

(3) 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.

(4) 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 or an environmental impact study. 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.

(Minister's Modification No. 57)

(5) 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 *recognizing that the Ministry of Transportation minimum spacing requirement between intersections is 365 metres (approximately 1,200 feet) on a Provincial Highway.**

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

(6) A plan of subdivision shall be provided with direct access to a road developed to the standards of the relevant road authority.

(7) Any proposed lot may not landlock any parcel of land and must be designed to allow for the integration with future development.

(8) 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.

(9) 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.

(10) 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.

14.6 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 the Renfrew County and District Health Unit 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 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.

15.1 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.

15.2 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 at regular intervals not less than five (5) years and when necessary amend the Plan to reflect the changing needs of the people of the County in accordance with the *Planning Act*.

(2) As part of the required five (5) year 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 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.

15.3 Local Official Plans

(Minister's Modification No. 58)

(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. *****For those municipalities not covered by the County Official Plan as defined in Section 1.5, the policies of the local Official Plan will apply.*****

(2) Local Official Plans should be reviewed at regular intervals not less than five (5) years and when necessary amend the Local Official Plan to reflect the changing needs of the people of the municipality in accordance with the *Planning Act*.

15.4 Community Improvements

(Minister's Modification No. 59)

(1) Community Improvement *****projects are undertaken***** for the purpose of upgrading, redeveloping and rehabilitating the physical environment of older neighborhoods, recreational areas, commercial centers and industrial areas.

(Minister's Modification No. 59)
****(Official Plan Amendment #5)****

*****The Urban Communities, the Village Communities and the Rural Hamlets of the County shown on Schedule 'A' to this Plan are designated as Community Improvement Areas. ******The entire Township of Horton is designated a Community Improvement Area.****** Further Community Improvement Areas may be identified by Council and designated by way of amendment to this Plan.

The implementing and project specific Community Improvement 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 Section 28 of The Planning Act.

Any further amendments to this Plan and the preparation of any implementing project area by-laws will be based on the following criteria:*****

(a) Evidence exists of 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) A significant number of buildings in an area show signs of deterioration and need of repair.

(e) Improvement to the visual appearance or aesthetics are required.

(f) Improvements will have a significant impact on strengthening the economic base of the community.

15.5 Site Plan Control

Site plan control is a mechanism normally 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 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;

(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 drawings showing plans, elevation and cross section views for any building to be erected for residential purposes even where such buildings are proposed to contain less than twenty-five (25) dwelling units, except for single and semi-detached dwellings in areas, or adjacent to areas, which exhibit physical limitations or environmental hazards, such as floodplains, steep slopes, etc., or identified natural environment features; or, of special development proposals involving reduced development standards.

(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; and

(e) minimize adverse effects on adjacent properties.

(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.

15.6 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.

15.7 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. At their sole discretion, the Councils of the local municipalities may zone to permit the continuation,

expansion or enlargement of legally existing 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; and

(g) will not create or further aggravate a traffic hazard.

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.

15.8 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.

15.9 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.

15.10 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.

15.11 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.

15.12 Public Participation/Alternative Public Notice Procedure

(1) Under the provisions of the *Planning Act*, Council may provide for alternative public involvement procedures to reduce the time required for the giving of notice of a public meeting held to inform and secure the views of the public concerning passage of any proposed Official Plan amendment.

15.13 Maintenance and Occupancy By-laws

(1) Each local municipality may pass by-laws establishing minimum standards of maintenance 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.

15.14 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.

15.15 Zoning By-laws

The local Zoning By-law will be the primary means of implementing the policies of this Plan.

(Minister's Modification No. 62)

*****APPENDIX
to
THE OFFICIAL PLAN
FOR
THE COUNTY OF RENFREW

This appendix may include both mapped and written information and has been established in accordance with Section 1.5 Subsection (5) of this Plan. Its content is referenced by specific policies in the Plan and may or may not require amendment to the Plan in order to add, delete, or revise the information presented.

The information contained in the Appendix is listed and is labelled using the title Appendix followed by a number.*****